



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Tuesday, January 21, 2003 at 9:30 in the Community Room of the Ilsley Library, Main Street, Middlebury, Vermont.

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|---------------|--|-------|
| I. | Schedule/confirm future meeting dates | 9:30 |
| II. | Minutes | 9:50 |
| | A. December 17, 2002 | |
| | B. December 5, 2002 | |
| | C. February 21, 2002 | |
| | D. September 20, 2001 | |
| III. | SHPO Report | 10:10 |
| IV. | Archeology Report | 10:40 |
| V. | National Register Preliminary Review | 11:00 |
| | A. Washington Street Neighborhood Historic District | |
| Working Lunch | | |
| VI. | 22 VSA 14 Review | 1:00 |
| | A. Bennington Monument Lighting Plan | |
| VII. | Tour of "Leisure Life in 19 th Century Vermont" exhibit at Sheldon Museum | 2:00 |



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MINUTES

January 21, 2003

Members Present: Peter Mallary, Chair
George Turner, Architect
Glenn Andres, Vice-Chair
David Donath, Historian
Kimberly Zea, Citizen Member

Members Absent: Elizabeth Boepple, Citizen Member
James Petersen, Archeologist

Staff Present: Emily Wadhams, SHPO
Nancy Boone, State Architectural Historian
Shari Duncan, Administrative Assistant
Suzanne Jamele, NR/SR Specialist (arrived 11:00)
John Dumville, Historic Sites Operations Chief (arrived 1:00)
Marylou Chicote, Regional Site Administrator (arrived 1:00)
William Jenney, Regional Site Administrator (arrived 1:00)
Elsa Gilbertson, Regional Site Administrator (arrived 1:00)

Guests Present: Jay Swainbank, State of Vermont, Buildings & General Services

The meeting was called to order by the Chair at 9:40 a.m. at the Ilsley Memorial Library in Middlebury, Vermont.

I. Schedule/Confirm Meeting Dates – Meetings were scheduled for February 5 in Montpelier, March 18 in Montpelier, April 10 in Montpelier and May 27.

II. Minutes

A. December 17, 2002 Minutes – Glenn moved to accept the minutes, David seconded. The vote was unanimous to accept the minutes as written.

B. December 5, 2002 Minutes – George moved to accept the minutes, Glenn seconded. The vote was unanimous to accept the minutes as written.

C. February 21, 2002 Minutes – Glenn moved to accept the minutes. David seconded. Kim abstained from voting because she was not present at the meeting. The vote was unanimous.

D. September 20, 2001 Minutes – The following changes were made: top of page 2, change “working” to “worker” and on page 3 change “contest” to “context”. George moved to accept the minutes, Glenn seconded. Kim abstained from voting because she was not present at the meeting. The vote was unanimous to accept the minutes with the above changes.

III. SHPO Report

Reappointment – Emily stated she had been reappointed SHPO.

Budget – The Governor will be sending his recommendations to the Legislature on Thursday. Emily has been advised that the Division will not be targeted and any cuts will be proportionate. The Governor has requested \$150,000 for each of the Historic Preservation Grant Programs.

New Administration – Emily stated that John Hall has been named Commissioner of Housing and Community Affairs. He recently was NVDA Director and previously had been St. Johnsbury Town Manager. He had also served on the Vermont Downtown Board. So far, nobody has been named as Deputy Commissioner. Bruce Hyde, an Inn Keeper from Waitsfield has been named Commissioner of Tourism and Marketing. Chris D’elia has left Economic Development and Rich Smith has agreed to stay on as interim commissioner.

Emily reports that both Secretary Dorn and Commissioner Hall have expressed support for making Plymouth Cheese a center for cheese making in the state. Also, interest has been expressed about the database development/GIS mapping project and survey at the Division. She noted that the Division’s application to TEA-21 Enhancements may now be moot because VTrans may be withdrawing funds for the Enhancement program. Sixty-nine applicants submitted projects. Emily criticized errors in the AOT staff review of the Division’s application. The Division may request AOT support for the project outside of the Enhancement program if it is suspended.

Archeology - Marcy Harding went to the House Natural Resources Committee last week and told them that it is her opinion, the Division has exceeded its statutory authority in shifting the burden of proof from the Division to the applicant. Emily pointed out that the Division had worked with the Environmental Board in developing the DHP rules for Act 250. Emily said she has spoken with John Hall and Celia Daly about how the Division should respond. She will meet with them next week. Emily noted that an archeology fund would be great help to Act 250.

Emily has asked Giovanna to put together a powerpoint presentation about regulatory archeology for District Commissions, homebuilders groups, and others who encounter archeology in Act 250.

Emily said that the Division is exploring the creation of a storage facility for recovered artifacts. The consultant the Division hired to evaluate storage and curation needs has just submitted his report. VTrans may have secured a space for interim storage.

Emily reported on the project to map the Muddy Brook watershed with prioritized archeological sites. Giovanna and Scott are doing it and are refining methodology for later mapping and prioritization projects. Giovanna will also be developing the archeology component of the survey that the Division hopes to restart. Kim brought up Valley Quest run by Vital Communities of the Upper Valley, and suggested that archeology be incorporated into that program.

Glenn noted that Middlebury College is developing a program called Sharing Vermont History. It will develop a website with local history resources that can provide the basis for educational programs. It will be GIS based, and will include educational curriculum development.

Task Force – Emily said she has been invited to participate in a task force to look at the Secretary of Interior Standard's and how they apply to federal tax credit projects. Currently, there are complaints about consistency and balance between the states and how the program works. The National Park Service, NCSHPO, the National Trust and the National Rehabilitation Association are all involved in setting up the task force.

Grants – Emily asked the Council if they would be interested in undertaking more of a public profile when awarding grants. Members suggested integrating recognition of local projects into future meetings. The Council also expressed interest in having a statewide press conference to announce grant recipients. Emily will talk with Ken Horseman about how to maximize effectiveness of public relation efforts. George suggested holding the May meeting in a barn to announce barn grant winners.

Promoting Historic Preservation – Emily explained to the Council the Division's participation in The National Trust's nationwide ad campaign for historic preservation. Also, Emily noted that Curtis Johnson has been asked to do a couple of Vermont Public Radio commentaries on great Vermont ideas. Glenn suggested that he could do one on preservation. Peter also expressed interest in participating. Kim asked about getting an ongoing space in Vermont Life where the Division could submit preservation stories. Emily noted that we contribute to the Preservation Trust of Vermont's newsletter but the Vermont Life coverage would have a great visual impact.

Historic Sites – There was discussion about Emily putting together a field trip for new administration officials to visit some of the Sites and added that it would be great if Council members would like to attend.

George asked if it would be possible to meet with the Governor. Emily replied that she wanted to invite Commissioner Hall to an Advisory Council meeting soon.

Emily attended the unveiling of a booklet, "Mid Vermont Cultural Heritage Guide" put out by the Addison County RMO. She said that Elsa Gilbertson from the Division and Deb-Doyle Schectman worked on the booklet that contains historic sites, local crafts and cultural events. The booklet is based on a North Carolina model and is for sale for \$2.00. Emily noted that the Governor attended the event and was enthusiastic about cultural heritage.

Emily states that Senator Jeffords has submitted a proposal to help fund a celebration to commemorate the 400th anniversary of Samuel de Champlain's arrival on Lake Champlain. The Lake Champlain Basin Program would manage the fund. Emily represents the Secretary of the Agency of Commerce and Community Development on the Lake Champlain Steering Committee and is working with other LCBP representatives to develop a participation strategy for the Governor to review and approve. Vermont will partner with New York and Quebec on this celebration.

IV. Archeology Report – no report, Jim Petersen absent

V. National Register Preliminary Review

A. Washington Street Neighborhood Historic District – The Council had previously received materials related to this review. Sue presented slides and passed around other color photos. She summarized the project for the Council and stated that the City of Barre had requested the Council to review this project.

Based on the photographs and preliminary information provided, the Council determined that the district appears to be eligible for the National Register under criteria A and C.

The Council stated that the district is an intact turn of the 20th century residential neighborhood that retains much of the feeling and architectural integrity of a residential neighborhood of that period. The Council commented on the fact that the neighborhood retains many of the small businesses that traditionally have served its residents as well as its neighborhood school. It was discussed that even though some buildings, particularly those on Washington Street, have had some changes they still retain their original form, massing, placement on the street and many architectural features, and continue to reflect their origins as late 19th and early 20th century residences. The Council commented that even though there is a main artery (Rt. 302) running through the district it has remained remarkably intact. There was discussion about the fact that there are other areas of Barre City that contain large concentrations of intact residences and that it would be worthwhile for the City to identify them at some point for future planning purposes.

VI. 22 VSA 14 Review

A. Bennington Monument Lighting Plan – Legislature required the Department of Buildings and General Services to conduct a study on lighting the Bennington Battle monument in Bennington and report their findings to the Council. Jay Swainbank from the Department of Buildings and General Services requested time on the agenda to give a draft report to the Council. Attached is a copy of the report. Jay stated that because there is no formal project at this time, he is asking for general comments from the Council. Emily said that Greg Brown had previously testified at Senate Institutions about lighting the Monument. His message was that the Division was neutral and wanted to be good neighbors. He did have concerns about added costs of lighting the monument.

John Dumville, Historic Sites Operations Chief, was present and stated that, in general, Village of Old Bennington residents are opposed to the lighting and residents of the Town of Bennington are proponents of lighting the monument. The Village residents would rather see State dollars invested in more important things such as life safety improvements. Students from RPI devised a lighting plan and tested it one night. John was present for the test and stated that up close the monument looked good because one could see the texture of the stone. He added that if the monument were to be lit, his opinion was that the top would need to be lit also. John did not feel that a lighted monument would become a mecca to attract interstate traffic as expressed by some of the townspeople. Peter thanked Jay for coming before the Council and expressed an interest in following up at a later date.

At 2:00 p.m., George made a motion to adjourn. The vote was unanimous. The meeting adjourned and the Council proceeded to the Sheldon Museum where they viewed the exhibit, "Leisure Life in Vermont in the 1800's."

National Register Preliminary ReviewCriteria

- A. Washington Street Neighborhood Historic District, Barre City A and C
See attached summary, map and photos. Slides will be shown.

The City of Barre has requested this review as a part of an ongoing local zoning issue (see attached summary from Ann Cousins and the Preservation Trust who are assisting the City).

This district lies east of downtown Barre and stretches out along Washington Street (Route 302) and numerous small, residential side streets. It begins just beyond the former Spaulding Graded School (now the Vermont Historical Society) and McFarland House—the old Barre City Hospital, where the construction on Washington Street switches from public buildings to private residential buildings. It continues east along Washington Street to a spot where the density of settlement suddenly drops. Changes in topography define the northern and southern boundaries.

The area is a late 19th/early 20th century residential neighborhood. Some buildings along Washington Street have been converted to commercial use such as offices and there are three gas stations and a small grocery store. This street has always had some commercial development along it. A former tavern and Barre's own wooden flat iron building at the corner of Liberty and Washington Streets are two examples. The street retains much of its residential character. The side streets remain largely residential.

Most of the district is comprised of late 19th century architectural styles with Queen Anne homes predominating. A distinctive architectural feature found repeatedly throughout the district is the use of strings of small balls to embellish front porch valences. Some homes have had synthetic siding applied or have replacement windows however, the windows largely are in the original openings and the buildings have not lost their architectural features and decorative elements. Building alterations are most prevalent along Washington Street yet those buildings retain their footprints, massing, set back, character defining features and clearly convey their origin as turn of the century dwellings. While there are a few buildings that are noncontributing due to alteration or age, the large majority of buildings along Washington Street, and as well as the side streets, retain significant integrity.

Much of the neighborhood was built in the late 19th and early 20th centuries when the granite industry was booming in Barre and the city's population was growing at a rapid rate. This densely built up neighborhood dates from that period and reflects the sudden need for residential structures in the growing city. There are some earlier Greek Revival buildings along Washington Street that date from an earlier period of slower growth.

The Division inventoried this entire area in 1981 but never completed the Barre City survey and never listed the properties on the State Register. In terms of eligibility, the National Register is inclusive in the types of resources that have been listed in Vermont and includes districts with varying degrees of alteration that retain enough integrity to convey their historic developmental patterns. This district is very intact and clearly represents Barre's late 19th century growth resulting from the booming granite industry and its associated housing needs.

Recommendation: Eligible under Criteria A and C.

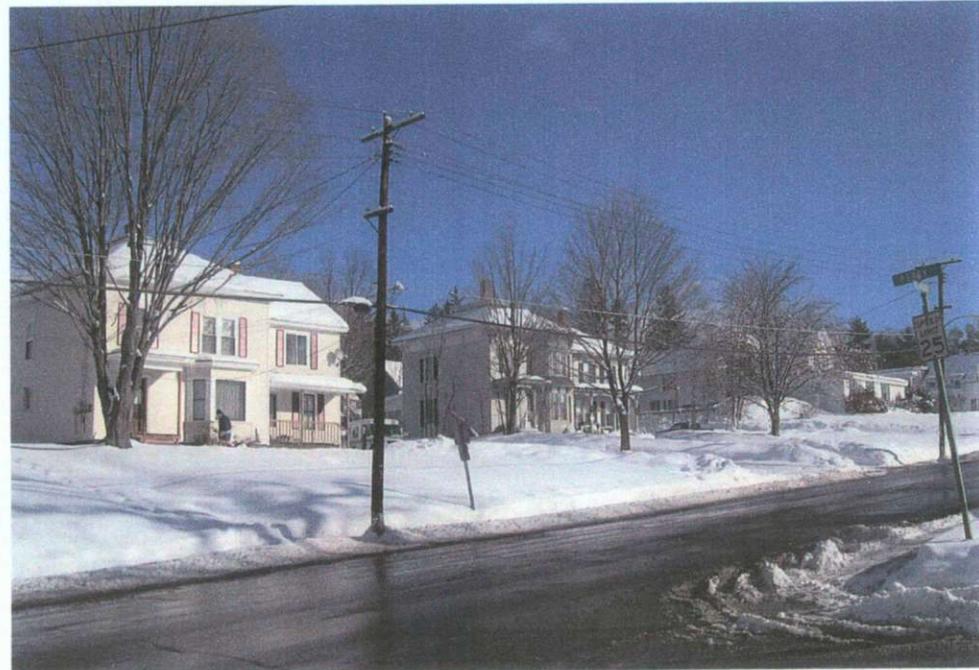
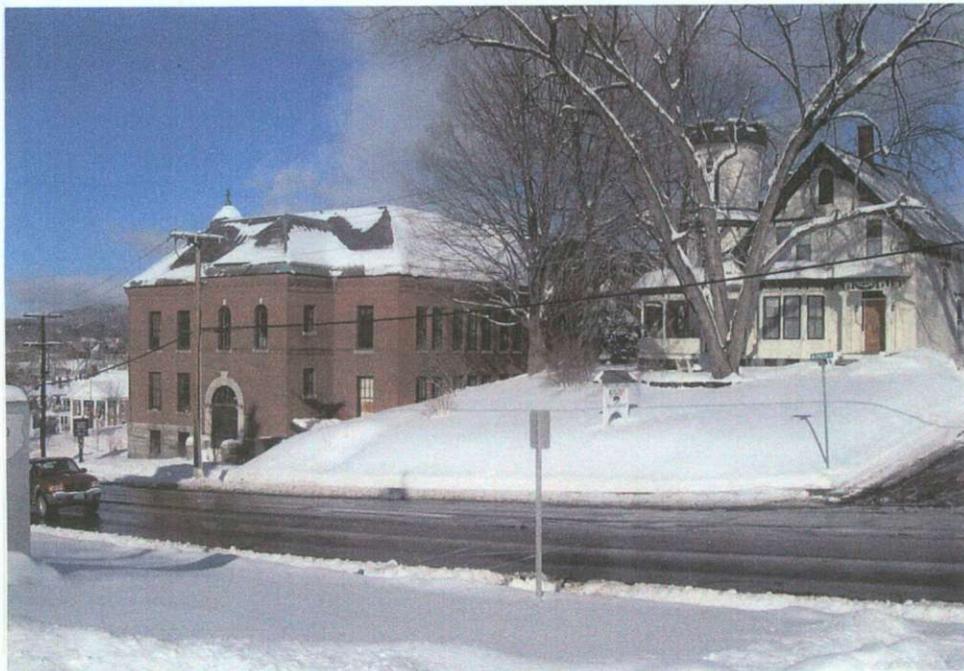
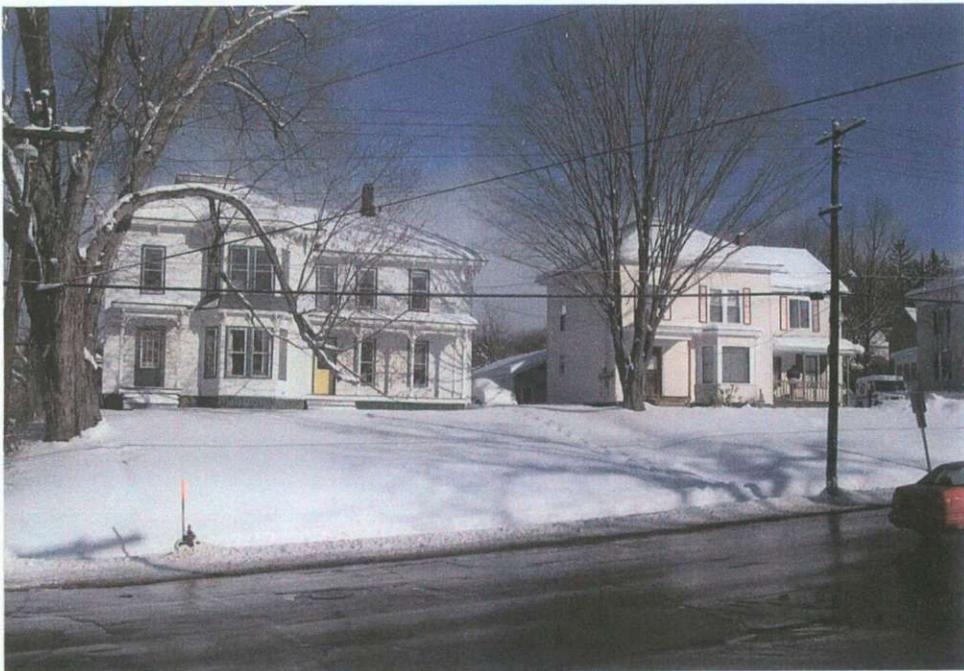
Summary Provided by Preservation Trust of Vermont

Wesco, Inc. owns a gas station on Washington Street (Rt 302), near its intersection with West Street, in Barre City. They have applied to the city to convert the station to a convenience mart with gas pumps and canopy. Both uses are non-conforming conditional uses in a Planned Residential District. The neighbors are unified in their opposition, and the City denied the application. Wesco appealed the denial to the Environmental Court where Judge Wright reversed the City's denial. The City appealed to the Supreme Court, which rescinded the case back to Environmental Court. The Environmental Court hearing is Jan. 23 and Ann Cousins is testifying on behalf of the City.

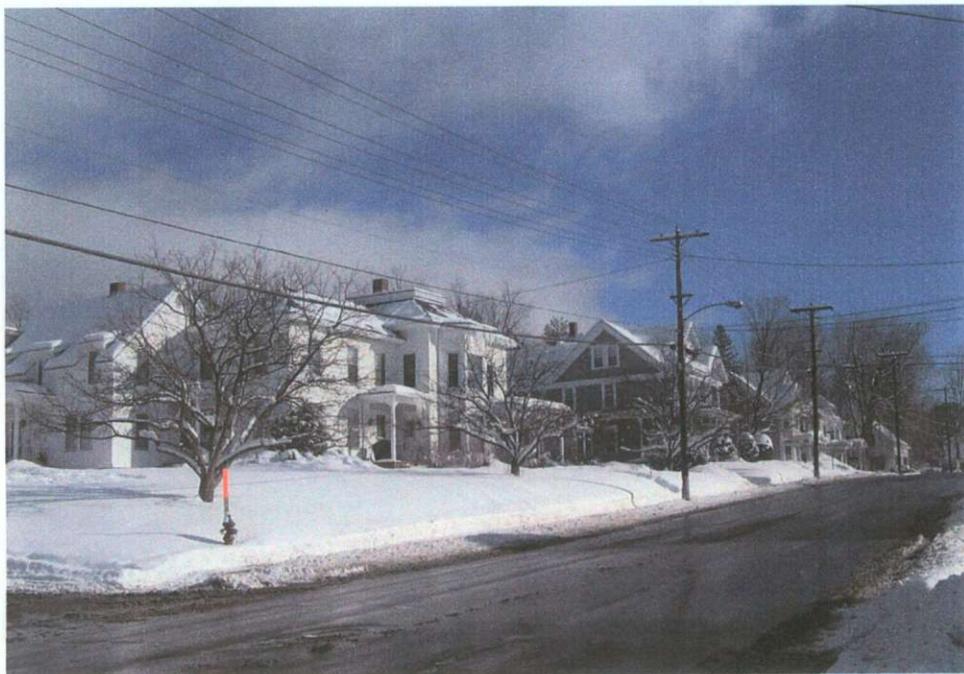
The neighborhood was inventoried in 1981 by the Vermont Division for Historic Preservation, but the survey was never completed. Cousins plans to testify that the area is an extensive, remarkably intact, in her opinion NR-eligible historic district predominantly made up of late 19th c. residences. Given that Washington Street, the district's main artery, is a State Highway leading in and out of the downtown district, it is remarkably free from commercial sprawl development and retains its residential quality. Homes are predominantly owner-occupied, well maintained with ongoing investment toward their upkeep. There are 3 gas stations, a small neighborhood grocery store and offices along the Rt. 302 artery.

Max Ferro is the Historic Preservation consultant for the developer. Max will testify that the convenience store will be an aesthetic improvement. He claims there will be no aesthetic, lighting or noise impacts. Further, in his deposition, he claims that Washington Street is ineligible for the National Register because of the number of vinyl sided buildings, but said on either side of Washington Street, there may be historic districts. The City is requesting the Advisory Council to determine NR-eligibility. On January 6 Ann and Sue Jamele drove the proposed district.

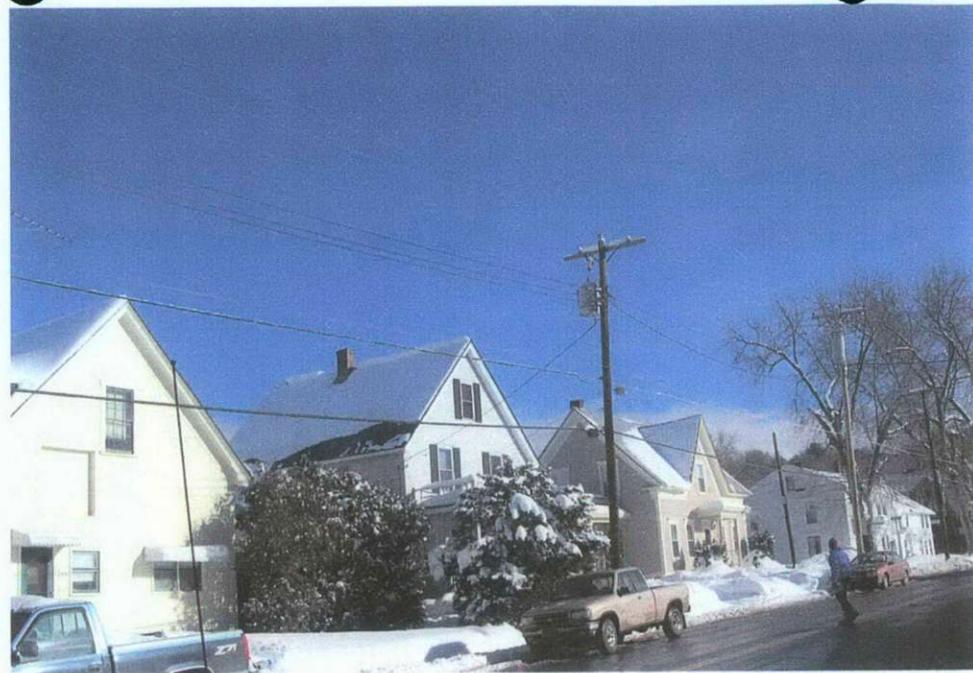
Washington St



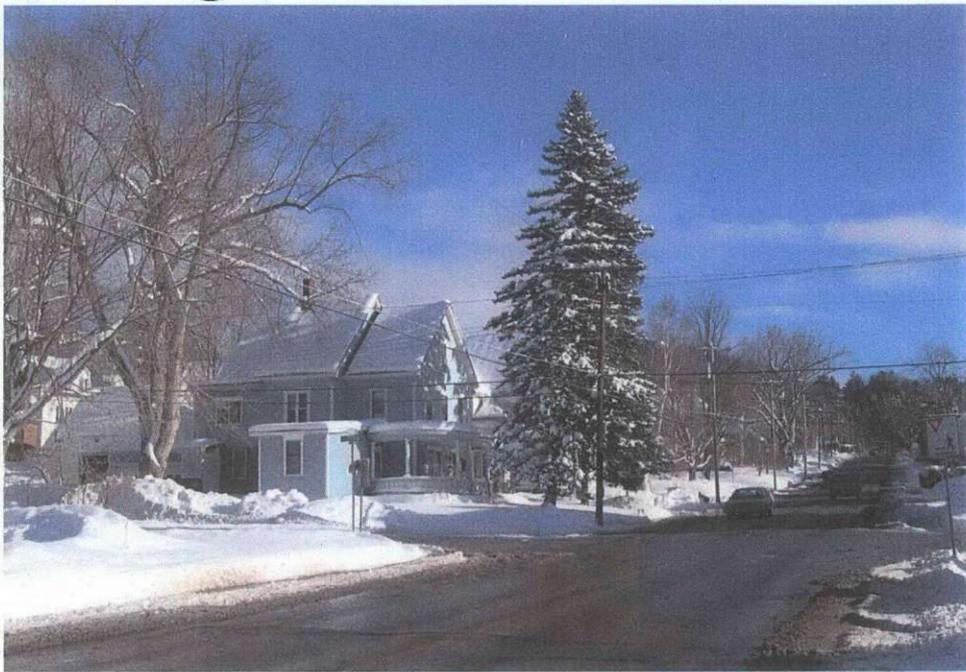
Washington St 2



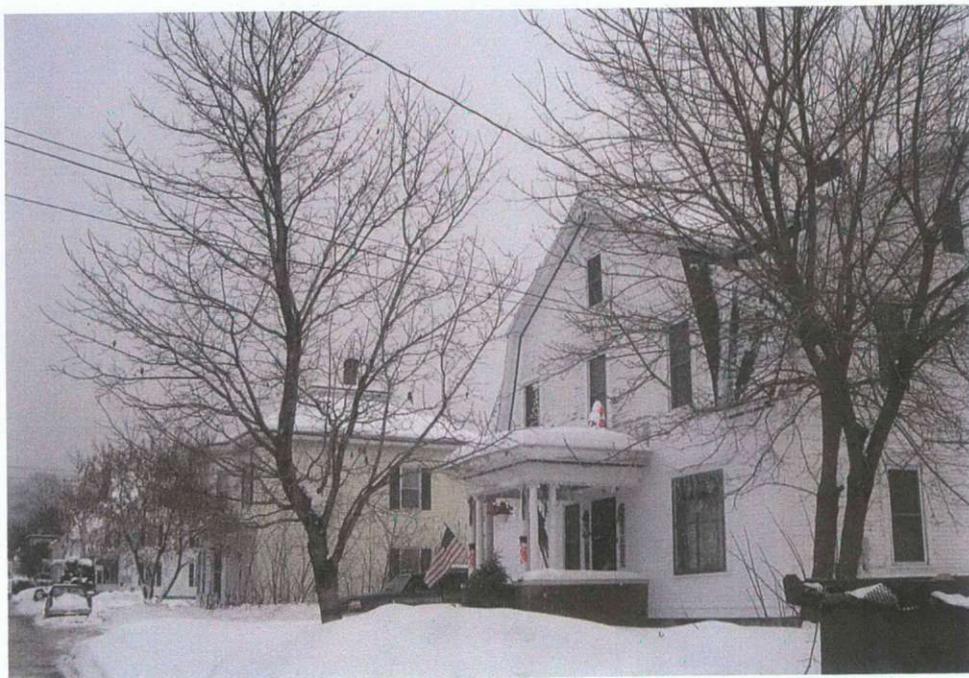
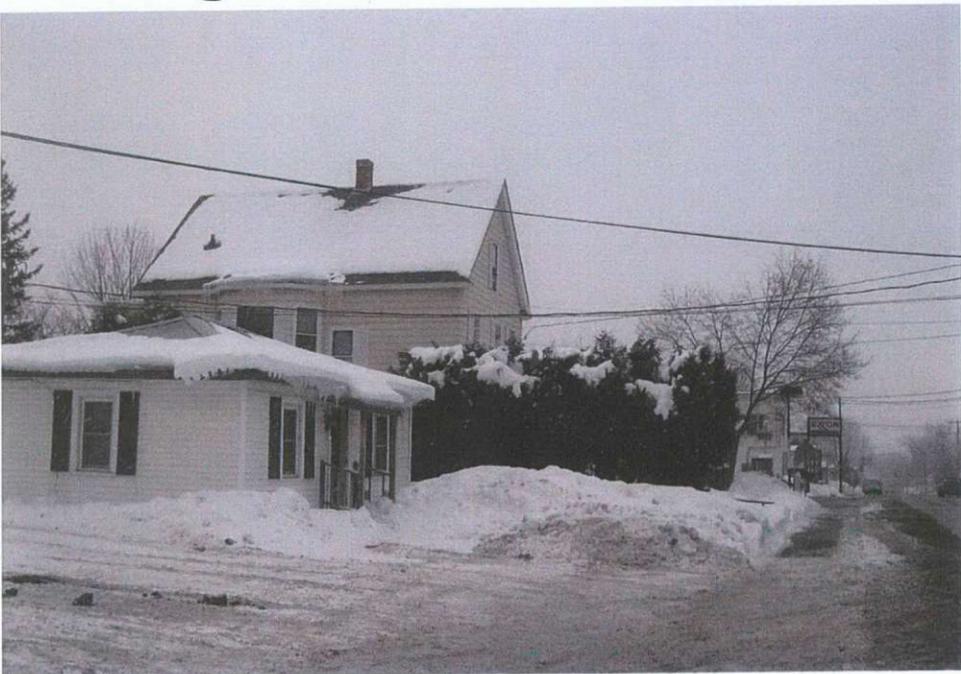
Washington St 3



Washington St 4



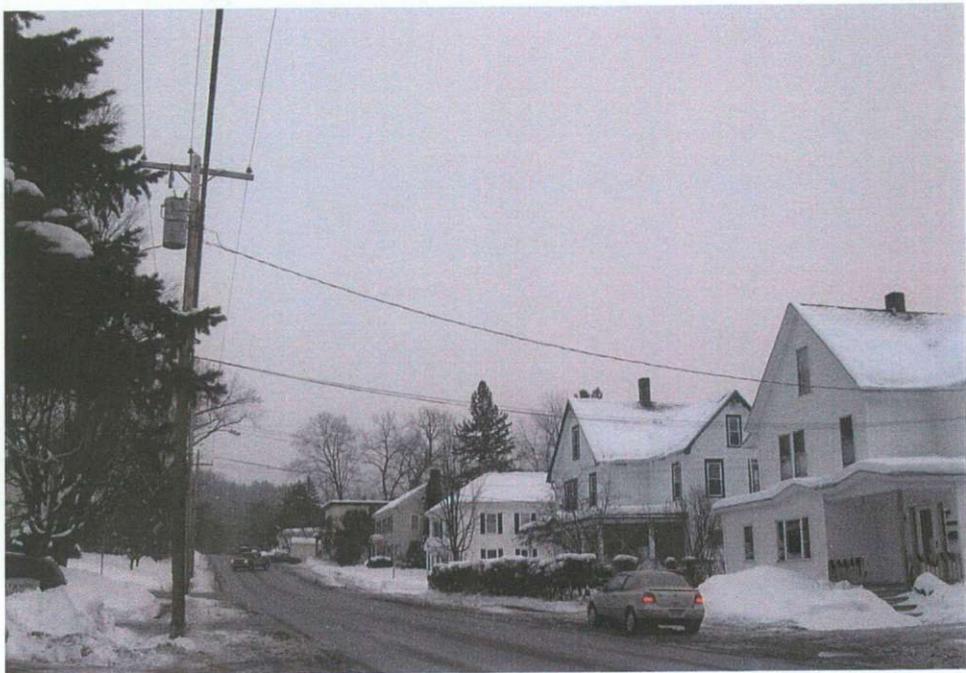
Washington St 5



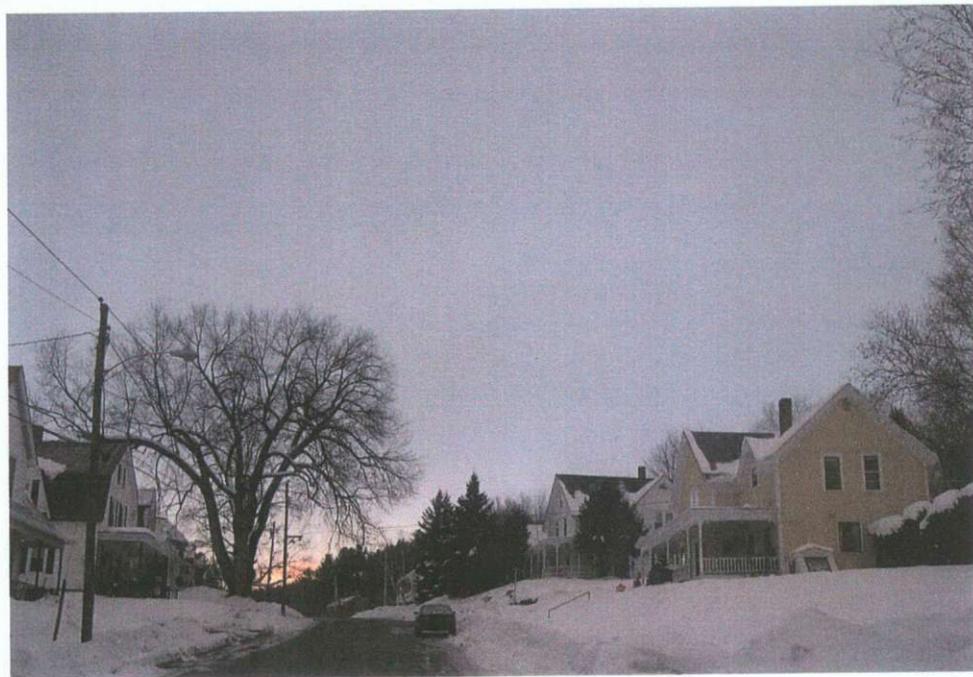
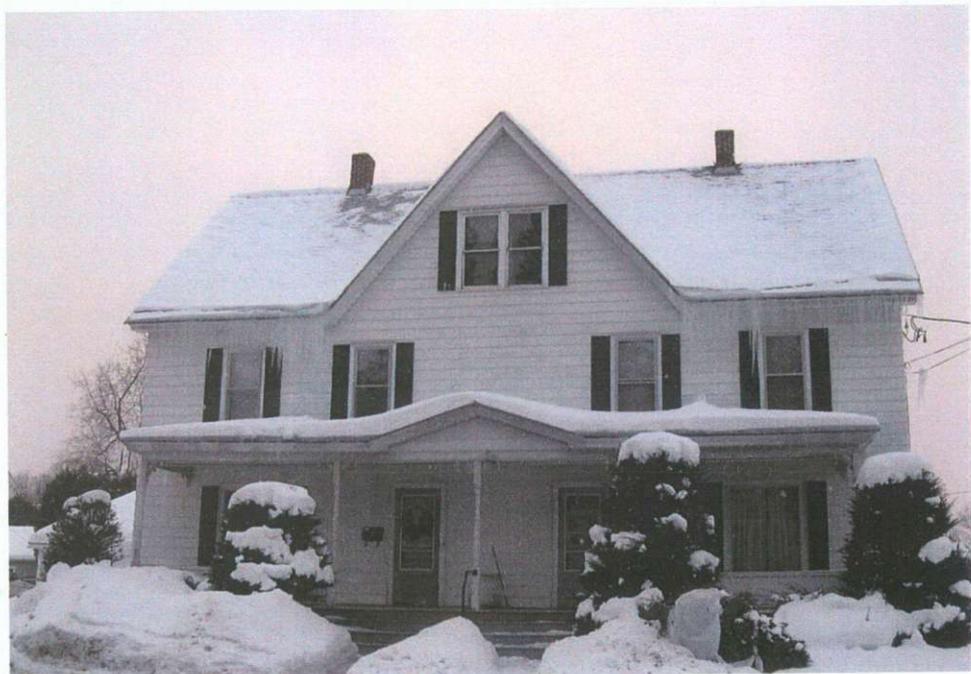
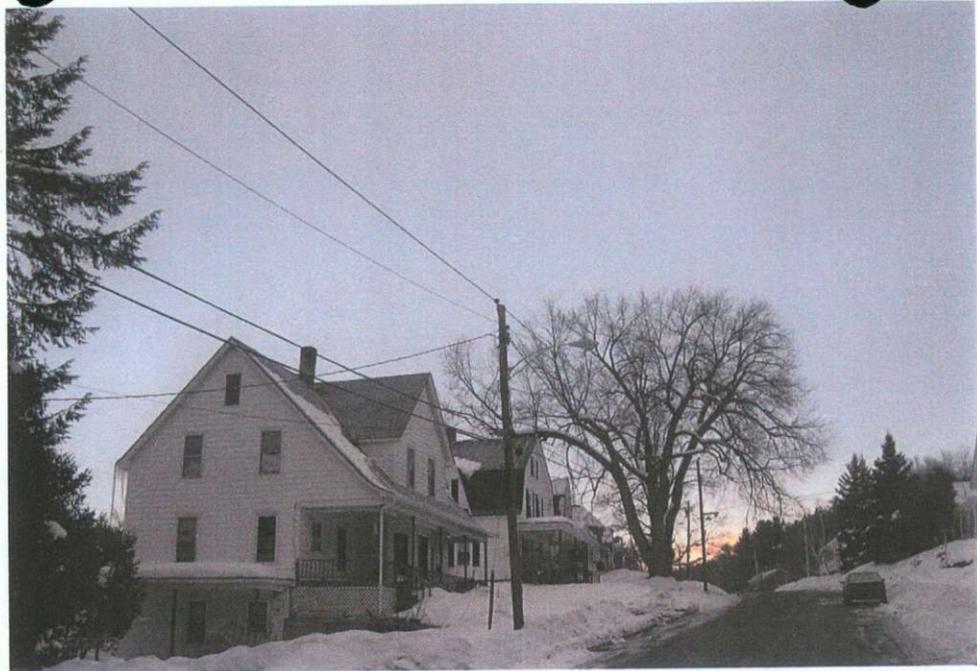
Washington St 6



Washington St. 7



nel son St.



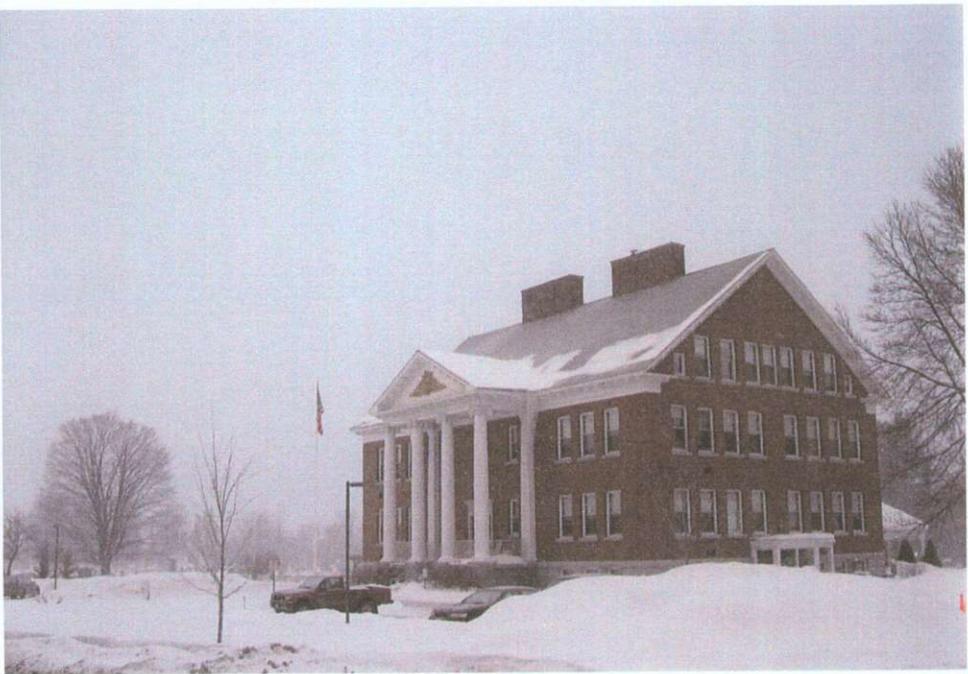
nel son St. 2



PATTERSON St.



Hill St. at Patterson St.

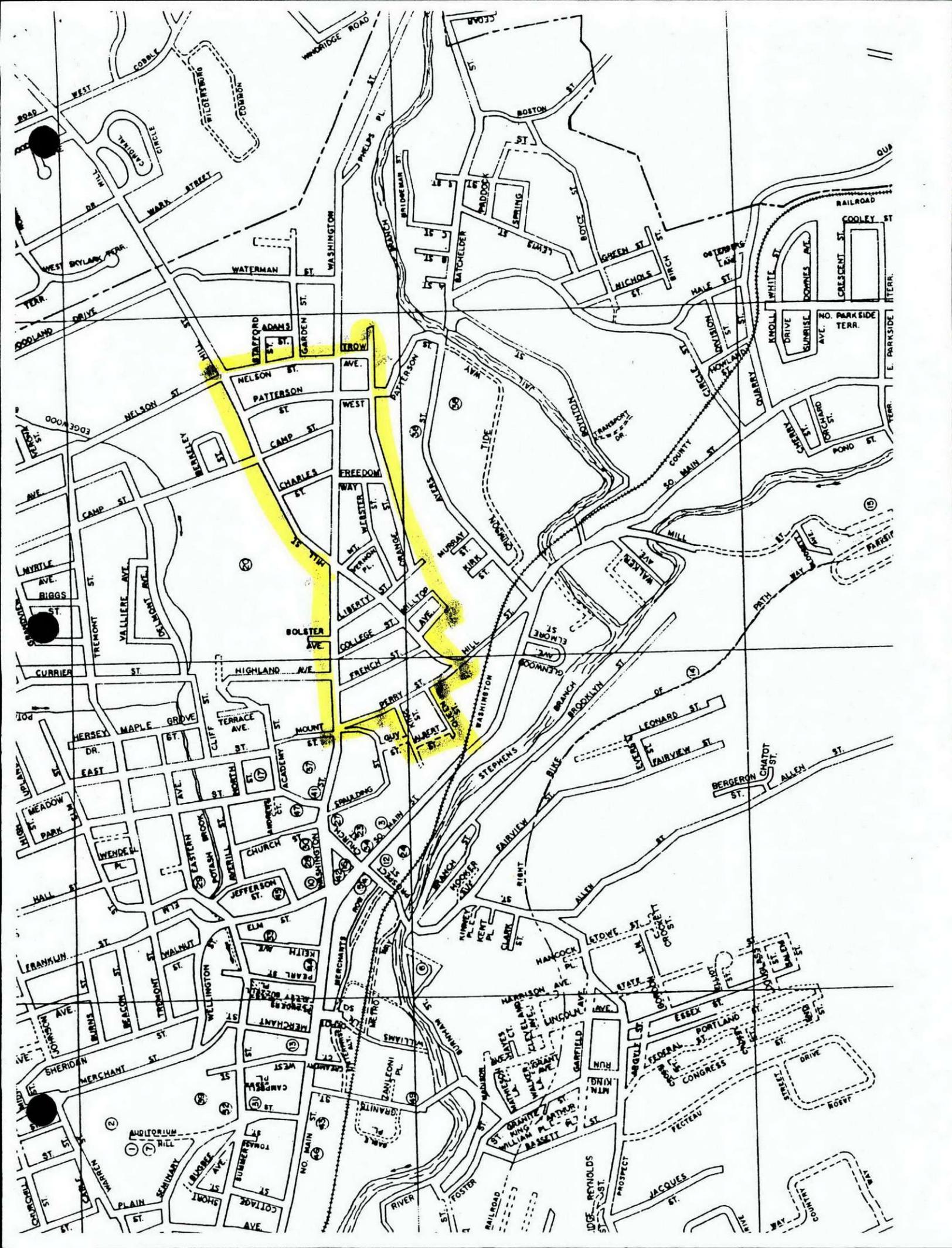


Patterson St detail



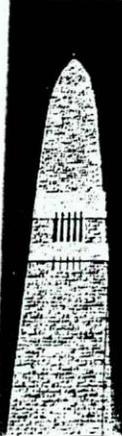
Hill St





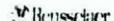
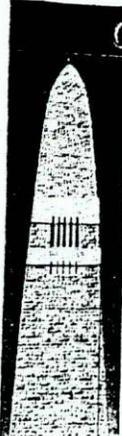
**POOR QUALITY
ORIGINAL_____**

Pgs 1-21



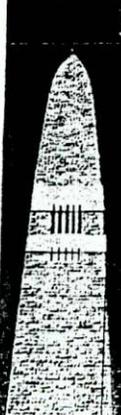
**BENNINGTON BATTLE MONUMENT:
LIGHTING ISSUES ANALYSIS**

Rensselaer Polytechnic Institute
Lighting Research Center
Lighting Workshop
November 20, 2002

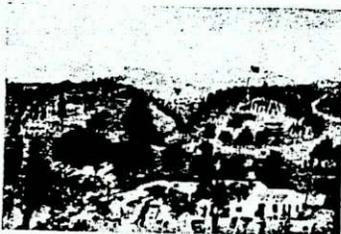
OUTLINE:

- Introduction
- History
- Impacts
- Case Studies
- Site Review
- Design Goals
- Design Layout
- Design Performance
- Additional Considerations
- Mock-up Procedure
- Questions

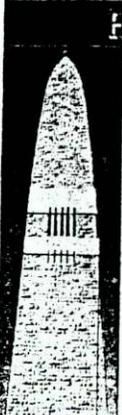



HISTORY:

Why discuss History?



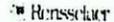
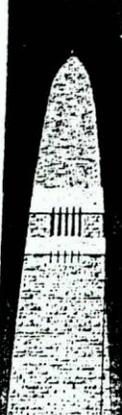
The Army of Bennington's Top View

HISTORY:

Prior to the Battle of Bennington:

<u>Bennington</u>	<u>British</u>
• Rebel presence	• General Burgoyne
• Large storehouses	• In need of supplies
	• Unaware of rebel strength
	• Confident of easy victory

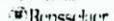
HISTORY:

The expedition to Bennington:

- Burgoyne sends Baum for the storehouses
- Stark sets out to intercept
- Meet near Walloomsac
- Rebel victory
- Wounded and prisoners taken to Bennington



The Army of Bennington's Top View




HISTORY:

What was the importance of the victory?

- Boost in morale
- British suffered losses
- Leads to the defeat at Saratoga
- Saratoga - turning point of the Revolutionary War

"the bells of Boston pealed forth in rejoicing when the news became known, and people thronged the streets singing and cheering to express their happiness"



Source: The Bennington Battle Monument



HISTORY:

Why not the Battle at Walloomsac ?

- Bunker Hill took place at Breed's Hill
- Burgoyne refers to 'Expedition to Bennington'
- John Hancock officially refers to event as 'The Battle of Bennington'



Bennington's Battle Monument - Masses and Lobby by Tyler Rouse

Rensselaer

HISTORY:

How was the victory celebrated?

- 1st anniversary in Bennington
- 25th: 1802 re-enactment at the battlefield
- 50th: 1827 the number of veterans noticeably less
- 75th: 1852 Samuel Safford passes away
- 100th: 1876 Bennington Battle Monument Assoc.

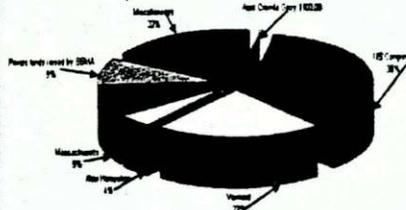


Bennington's Battle Monument - Masses and Lobby by Tyler Rouse

Rensselaer

HISTORY:

Where did the money for construction come from ?
Total Cost of Construction : \$112,000



Source	Percentage
State of Vermont	37%
Massachusetts	21%
Private funds raised by 20th Cent.	14%
Massachusetts	9%
Bennington	7%
Other	2%

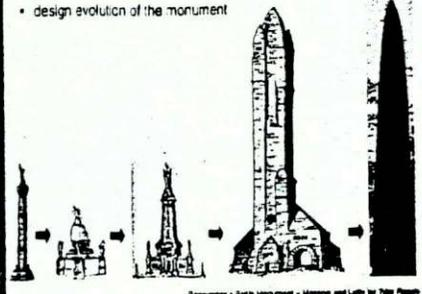
Bennington's Battle Monument - Masses and Lobby by Tyler Rouse

Rensselaer

HISTORY:

What was the 'Second Battle of Bennington' ?

- design evolution of the monument



Bennington's Battle Monument - Masses and Lobby by Tyler Rouse

Rensselaer

HISTORY:

What was the first design?

- Earliest design
- A collaborative effort by Bartlett, a Vermont sculptor and Rinn, a Boston architect
- A 100 feet granite column
- Figure of a green mountain boy on the top attacking an enemy



Bennington's Battle Monument - Masses and Lobby by Tyler Rouse

Rensselaer

HISTORY:

What other designs were considered?

- Prof. Weir design
- Sculptural
- 50 feet tall with surmounting figure of General Stark
- Four bronze statues surrounded the sculpture representing others in war
- Hilland Hall comments - "a little monument to a great event"



Bennington's Battle Monument - Masses and Lobby by Tyler Rouse

Rensselaer

HISTORY:

What other designs were considered?

- Rinn's first design
- A columnar form surmounted by a green mountain boy
- Four figures at the base of the monument
- Square arrangement
- A 100 feet high monument
- Hall not yet satisfied



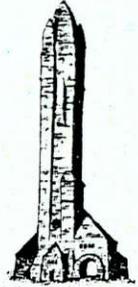
Bennington's Battle Monument - Massena and Lofby by Tyler Peasch

Rensselaer

HISTORY:

The 'Second Battle of Bennington'

- Architect, J. Phillip Rinn
- First suggestion for a 300-foot tower
- Gained support
- Setback in the design
- Size was realized to be an important criteria



Bennington's Battle Monument - Massena and Lofby by Tyler Peasch

Rensselaer

HISTORY:

What was the final design for the monument?

- Final modified Rinn design
- An Egyptian obelisk
- Proposed adjacent circular building for a museum, later not implemented.
- Impressive on its own



Bennington's Battle Monument - Massena and Lofby by Tyler Peasch

Rensselaer

HISTORY:

What is notable about the monument?

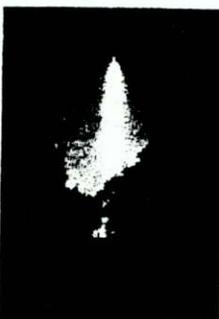
- Height from corner stone to star: 306 feet 4.5 in.
- Ten pointed bronze star: 3 feet 3 in., 125 lbs
- Receptacle under the corner stone contains memorabilia including
 - History of Vermont
 - Construction documents
 - Bennington Banner and other newspapers
 - Bible
 - Bank notes and copper coins
 - many other items



Rensselaer

HISTORY:

Has the monument ever been artificially lit?



Rensselaer

HISTORY:

During a 1991 committee review, what reasons for not lighting the monument were given?

- Trustees of Old Bennington unanimously opposed
- State will not support without Old Bennington
- Impact on neighborhood
- Impact on environment
- Costs
- Better uses for money
- Better ways to express civic pride
- Further divide community
- 'Special occasion lighting' - unrealistic
- Not in the best interests of Bennington or Old Bennington



Rensselaer

500 years!

IMPACTS:

What are the possible impacts?

- Address concerns about light pollution/trespass
- Present measurements of existing light levels
- Establish a reference point for light levels
- Address concerns regarding light and affects on bird migration and insects
- Evaluation of existing street lighting/fixtures
- FAA regulations
- International Dark-Sky Association



IMPACTS:

What is light pollution?

- Light pollution is an unwanted consequence of outdoor lighting and includes such effects as skyglow, light trespass and glare.

Sky glow – brightening of the sky due to human-made lighting.

Light trespass - light falling where it is not wanted or needed.

Glare – excessive brightness causing discomfort or visual disability.



IMPACTS:

What are the existing light levels?



- Floodlighting and spill light
- What is critical?
- Floodlighting 5-7 fc
- Spill light 0.3 fc @ 50' away on sidewalk



IMPACTS:

What are the existing light levels?

Bennington Museum



- Floodlighting 7-50 fc



IMPACTS:

Have you experienced light trespass?

Mid-town Motel



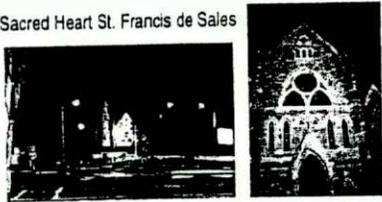
- Wall pack installed by a local hotel throws direct light at a house across the street
- Lighting design for the Battle Monument should aim the light directly at the structure and prevent light trespass.



IMPACTS:

What light level for the monument would be appropriate to minimize light trespass?

Sacred Heart St. Francis de Sales



- Even at 1.5 fc, this structure can be seen



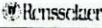
IMPACTS:

What is an acceptable light level within the vicinity of monument?

- The spill light from monument lighting must be less than existing light levels.
- Current Post top delivers:
 - 0.4 fc @ 0'
 - 0.7 fc @ 10' Max. = 1/10th of Old First Church
 - 0.3 fc @ 20'
 - 0.1 fc @ 30'
- Moonlight can contribute up to:
 - 0.05 fc



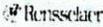

Remember and imagine



IMPACTS:

How bright could the light trespass be if we floodlight the Battle Monument?

Location	Horizontal Light Level	Moonlight as Reference Point
Old First Church Current floodlight level 5.7 fc average	at 50' away = 0.3 fc	8 time
Monument-Light level = Old First Church, entire tower	at 100' away = 0.05 fc avg. at 150' away = 0.03 fc avg.	equal just over half
Monument-Light level = Old First Church, upper portion only	at 100' away = 0.03 fc avg. at 150' away = 0.02 fc avg.	just over half less than half

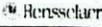


IMPACTS:

How do the existing fixtures perform?

Daytime aesthetic
Good lighting design requires an evaluation of the existing lighting as well. The post top fixtures currently:

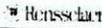
- Minimize sky glow
- Create some light trespass
- Can be improved by:
 - Modifying optical design
 - Changing light bulb or wattages
 - Asymmetrical distribution

IMPACTS:

Will the lighting of the monument affect bird migration or attract more insects?

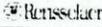
- Conflicting results on birds' behavior around lighted towers:
 - Cochran et al., 1958 found that when lights are on, birds are attracted, but...
 - Graber, 1968 and Avery et al., 1976 found the opposite effect.
- These studies were on towers over 900 ft. in height.
- Lack of information for towers under 300 ft.
- Insects attracted to white/bluish lighting



IMPACTS:

What are the FAA requirements?

- No white strobe lights
- Obstruction lighting for anything over 200'

IMPACTS:

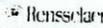
What are the International Dark-Sky Association recommendations?

- There is currently no IDA guidelines for outdoor lighting of historic structures.
- If you have to floodlight a structure, do it from above.
- If historic preservation is an issue and fixtures cannot be mounted onto the structure, and you have to light from below, use good optics to minimize the amount of light the goes up in the sky.

David Crawford, Executive Director of IDA

- "Careful and considered use of lighting at night, using light only when it is really needed, where it is needed, and as much as is needed and not more, would unblanket the stars in all but the largest cities."

IDA Handbook Version 1.11

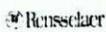


IMPACTS:

Will lighting the monument:

- Increase tourism?
- Increase activity and vehicle traffic at night?
- Increase loitering?
- Increase crime?
- Increase civic pride?
- Reduce privacy?
- Affect property values?





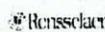
IMPACTS:

What is the relationship between lighting and crime?

- Numerous studies indicate that improved street lighting decreases the fear of crime.

(Tien et al., 1979; Painter, 1989, 1991a, 1994; Glasgow Crime Survey Team, 1992; Barr and Lawes, 1991; Herbert and More, 1991; Davidson and Goodey, 1991; Burden and Murphy, 1991; Nair et al., 1993; Dillon and Nair, 1994; Crandall, 1995)



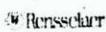


IMPACTS:

What is the relationship between lighting and crime?

- Painter and Farrington, 1999, discovered a nearly 50% decrease in vandalism, vehicle crime, and personal crime in residential complexes a year after street lighting improvements; they also found a greater use of the streets at night.

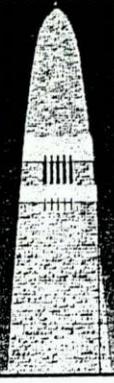




IMPACTS:

What is the relationship between lighting and crime?

- There is no guarantee that lighting can decrease crime. "After all, if all that was necessary to prevent crime was to provide a lot of light, there would be no crime during daytime." (Boyer, 2002)





IMPACTS:

What is the relationship between lighting and crime?

- Turning off light fixtures in San Francisco resulted in less vandalism and property damage; however, it was the lighting fixtures that had been frequently vandalized and tampered with. (Kapler, 2002)

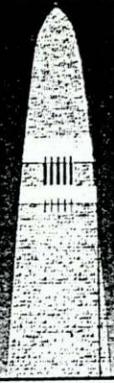




IMPACTS:

What is the relationship between lighting and crime?

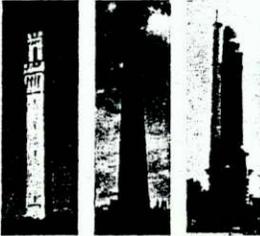
- Improved lighting installations may give the "message" that someone cares about the neighborhood, leading to "greater community confidence, cohesion, and informal social control," in turn leading to "more surveillance by residents and a greater likelihood that such surveillance will be used to support the authorities against the criminally inclined...by day as well as at night." (Boyer, 2002)



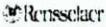


CASE STUDIES:

What can we learn from Case Studies?

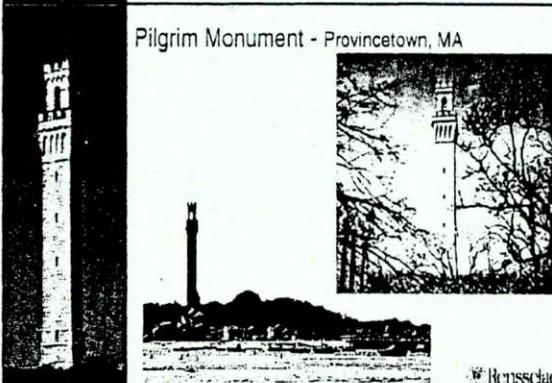


- Give us the chance to pose your questions to people who have lit monuments in their communities
- Uncover real impacts of lighting



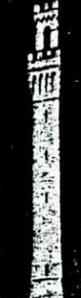
CASE STUDIES:

Pilgrim Monument - Provincetown, MA




CASE STUDIES:

Pilgrim Monument - Provincetown, MA



Administered by the Cape Cod Pilgrim Memorial Association

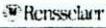
252 foot-tall monument, on hill with museum

Surrounded on two sides by residential neighborhoods

Median Value for Owner-Occupied Housing Units: \$340,000

Median Household Income: \$30,700

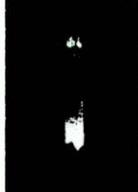
*source: 2000 U.S. Census

CASE STUDIES:

Pilgrim Monument - Provincetown, MA





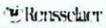
Daily lighting

Lit 6 hours / night, 365 days / year since the 1960s



Seasonal lighting

Lit 5 1/2 weeks / year to celebrate Pilgrim's stay in Provincetown - lit since 1930s



CASE STUDIES:

Pilgrim Monument - Provincetown, MA

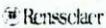
Increase crime or loss of privacy?

Staff Sergeant of Provincetown, 30 years

"There have been no break-ins or vandalism in the 30 years I've been here."

"However, the monument and museum grounds are surrounded by 6-foot chain link fence with barbed wire. We patrol the parking lot a few times a night."

"Once, someone climbed up the guy wire (steel tension wire), got scared halfway up and started hollering for help; we had to go and help him down."

CASE STUDIES:

Pilgrim Monument - Provincetown, MA

Increase activity and traffic?

Town Clerk, City of Provincetown

"People are not drawn to it, but rather admire it from all over town. It's on the highest point so it's best seen from a distance."

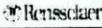



CASE STUDIES:

Pilgrim Monument - Provincetown, MA
Increase activity and traffic?

Lifetime resident, lives across the street from the monument

"When the [seasonal] lights first come on, you can't get a car into the parking lot, but that dies off after a couple days. The rest of the year, we don't get much traffic at night; occasionally people just drive around it and go home—no one hangs around."

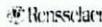


CASE STUDIES:

Pilgrim Monument - Provincetown, MA
Increase activity and traffic?

Executive Director, Pilgrim Monument and Museum

"Everyone knows the museum and monument are closed at night, so no one tries to go there."

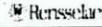


CASE STUDIES:

Pilgrim Monument - Provincetown, MA
Increase tourism and/or civic pride?

Town clerk, City of Provincetown

"People love the warm glow in the winter; then when the lights are turned off in January, everyone's heart sinks."

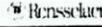


CASE STUDIES:

Pilgrim Monument - Provincetown, MA
Increase tourism and/or civic pride?

Executive Director, Pilgrim Monument and Museum

"There's large community support. The holiday lighting is supported by a public fundraiser. It's the museum's biggest fundraiser."



CASE STUDIES:

Pilgrim Monument - Provincetown, MA
Increase tourism and/or civic pride?



Red, white and blue lighting in 2001 to commemorate September 11th



CASE STUDIES:

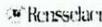
Pilgrim Monument - Provincetown, MA
Any criticisms?

Executive Director, Pilgrim Monument and Museum

"The monument is lit from four 12-foot poles with 2 floodlights each. There are actually 4 lights on each pole but we only use 2 because otherwise it's too bright. And, the poles are unsightly; I really wish the lights were underground."

Our team:

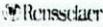
- Nice warm glow at top.
- Hotspot on the lower part of the monument
- Aiming of the fixtures ignores the architectural detail toward the top of the monument.



CASE STUDIES:

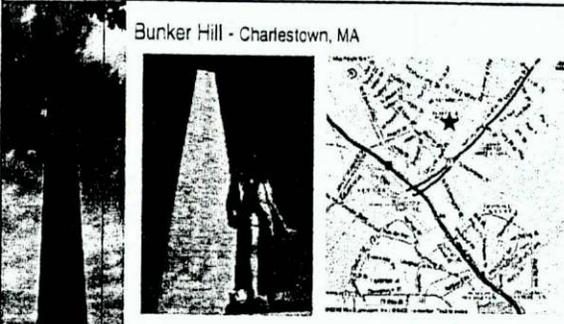
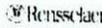
Pilgrim Monument - Provincetown, MA
 What's the cost to light the monument?

Pole mounted: 8 x 1500 W = 12 kW
 Top: 12 x 100 W = 1.2 kW
 Seasonal: 3000 x 7 W = 22.5 kW
 Annual Energy Cost = $((12+1.2)kW \times 6 \text{ hours/day} \times 325 \text{ days/year}) + ((22.5+1.2)kW \times 6 \text{ hours/day} \times 40 \text{ days/year}) \times \$0.10/kWh =$
\$3,143 / year = \$262 / month



CASE STUDIES:

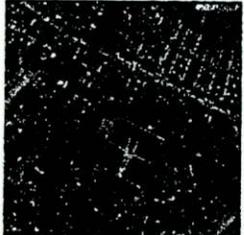
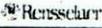
Bunker Hill - Charlestown, MA

CASE STUDIES:

Bunker Hill - Charlestown, MA

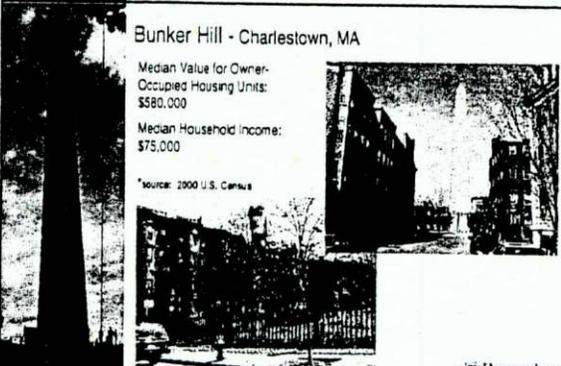
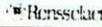
Built in 1842
 221 foot-tall monument
 400 foot square park
 Lighted since 1922
 Surrounded by historic residential neighborhood
 Administered by the National Park Service

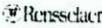
CASE STUDIES:

Bunker Hill - Charlestown, MA

Median Value for Owner-Occupied Housing Units: \$580,000
 Median Household Income: \$75,000
*Source: 2000 U.S. Census

CASE STUDIES:

CASE STUDIES:

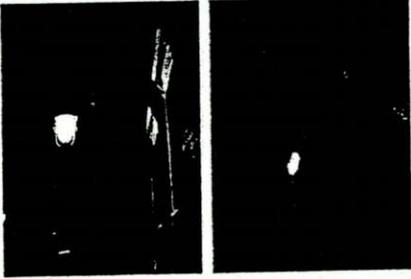



*close in
 looks like small town*

*but is next to downtown
 Boston*

CASE STUDIES:

Bunker Hill - Charlestown, MA





CASE STUDIES:

Bunker Hill - Charlestown, MA
Increase crime?

Boston City Police, Charlestown Local Station

"Usually criminals don't want light, they want darkness."



CASE STUDIES:

Bunker Hill - Charlestown, MA
Increase crime?

National Park Service Ranger, Bunker Hill

"As a security professional, I would want it lit up as deterrent to vandals. An area that is well lit would be less prone to criminal activity."

"People will know there is a monument in the daytime, so lighting it at night shouldn't draw more criminals."



CASE STUDIES:

Bunker Hill - Charlestown, MA
Increase crime?

20 year resident of Charlestown, Unofficial Historian for Charlestown Neighborhood Council

"Lighting the monument will make the grounds more sacred and people will show even more respect for the area."



CASE STUDIES:

Bunker Hill - Charlestown, MA
Increase activity and vehicle traffic at night?

30 year resident, local realtor for 12 years

"Not many tourists and tour buses come to the monument at night."



CASE STUDIES:

Bunker Hill - Charlestown, MA
Increase activity and vehicle traffic at night?

20 year resident of Charlestown, Unofficial Historian for Charlestown Neighborhood Council

"More people may walk their dogs there. Dogs might be a problem."

"After the novelty wears off, it becomes part of the visual environment."



CASE STUDIES:

Bunker Hill - Charlestown, MA
 Increase tourism and/or civic pride?

20 year resident of Charlestown, unofficial historian for Charlestown Neighborhood Council

"The monument is a symbol of unity."
 "Lighting has led to positive cultural events and an increase in neighborhood involvement like a Halloween march for children."

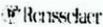


CASE STUDIES:

Bunker Hill - Charlestown, MA
 Increase tourism and/or civic pride?

50 year resident of Charlestown, former resident of Monument Square, Chairman of the Charlestown Neighborhood Council

"If you have pride in it during the day, you should have pride in it at night."

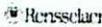


CASE STUDIES:

Bunker Hill - Charlestown, MA
 Increase tourism and/or civic pride?

10 year Monument Square Resident

"I see the lit monument from afar while driving home. It heightens my sense of pride in the neighborhood in seeing my destination."



CASE STUDIES:

Bunker Hill - Charlestown, MA
 Increase tourism and/or civic pride?

Lifetime resident of Charlestown, 49 years

"People here in Charlestown complain about everything, but no one has ever complained about the lighting."



CASE STUDIES:

Bunker Hill - Charlestown, MA
 Affect property values?

30 year resident, local realtor for 12 years

"Monument Square is the most expensive area of Charlestown."
 "It's a beautiful thing, not detrimental to property values."



CASE STUDIES:

Bunker Hill - Charlestown, MA
 Increase light trespass?

20 year resident of Charlestown, unofficial historian for Charlestown Neighborhood Council

"Reflected light is minimal..."



CASE STUDIES:

Bunker Hill - Charlestown, MA
 Increase light trespass?

Site supervisor since 1993, Bunker Hill National Monument

"Not to my knowledge [has anyone voiced concerns regarding light trespass]."



CASE STUDIES:

Bunker Hill - Charlestown, MA
 Any criticisms?

20 year resident of Charlestown, unofficial historian for Charlestown Neighborhood Council

"Possible negative impact is the [operating] cost."



CASE STUDIES:

Bunker Hill - Charlestown, MA
 Any criticisms?

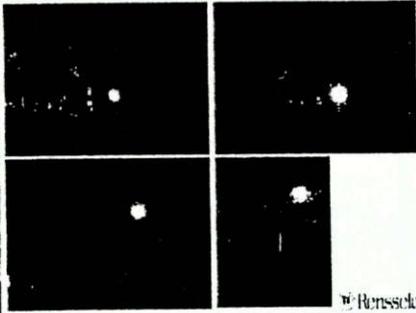
Our team:

- Glare
- Trees block the light
- Equipment too conspicuous



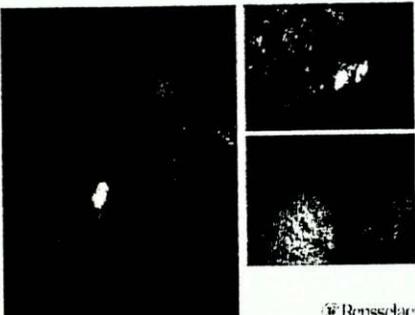
CASE STUDIES:

Bunker Hill - Charlestown, MA




CASE STUDIES:

Bunker Hill - Charlestown, MA




CASE STUDIES:

Bunker Hill - Charlestown, MA
 What's the cost to light the monument?

Pole mounted: 6 x 1000 W = 6 kW
 Annual Energy Cost = (6 kW x 7 hours/day x 365 days/year)
 x \$0.10/kWh =

\$1,533 / year = \$128 / month



CASE STUDIES:

Compton Hill Water Tower- St. Louis, MO





CASE STUDIES:

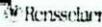
Compton Hill Water Tower- St. Louis, MO

- Within a park 1000 ft x 300 ft
- Listed on National Register of Historic Buildings
- Built in 1898
- 179 feet tall
- Bordered by registered historic residential neighborhood
- Lighting installed in 1996




CASE STUDIES:

Compton Hill Water Tower- St. Louis, MO

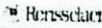
CASE STUDIES:

Compton Hill Water Tower- St. Louis, MO



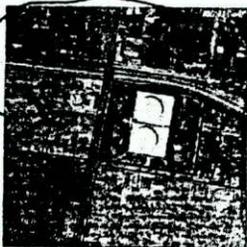
- Median Value for Owner-Occupied Housing Units: \$274,000
- Median Household Income: \$52,700

*source: 2000 U.S. Census



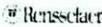
CASE STUDIES:

Compton Hill Water Tower- St. Louis, MO



- Median Value for Owner-Occupied Housing Units: \$274,000
- \$150,000
- \$105,000
- Median Household Income: \$52,700
- \$41,875
- \$37,000

*source: 2000 U.S. Census

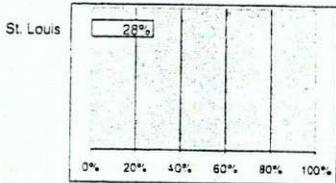


CASE STUDIES:

Compton Hill Water Tower- St. Louis, MO



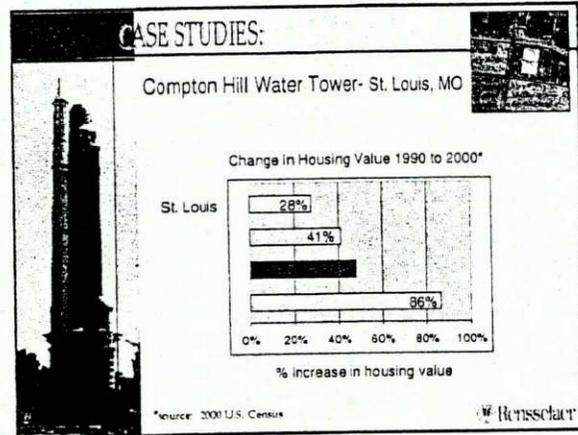
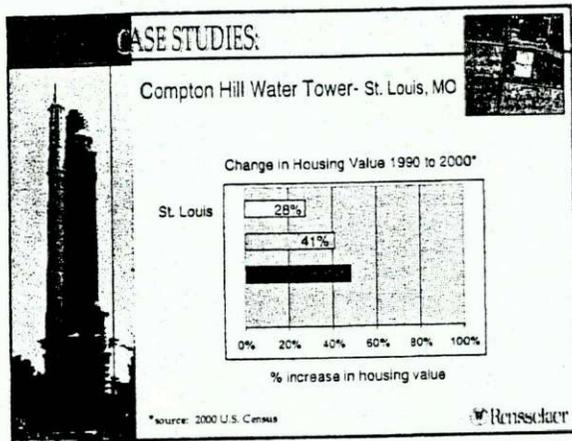
Change in Housing Value 1990 to 2000*



St. Louis: 28%

*source: 2000 U.S. Census





CASE STUDIES:

Compton Hill Water Tower- St. Louis, MO

Increase crime?

President, Compton Hill Water Tower and Park Preservation Society

"Anecdotally, the perception is that the park is more genteel, therefore more safe ... It was never particularly dangerous"

"There are neither more homeless nor less because of the lighting. They use the tower because they can hide in the alcoves."

Rensselaer

CASE STUDIES:

Compton Hill Water Tower- St. Louis, MO

Increase crime?

20 year local resident, adjacent to the park in an historic house

"I think it hasn't brought crime to the neighborhood at all."

Rensselaer

CASE STUDIES:

Compton Hill Water Tower- St. Louis, MO

Increase crime?

Citizen complaints since 1998, Water Tower vicinity*

- Vandalism (05/26/98)
- Graffiti (09/13/00)
- Trash (09/12/00)
- Public Urination (09/05/01)

*source: St. Louis City neighborhood stabilization department

Rensselaer

CASE STUDIES:

Compton Hill Water Tower- St. Louis, MO

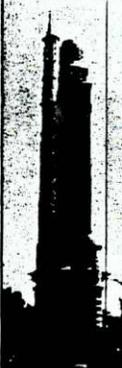
Increase activity and vehicular traffic?

President, Compton Hill Water Tower and Park Preservation Society

"Lighting the tower has more effect from far away or from [driving on] the street than from people walking in the park. I don't believe it has changed the pedestrian traffic in the park."

Rensselaer

CASE STUDIES:



Compton Hill Water Tower- St. Louis, MO

Increase tourism and/or civic pride?

President, Compton Hill Water Tower and Park Preservation Society

"Lighting the tower definitely increased civic pride. We identify where we live by 'we're by the water tower.' People know where it is. They are aware of the tower because it glows at night."

"Lighting the tower turned it into a beacon that people see. It adds to the personality of the area."

Rensselaer

CASE STUDIES:



Compton Hill Water Tower- St. Louis, MO

Increase tourism and/or civic pride?

20 year Local resident, official historian Compton Hill / Reservoir Square Residents Association

"All you are doing is polishing the jewel, enhancing it's value ... I can truly tell you that we are delighted with the lighting."

"If for some reason the lights are not on, the neighborhood doesn't feel right."

Rensselaer

CASE STUDIES:



Compton Hill Water Tower- St. Louis, MO

Increase tourism and/or civic pride?

20 year Local resident, living adjacent to the park in an historic house since 1990

"Instead of tearing it down, they restored it and lighted it, isn't that neat. The lighting is like a feather in it's cap."

"People love the fact that it's lit. You can see it from the highway and know that your exit is coming up. It's a beacon."

Rensselaer

CASE STUDIES:



Compton Hill Water Tower- St. Louis, MO

Affect property values?

Local realtor with 20 years experience

"From a real estate point of view, the lighting has a positive impact."

"The tower was always a plus (for marketing real estate), never a minus."

Rensselaer

CASE STUDIES:



Compton Hill Water Tower- St. Louis, MO

Cause light trespass?

President, Compton Hill Water Tower and Park Preservation Society

"The tower is in the middle of a public space that was dark. The lighting did not affect homeowners as it is away from their houses and in the park."

Rensselaer

CASE STUDIES:



Compton Hill Water Tower- St. Louis, MO

Pole mounted: 8 x 1000 W = 8 kW

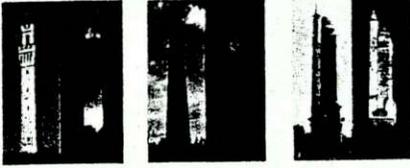
Annual Energy Cost = (8 kW x 5 hours/day x 365 days/year) x \$0.10/kWh =

\$1,460 / year = \$122 / month

Rensselaer

CASE STUDIES:

Case Studies Energy Cost Comparison:



\$262 / month \$128 / month \$122 / month



DESIGN OUTLINE:

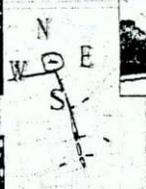
What is involved in lighting or not lighting the monument?

- Site Review
- Design Goals
- Design Layout
- Design Performance
- Additional Considerations

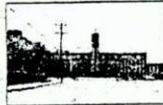


SITE REVIEW:

Where can the monument be seen?




Travelling from the west on Route 9



From County Street at Benmont Avenue



From Monument Ave.



SITE REVIEW:

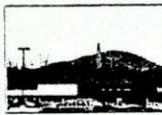
Where can the monument be seen?




From the new bypass bridge over Silk Road



From the north on Route 7

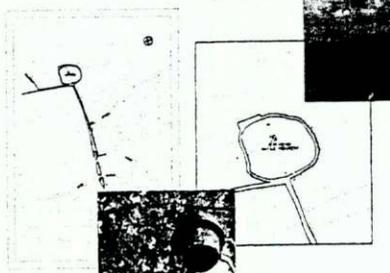


From Walmart



SITE REVIEW:

What lighting currently exists at the monument?




DESIGN GOALS:

Should the monument be lit?

Subjective concerns we heard:

- It is a somber battle memorial for the dead
 - Should we respect with darkness?
 - Should we remember with light?
- The village aesthetic must be maintained
 - Will lighting have a commercial connotation?
 - Could lighting enhance the historic place?

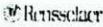


DESIGN GOALS:

Should the monument be lit?

- The greatest design concern is subjective, "Would lighting the monument change the feeling one might have about the historic nature of Old Bennington?"
 - "It is important that we do not ignore the power of darkness to contribute to our sense of connection to historic places at night."
- We chose to explore the possibility of a design that could preserve this historic place with a careful balance of both the *light* and the *dark*.

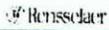
Thomas Visser, Director of UVM Historic Preservation Dept.



DESIGN GOALS:

What are the lighting objectives?

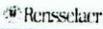
- Establish as a beacon
- Maintain New England/residential character
- Respect the architectural integrity of the monument
- Minimize visual impact
- Minimize light trespass
- Minimize glare
- Increase vehicular safety



DESIGN GOALS:

'Candle' Concept

- At the forum, we were struck by the image of holiday tradition in Old Bennington.
- We would like the monument to portray this essence of a candle in the window...simple, somber, respectful...a slender white pillar of light from which emanates a warm, soft glow within.

DESIGN LAYOUT:

What elements should be considered?

- Observation Deck
- Façade
- Statues
- Post Tops



DESIGN LAYOUT:

Should we light the observation deck?

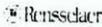
Light could:

- Bring life to within the monument, emphasizing that it exists not only as an exterior form, but also as an interior experience at the top.

An integral component of the 'candle' concept.



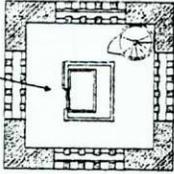
Existing observation deck fixture



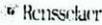
DESIGN LAYOUT:

How should we light the observation deck?

- Install additional fixtures, of a higher wattage, to produce a strong, uniform glow.
- Use a warm source, orange in color. (High Pressure Sodium)



One 150 W fixture per side



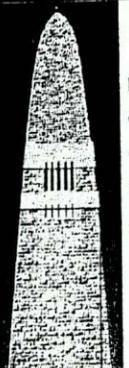
DESIGN LAYOUT:

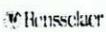
Should we light the façade?

Light could:

- Give form and presence against the landscape
- Emphasize the texture
- Increase distant visibility

An integral component of the 'candle' concept.





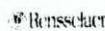
DESIGN LAYOUT:

How should we light the façade?

- Softly graze the top half to highlight the height, curvature, and texture
- Utilize fixtures below-grade to minimize glare and trespass
- Use a cool white source in contrast to the warm observation deck. (Metal Halide)



One 400 W fixture per corner



DESIGN LAYOUT:

Should we light the statues?

Light could:

- Increase vehicular safety and aid in directing traffic around the circle
- Pay homage to the heroic figures otherwise hidden in shadow at the base of the monument.
- Provide definition at the pedestrian level, grounding the composition.





DESIGN LAYOUT:

How should we light the statues?

- Softly graze from the sides and fill from behind.
- Utilize fixtures below-grade to minimize glare and trespass
- Use a source similar in color to common household lighting.





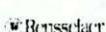
DESIGN LAYOUT:

Do we need to alter the existing post tops?

- The fixture complements the historic neighborhood
- But, the wattage could be lowered from 175 W to 100W to soften the surrounding light level.



Existing fixture

DESIGN LAYOUT:

What equipment do we not want to use?

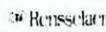


Small shrub planted to hide fixture?



Fixture mounted to church

Fixture above ground is an eyesore and an obstacle



DESIGN LAYOUT:

What equipment will we use?

PLAN VIEW OF LIGHTING VAULT

SECTION VIEW OF LIGHTING VAULT

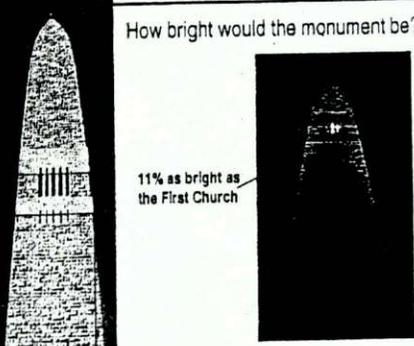
Rensselaer

DESIGN LAYOUT:

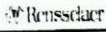
What equipment will we use?

DESIGN PERFORMANCE:

How bright would the monument be?



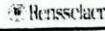
11% as bright as the First Church



DESIGN PERFORMANCE:

How much spill light was generated by the lighting of the monument?

Location	Horizontal Light Level	Reference point
Monument-mock-up	at 100' away = 0.01 fc avg	moonlight = 0.05 fc
	at 150' away = 0.006 fc avg	existing post top = 0.1-0.6 fc
Monument	at 100' away = 0.005 fc avg	moonlight = 0.05 fc
	at 150' away = 0.004 fc avg	existing post top = 0.1-0.6 fc

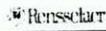


DESIGN PERFORMANCE:

What will this cost?

Factors to consider:

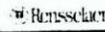
- + Cost of initial equipment
- + Costs associated with installation
- Possible rebates
- + Cost of operation



DESIGN PERFORMANCE:

What will this cost?

- Cost of equipment and installation can vary
- Estimated cost: \$16,000-36,000
- Possible rebates-Efficiency Vermont offers rebates for using specific lighting equipment in both homes and commercial projects.
(<http://www.afficiencyvermont.com>)



DESIGN PERFORMANCE:

What will this cost to operate?

- (4) 18" watts- 64 watts for Statues (MR-16 fixtures)
- (4) 25" watts- 100 watts for Statues (Par 20 fixtures)
- (4) 150 watts- 600 watts for Observation Deck
- (4) 400 watts- 1600 watts for Façade

Total: 2364 watts*

* Denotes load after 50% dimming

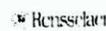


DESIGN PERFORMANCE:

What will this cost to operate?

- Proposed hours of operation-30 minutes before dusk to 10:30 p.m.
- Seven days a week
- 12 months a year
- Average of 35 hours of operation per week
- Average of 146 hours of operation per month

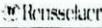
• Formula:
Hours of operation x wattage = kilowatt-hours (Energy)
Energy x cost of energy (\$0.145 per kWh) = Cost of operation



DESIGN PERFORMANCE:

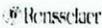
What will this cost?

146 hours per month x 2.364 kWatts = 345 kWatt-hours
 345 kWh x \$0.145 = \$57.25 per month
 or \$687 annually



ADDITIONAL CONSIDERATIONS:

Old First Church

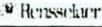
ADDITIONAL CONSIDERATIONS:



Existing street fixture on Monument Avenue



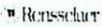
Existing post top located around Monument Circle



MOCK-UP PROCEDURE:

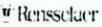
Please join us at the Bennington Battle Monument grounds for a demonstration from 9 pm until 9:30 pm.

Please remember to respect the grounds and surrounding properties.



MOCK-UP PROCEDURE:

Thank You

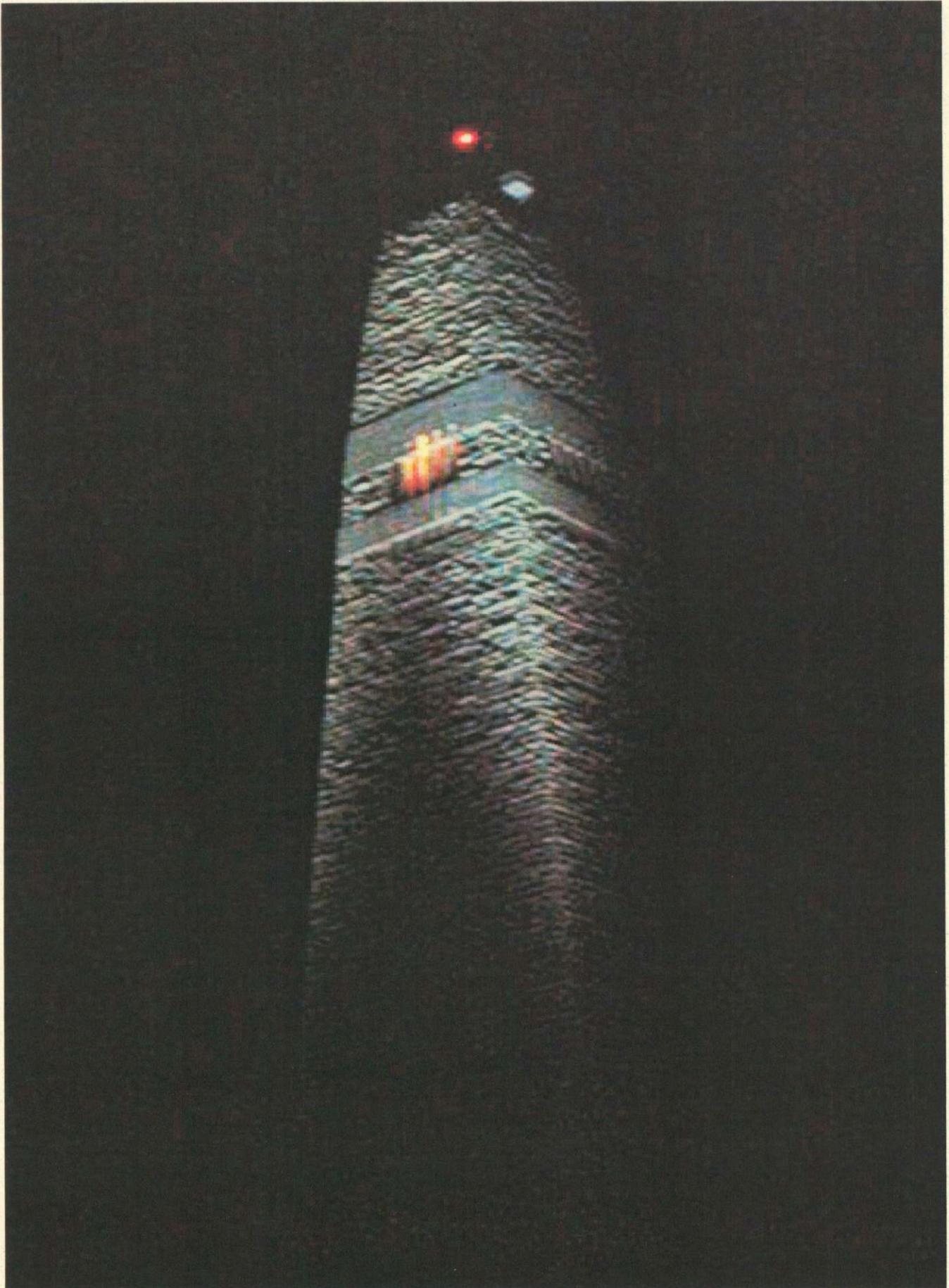


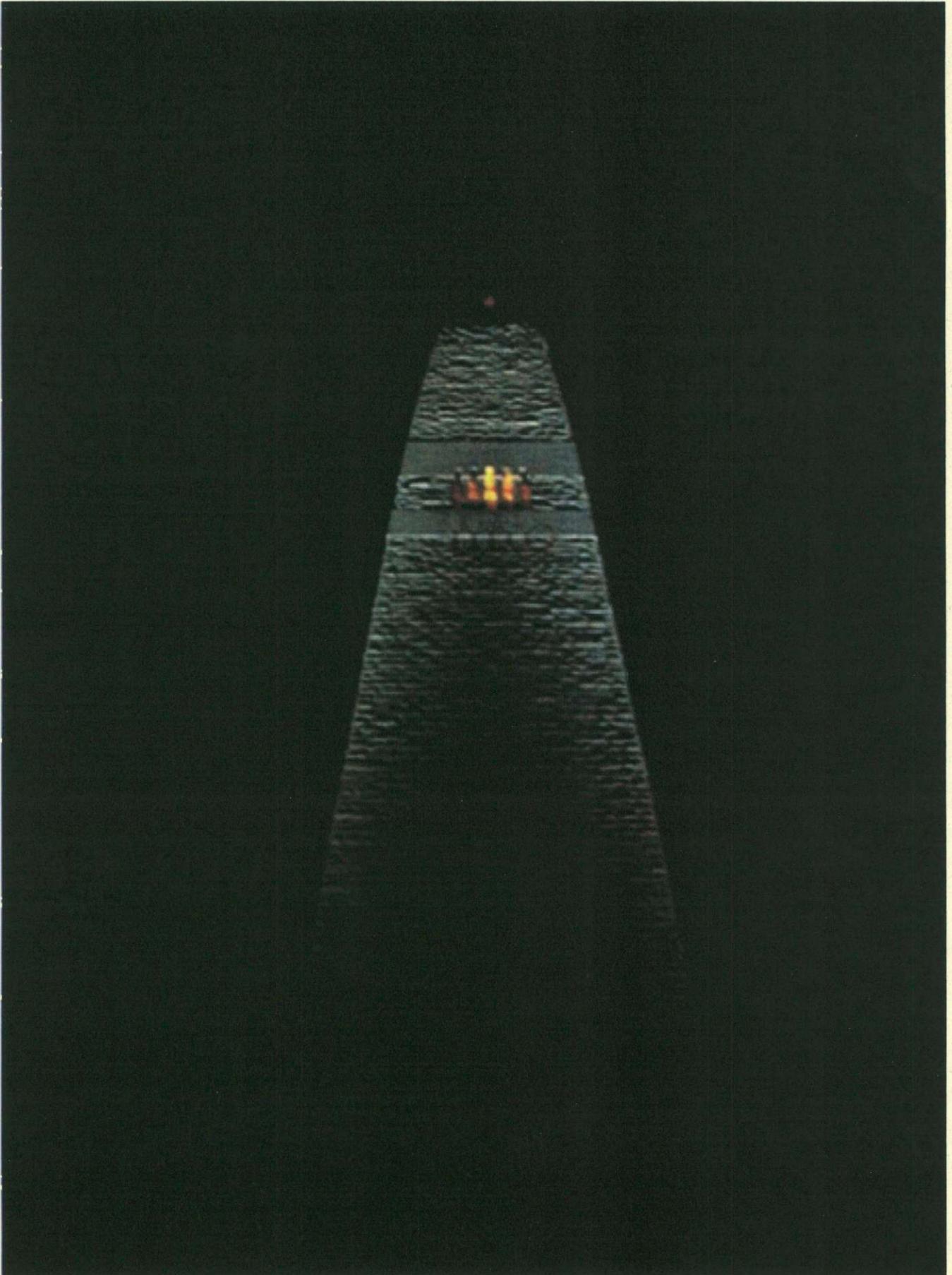
MOCK-UP PROCEDURE:

Questions?



best_monument.jpg (300x635x24b jpeg)







best_stark.jpg (549x483x24b jpeg)



**BENNINGTON MONUMENT
LIGHTING STUDY – PUBLIC MEETING – DECEMBER 17, 2002**

Everybody that attended this meeting with representatives of the state was given two forms and was asked to select one of the forms and write a explanation of their feelings about lighting the monument in 25 words or less. Everybody was given a chance to read their own essay to the group and the remaining essays were read aloud by one of the representatives of the state. The statements were then collected and are listed below.

I'M AGAINST LIGHTING THE MONUMENT BECAUSE

1. Proposed lighting scheme is unattractive. 2. Ruins historical character of neighborhood. 3. Adds unnecessary light pollution. 4. RPI study shows engineer's bias. 5. Effort better spent elsewhere in town.

Unnecessary visual intrusion in a Nation Register District. Irritating pet project by an annoying few who will not take no for an answer.

1. Ruins character of Old Bennington. 2. Unattractive & unnecessary – the monument was erected to honor does not need to be lit. 3. Who would pay when RPI's self-serving plan is more expensive than initially proposed.

1. It is fiscally irresponsible. It is in my front yard. In order to see the monument you have to be going into Bennington. What about digging (in a Historic Site).

If the real goal here is to increase tourism, then lets put our time and money into developing a bike path. I like the dark sky and the sky dark.

There are better ways to express civic pride. I can't imagine it will increase tourism. Village of Old Bennington ordinance forbids it. It is in a tight neighborhood. I'm a Yankee and don't want people telling me what I MUST LIVE WITH. Don't consider this questionnaire a representative survey – it is statistically invalid.

At this time when State economics are extremely strained it is better to use taxpayers money for under-funded projects like roads and bridges.

(It is) out of character with the area in which it is situated. But RPI students have provided the basis for an accommodation by the Village.

I am against skinning cats *(in response to Mr. Richardson's comment!) I am against lighting the monument. I prefer looking at the moon to looking at the side of the lit monument. I call for elimination of the illumination idea.

Light pollution even when subtle. Quaint village spoiled. Looks like a theme park. Vermont and Old Bennington, not New York City.

I WANT THE MONUMENT LIGHTED BECAUSE

Lighting the monument would add style, grace and a sense of nostalgia. The cost minimal while the impact positive and immeasurable.

Having our monument beautifully, subtly, inexpensively lit (as by RPI) would help citizens, especially our children take pride in our important role in our nation's history.

Our family, the **** are now 8th generation Benningtonians. The battle monument is a significant part of our heritage. Lighting the monument is historically imperative.

To tell positive views of why the monument should be lit and RPI did a great job.

If it is done as shown on the upper right (of 4) night photographs AND paid for by the State. Yes

The Bennington Area Chamber of Commerce endorses the concept of light the monument.

Irrespective of whether it attracts tourists or economic development or not, the Monument stands as a symbol of Bennington. The project as proposed by RPI students was beautiful, unobtrusive and economical.

A monument to our history and heritage should not spend half it's life in darkness.

I would like to see the battle monument illuminated because of its symbolism to our history and also the enhancement to the monument and community.

This is a symbol of historical significance State wise. ie: State Holiday – State offices closed. – Sharing our honor of original patriotism with our adjoining State – New York.

The RPI students have shown us that the lighting can be a win/win opportunity for Bennington – no light pollution, yet a proud testament to our history.

I approve of the light plan submitted by RPI. The concept was very well done. Bravo!

I would like to see the monument lighted on a restricted basis such as dusk to midnight as exhibited by the RPI task force.

On the occasion of entering or leaving our country the Statue of Liberty is an inspiration and source of pride – day or nite. A lighted monument will provide the same inspiration and pride when entering or leaving Bennington – day or nite.

To honor those who gave their lives giving birth to our country.

It accents a very positive attribute in our community. Many of us moved here because of its history. Let it shine! It looked beautiful!!

It is a historic monument that deserves recognition. The lighting is tasteful and unobtrusive.

It looked beautiful with minimal light trespass. Studies showed in similar situation it increased property values, with no increase in crime. What's to lose?

Bennington has taken some hits, and many people have lost pride in our community. The lighting is beautiful and will enhance our image. Negativity accomplishes nothing.

The RPI students demonstrated how tastefully the monument can be lighted. They made a special effort to understand and address the concerns of the Old Bennington neighborhood such as light trespass, property values etc.

We know it can be done. We know that it can be attractive, energy-efficient, and cost effective. I urge the parties involved to find a way to let this happen.

The RPI lighting plan, if broken down into it's 3 components, is in 66% compliance and not affected with/by Old Bennington's external lighting by-law. 1/3 of the plan is in contention and may need interpretation if read literally.

How was Old Bennington allowed to place streetlights on State property against their own ordinance.

I think the monument should be lighted because it reflects a lot of history for Bennington and it would bring a lot of attention to our town.



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Wednesday, February 5, 2003 at 9:30 in the conference room at the Vermont Arts Council, 136 State Street, Montpelier, Vermont.

- | | | |
|------|--|-------|
| I. | Schedule/Confirm Future Meeting Dates | 9:30 |
| II. | Minutes | 9:35 |
| | A. January 21, 2003 | |
| III. | Historic Preservation Grants | 9:40 |
| | Working Lunch | |
| IV. | Archeology Report | 12:30 |
| III. | Historic Preservation Grants Continued | 1:00 |



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

MINUTES

February 5, 2003

Members Present: Peter Mallery, Chair
Glenn Andres, Vice-Chair
George Turner, Architect
David Donath, Historian
Elizabeth Boepple, Citizen Member
James Petersen, Archeologist

Members Absent: Kimberly Zea, Citizen Member

Staff Present: Emily Wadhams, SHPO
Nancy Boone, State Architectural Historian
Eric Gilbertson, Deputy SHPO
Shari Duncan, Administrative Assistant

The Chair called the meeting to order at 9:45 a.m. in the Vermont Arts Council Conference Room in Montpelier.

II. Minutes

A. January 21, 2003 – Glenn moved to accept the minutes, David seconded. Change January 21, “2002” to “2003”. The vote was unanimous with Beth and Jim abstaining because they were not present at the January 21 meeting.

I. Schedule

Meetings are scheduled for March 18 in Montpelier. Beth noted she will not be in attendance. Doug Frink and Chris Cochran will be on the agenda. Peter will invite Commissioner Mallery from the Tax Department and Nancy will invite Commissioner Hall from the Department of Housing. The March agenda will include time to discuss the Capital Bill and also the Programmatic Agreement Annual Report from VTrans. Other

meetings are scheduled for April 10 to include the barn grants, May 23 to coincide with the Annual Historic Preservation Conference to be held in Barre, and June 11 with a location to be decided at a later meeting.

IV. Historic Preservation Grants

Eric summarized the application review process and the scoring guidelines. He explained the importance of consistency in each member's score. He added that the actual number is less important than the consistency of the numbers from project to project. The Council had received copies of the grant summaries before the meeting (see attached).

George stated that he had worked on the preliminary plans for the buildings in project HP03-31 and is a candidate for the architecture work. He doesn't anticipate being involved in the roof work. Beth determined that it was not a conflict and other members agreed.

Beth said she had spoken with the contact person for project #HP03-05 and referred her to the grant program. The Council determined that there was no conflict because there is no financial gain for Beth.

Eric showed images of every project and answered questions about them. The Council noted possible conditions, recommendations and comments on some of the projects.

Comments:

- Wallingford Town Hall – eligible for only \$6,000, storm windows ineligible
- The Old Meetinghouse, Sheffield – recommend an assessment
- Brandon Town Hall – eligible for \$5,000, condition the award to have Tom Keefe or other qualified professional involved in the drain design and sealant work not part of the award
- Topsham United Presbyterian Church – recommend an assessment and Eric would recommend using lead coated copper
- Reading Universalist Church – recommend an assessment
- Elmore Town Hall – recommend a new foundation
- The Lentz House, Danville – did not meet eligibility requirements
- Wilder Clubhouse and Library – recommend an assessment
- The Old Stone Church, Isle La Motte – recommend using new slate
- Thetford Town Hall – eligible for \$5,650
- Main Street Arts, Saxtons River – questions about the buttress work
- First Universalist Society of Hartland 4 Corners – eligible for \$3,800, door work ineligible
- Vermont State Building, Rutland – eligible for \$1,000 for window repair
- Huntington Lower Village Church – Eric will recommend Sally Fishburn from Danville to do the glasswork
- Chandler Music Hall, Randolph – monitoring work is acceptable

- Moscow Mill, East Calais – award contingent on the Town purchasing the building
- Stonebridge Inn, Poultney – need assurance that the roof is going to be replaced/repaired
- Windsor Connection – eligible for \$7,750
- St. Johns Church, East Poultney – ineligible for handicap ramp work, eligible for \$4,500 for plaster work
- North Bennington Graded School – eligible for \$12,000

Council members scored the projects. Glenn moved that the top scoring projects be awarded grants. Dave seconded. The vote was unanimous.

Jim made a motion to make Huntington (HP03-40) alternate #1 and Brighton (HP03-13) as alternate #2, Dave seconded. Jim amended the motion to read that both projects would share equally in extra money that might be available, Dave seconded, and the vote was unanimous. Glenn moved that the award grantees are all eligible for the National Register of Historic Places, David seconded, and the vote was unanimous.

Following is a list of grants awarded for 2003:

TOWN	COUNTY	PROJECT	AWARD	WORK
Ferrisburgh	Addison	Ferrisburgh Grange Hall	\$14,000	Steeple
N. Bennington	Bennington	North Bennington Graded School	\$12,000	Brick repointing
Huntington	Chittenden	Huntington Lower Village Church	\$5,000	Windows
Canaan	Essex	Alice Ward Memorial Library	\$13,000	Foundation
Island Pond	Essex	Brighton Town Hall	\$10,000	Roof and Eve work
Isle La Motte	Grand Isle	Old Stone Church, The	\$14,000	Roof
Isle La Motte	Grand Isle	Old South School, The	\$6,000	Stone repointing
Elmore	Lamoille	Elmore Town Hall	\$14,000	Foundation
E. Braintree	Orange	Congregational Church of Christ	\$14,000	Foundation, floor, structure
Randolph	Orange	Chandler Music Hall	\$7,723	Foundation/Structure cracks
Topsham	Orange	Topsham United Presbyterian Church	\$12,403	Steeple Roof and Foundation
Brandon	Rutland	Brandon Town Hall	\$5,000	Foundation
Poultney	Rutland	Stonebridge Inn	\$14,000	Frame
Barre	Washington	Socialist Labor Party Hall	\$14,000	Roof
E. Calais	Washington	Moscow Mill	\$14,000	Foundation

The meeting adjourned at 2:55 with a motion made by Jim, seconded by Beth and a unanimous vote.



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Tuesday, March 18, 2003 at 9:30 in Conference Room A/B on the sixth floor of the North Building at National Life, National Life Drive, Montpelier, Vermont.

- | | | |
|-------|---|-------|
| I. | Schedule/Confirm Future Meeting Dates | 9:30 |
| | A. Plan for May 23, 2003 Meeting w/HP Conference | |
| II. | Minutes | 9:50 |
| | A. February 5, 2003 | |
| III. | National Register Final Review | 10:00 |
| | A. Residential Historic District, Vergennes | |
| IV. | National Register Preliminary Review | 10:15 |
| | A. Church Street Historic District, Burlington | |
| V. | Doug Frink – Archeology Model Review | 10:30 |
| VI. | Capital Bill | 11:15 |
| | Working Lunch with Commissioner Hall | 12:00 |
| VII. | SHPO Report | 12:15 |
| VIII. | Archeology Report | 12:30 |
| IX. | Downtown Tax Credits – Chris Cochran | 1:00 |
| X. | VTrans Programmatic Agreement Annual Report | 1:30 |
| XI. | Historic Preservation Grants Re-Allocation of Funds | 2:00 |



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

March 18, 2003

Members Present: Peter Mallary, Chair
Glenn Andres, Vice-Chair
David Donath, Historian
George Turner, Architect
Kimberly Zea, Citizen Member

Members Absent: James Petersen, Archeologist
Elizabeth Boepple, Citizen Member

Staff Present: Emily Wadhams, SHPO
Nancy Boone, Architectural Historian
Shari Duncan, Administrative Assistant
Eric Gilbertson, Deputy SHPO
Chris Cochran, Tax Credit Specialist
Suzanne Jamele, NR/SR Specialist

Visitors Present: John Johnson

The Vermont Advisory Council meeting was called to order by the Chair at 10:00 in Conference Room A/B on the sixth floor of the National Life Building. Peter noted that there is an agenda change due to absences. The Council will hear from Doug Frink at a later meeting when Council member Jim Petersen is present.

II. Minutes – February 5, 2003 meeting

Glenn made a motion to accept the minutes as written, David seconded. The vote was unanimous.

I. Schedule

Meetings are scheduled for April 10 in Montpelier, May 23 in Barre, June 11 in Plymouth and July 24 in Newport. The May meeting will be in conjunction with the Historic Preservation Conference and the Advisory Council will be a part of a session. Emily, Peter

and Nancy will work out the details of the conference session. David announced he will not be present at the May 23 meeting.

III. National Register Final Review

A. Residential Historic District, Vergennes – The Council had previously received materials related to this review. Sue passed around additional photos that the Council had not previously reviewed. She summarized the nomination for the Council and stated that this same project had come before the Council in 1999 but at that time certain towns people had reservations about the nomination therefore, the nomination was never formally submitted. Sue recently received two telephone calls in support of the nomination and no communication of opposition.

David made a motion to nominate the residential historic district in Vergennes under criteria A and C, Glenn seconded the motion. Glenn stated that the nomination was far superior to the nomination presented to the Council in 1999 and the overall texture of the neighborhood is great. He said that it wouldn't take much to bring the neighborhood back. The vote was unanimous.

The Council agreed that this nomination might be a good one to bring to the May 23 meeting to illustrate a good National Register nomination to conference attendees.

IV. National Register Preliminary Review

A. Church Street Historic District, Burlington – Nancy gave an overview of past activity around the proposed nomination. She explained that in 1980, the Division helped fund the preparation of the National Register Nomination. At that time, there was a moratorium on National Register nominations and the nomination for Church Street was not submitted. When the moratorium was lifted, the pedestrian mall had been built and many changes had occurred. The Council unanimously turned down the nomination because of the changes. The Church Street Marketplace organization voiced concern and in 1983 tried to persuade the Council to change their opinion. The Council met informally with the Marketplace people and advised that many of the buildings could be individually nominated and perhaps made eligible for certain tax credits but the nomination as written did not fit the National Register requirements. Twenty years later, the City of Burlington is still interested in pursuing a National Register nomination and that is what is being presented today.

Nancy distributed a map of the proposed area. There are 70-75 buildings in the proposed district, 50 of those buildings are listed on the State Register, 3 buildings in the district that are in the process of applying for individual nominations and there are 14 non-contributing buildings. Glenn suggested that Bank and St. Paul Streets be included in the district as they are a significant remnant of the original residential neighborhood. The Council suggested expanding the boundary of the proposed district to be more inclusive and use the National Register nomination as encouragement to preserve the buildings. The Council encouraged the Burlington CLG to proceed with the nomination.

V. Doug Frink – Archeology Model Review

Postponed until a later date.

XI. Historic Preservation Grants Re-Allocation of Funds

Eric Gilbertson explained to the Council that there is a need to re-allocate \$25,000 for the Historic Preservation Grant Program. In February, Moscow Mills in Calais was awarded \$14,000 but is unable to accept the money because the Town failed to vote to buy the building at the annual Town meeting. The other \$11,000 comes back from Fernhill Cottage in Rutland because they sold the property to a private owner making them no longer qualified for the funds.

Emily suggested that the Council look at the Springfield project as she has received several inquiries into why that project was not funded. Discussion followed on how the Council thought the money should be re-allocated. George made a motion to reallocate the \$25,000 by fully funding those projects that were partially funded originally, and fund the next two highest-ranking projects – Sandgate at \$7,000 and Bradford at \$2,500. David seconded and the vote was unanimous.

VI. Capital Bill

Nancy presented the Council with a list of items in the proposed Capital Bill that have potential impact on historic and archeological resources. Emily suggested that rather than asking for archeology assessments, perhaps we should just state that all need to comply with 22 VSA. Emily was concerned about commenting individually on each project. She suggested sending a memo to Senate Institutions with a cc to Tom Torti, generalizing the Council's concerns. George suggested that the memo might express the Council's desire to become involved early on in the "before design" phase and the Council agreed. The Council discussed their concern over commenting on projects at such a late date and want to make sure that the State's money is going to most appropriate projects. Peter, Nancy and Emily will work together to prepare specific comments that will be brought to Tom Torti.

IX. Downtown Tax Credits – Chris Cochran

Chris gave a power point presentation of how the state and federal rehabilitation tax programs work. He stated that he goes to 1 to 2 communities per month to get the word out and educate folks on how they might benefit from the different credits. The Council thanked Chris for the presentation.

VII. SHPO Report

Emily reported the following:

- Archeology Fund – a memo was prepared and sent to Bill Johnson, Chair of House Natural Resources, outlining an Archeology Fund. Kevin Dorn and Pat Moulton both agreed the idea was good. There is now a bill that has been introduced proposing an archeology fee/fund. The bill language reads to add \$1.00 to the Act 250 fee for the archeology fund. Unsure of how lawmakers will receive the bill.

- GIS Mapping project is progressing. Wetherby Dorshow from New Mexico, is currently training Division Staff.
- The Cultural Heritage position currently held by Deb Doyle-Schectman may not be funded. The Contract expires at the end of June and Alex Aldrich from the Vermont Arts Council said in a memo that the Department of Tourism will not fund that position. It is difficult because nobody has owned that position. The position has been funded by Tourism but works out of the Vermont Arts Council. Emily would like the position but the Division cannot fund it. There will be further discussions with Commissioner Hyde about restructuring the position.
- Annual Lobbying Day – Emily was in Washington and met with Vermont Congressional Members or the appropriate staff. The conversations included increasing the Historic Preservation Fund amounts and the re-authorization of the TEA-21 program.
- There are ongoing budget meetings with John Hall.
- Nancy is now involved in doing cell tower reviews for the Division.

X. VTrans Programmatic Agreement Annual Report

Nancy explained to the Council that Emily is required to issue a written response to the report. The Council's role is to provide Emily with their comments. She reports that the process has been working quite well but now is the time to request changes if there are any. Nancy states that VTrans is requesting that the Council give up their right to review State projects that normally come before them. There was much discussion and the Council agreed they would not be willing to relinquish their review rights. The Council thought that the plate girder bridge discussion showed usefulness of the process and they would like to continue in that same process. The Council did suggest that the report could be better understood if there was a key. Nancy asked if the Council would be interested in receiving written notification of adverse effects, with an opportunity to request presentation if the Council desired, instead of requiring presentations on all potential adverse effects. The Council expressed reserved support for the idea.

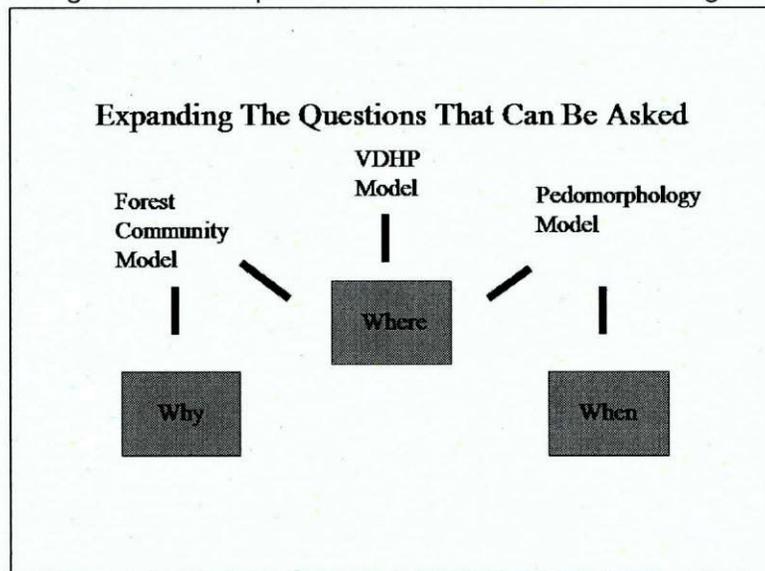
Dave made a motion to adjourn, Kim seconded, the vote was unanimous. The Council adjourned at 2:17 p.m.

Report to the Vermont Advisory Council on Historic Preservation On the Efficacy of Multiple Environmentally Base Locational Models

Douglas Frink
Archaeology Consulting Team, Inc.

March 18, 2003.

Nineteen months ago, I came before the Council to present, and seek approval for, two new models for predicting the locations and characteristics of archaeological sites. These models, although different from the VDHP model, were not intended to replace it, but rather to enhance it by expanding the kinds of questions one asks in an archaeological study. The VDHP model is predicated on over twenty years of data and provides information on WHERE sites are most likely located. The forest community model builds on this question and provides information on WHY people might select certain areas over others based on the variability and seasonality of resources. The pedomorphological model provides information on a changing landscape, thereby allowing us to address the questions of where and why within the context of WHEN.



Individually, each of these models is capable of predicting where we are likely to encounter archaeological sites, but when used together this system of models allows us to better address the potential significance of the archaeological resource early on in our studies.

Approval of these two models was granted by the Council with the request that I return and report on how well they are working. Tonight, I will present recent applications of these models using specific projects studied under environmental review -- as required under various state and federal legislation.

The effectiveness of these models in the studies on five projects reviewed under ACT 250 are summarized in Table 1. In general, ACT 250 archaeological studies are required after they have been evaluated against the VDHP model alone. Thus, it is somewhat unfair to here compare them to the other models. Any project that scores greater than 32 on the VDHP model needs to be studied by a consulting archaeologist. Use of the additional models in these situations is primarily focused on refining the scope of study to more efficiently locate sites, determine their significance, and when sites are not

found, to offer explanations as to why. Individually, each model, provided incomplete information. However, in concert this information provided explanations for why sites were found or not, and characterization of sites leading to determining their significance.

Application of the three models in concert to determine sensitivity for potential archaeological sites has been employed in larger corridor studies. Archaeological Resource Assessments (ARA) for proposed upgrades and improvements to VELCO's transmission system have focused on detailing where to avoid, or minimize potential impacts. Under ACT 248, VELCO's proposed project will be reviewed by the Public Service Board to determine whether the project will be in the best interest of the public. Minimizing the potential impacts to archaeologically sensitive areas is in the public's interest both in terms of protecting these resources and in minimizing the costs of mitigation - costs that are passed on to the consumer.

In situations where the three models are in agreement, the expanded information provides refinements in expectations, and increased ability to budget costs for subsequent studies. When the three models are in disagreement, they provide justification for determination of sensitivity. For example, the VDHP model assigns a value of 32 for areas located on the Champlain Sea or Glacial Lake Shore Lines. In some cases the forest community model might indicate a low resource based environment and the pedomorphology model might indicate landscape conditions inappropriate for settlement. Alternatively, a distance of between 90 and 180 meters to an intermittent stream would score only a 4 on the DHP model. If the forest community model indicated the probability of a critical resource, such as a winter deer yard, or the pedomorphology model indicated a past paleo pond, the project area would be considered highly sensitive for archaeological sites.

Similarly, this approach has been used with State Lands under the jurisdiction of the Departments of Forests, Parks, and Recreation, and Fish and Wildlife, to both evaluate potential impacts from undertakings, and to aid in developing land management plans. The primary benefit to the State in using the multiple model approach has been to avoid potentially expensive undertakings at the planning stage. Unfortunately, this has meant few opportunities to verify through testing the conclusions being drawn. Also, as more projects are designed for low sensitive areas, fewer archaeological sites are being discovered and recorded.

(Click on table to go back)

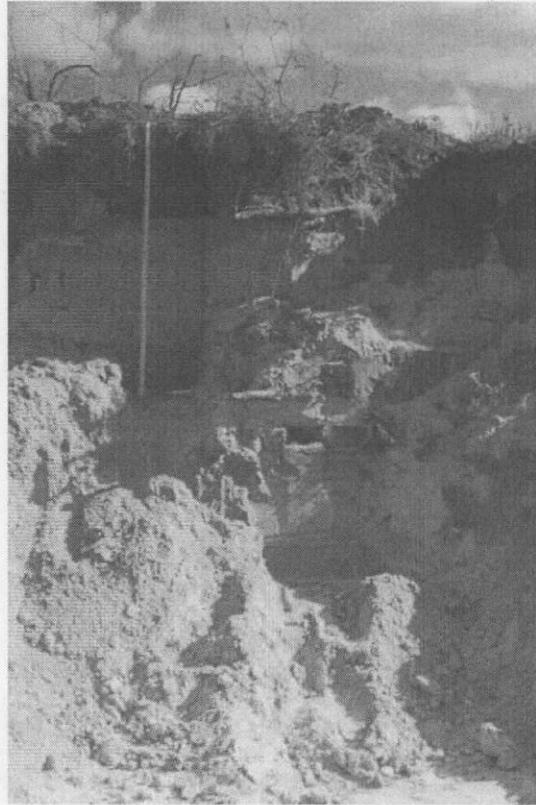
TABLE 1: Summary of Applicability of Models on Five ACT 250 Archaeological Studies

Project	VDHP Model	Forest Community Model	Pedomorphological model	Results and Comments
St. Michael's College	Sensitive for Early NA Sites Score 92	Seasonal Fall Resource Base	Low Potential for Early NA sites.	No Sites Found Explanation Provided
Wolcott Gravel	Sensitive for Early NA Sites Score 64*	Low Resource base	Low Potential for Early NA sites	No Sites Found Explanation Provided
Nason Road -- VT. Gas Pipeline	High Sensitivity for NA Sites Score 46*	High Resource Base for Winter Deer Yard Sites	Low Potential for Early NA sites -- High Potential for Later NA sites	A historically recent NA Site found. Not typical of Winter Deer Yard sites
Quechee Visitor's Cnt.	High Sensitivity for NA Sites Score 76*	Seasonal Fall Resource Base	Low Potential for NA Sites	Site found -- Not characterized due to redesign
Meadowland Development	High Sensitivity for NA Sites Score 20*	High Resource Base for Winter Deer Yard Sites. Possible Quarry Activities	Low Potential for Early NA sites -- High Potential for Later NA sites	A historically recent NA Site found. Typical of Winter Deer Yard site
	2 for 5	3 for 5	4 for 5	Meaningful data and explanations possible

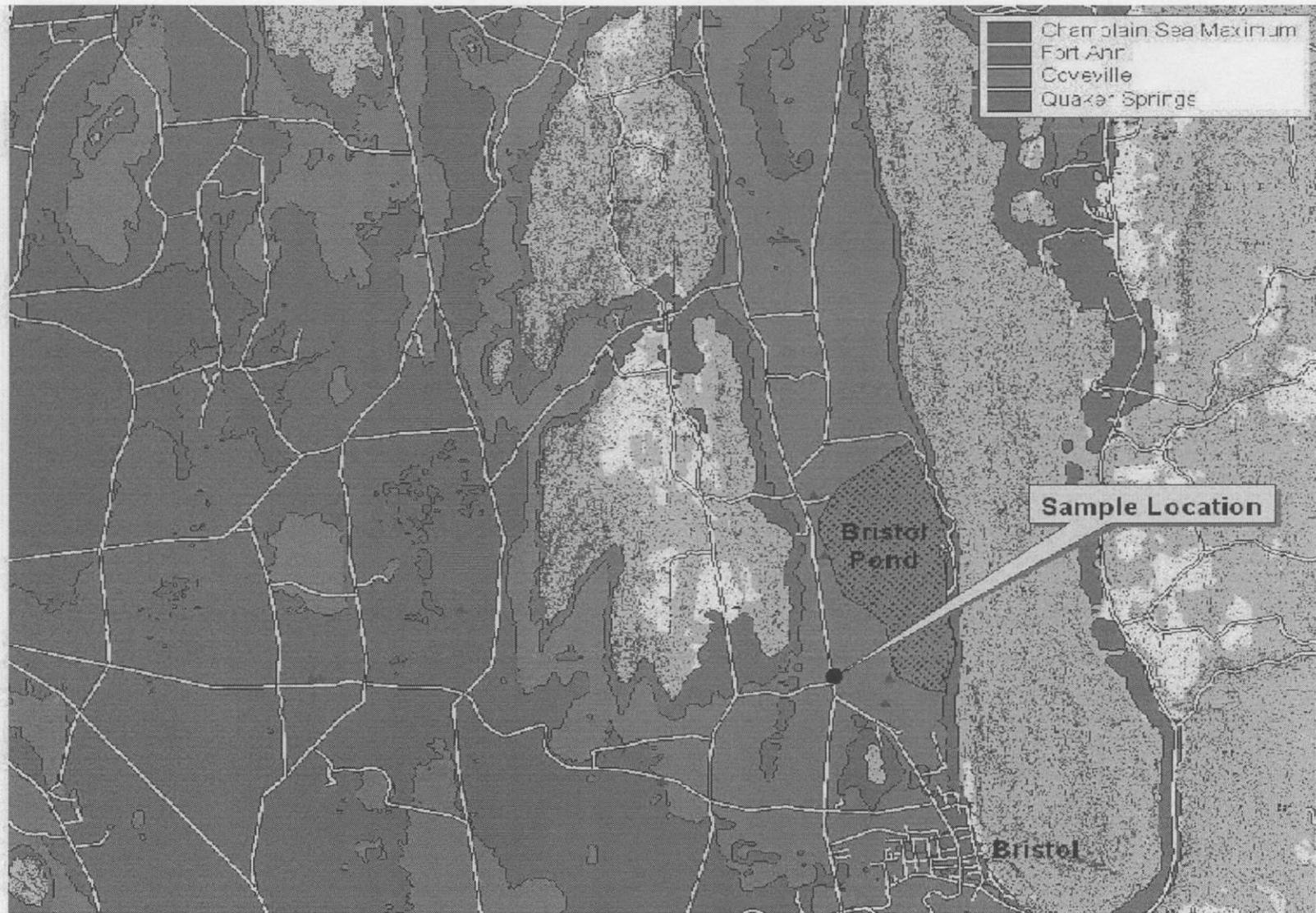
* These projects were reviewed by VDHP prior to the current scoring system. Score values have been reconstructed after the fact.

As opportunities present themselves, ACT continues to test these models. A recent road-cut enhancement along Monkton Ridge Road in Bristol exposed a three-meter deep soil profile that allowed us to test the post glacial landscape surrounding Bristol Pond as defined by the pedomorphological model. Bristol Pond is one of several surviving freshwater ponds left behind after Glacial Lake Vermont drained. Numerous very early Native American sites have been recorded along the edges of this pond.

The exposed soil profile consists of an overthickened plowzone overlying a well developed buried soil that had formed within a paleo-dune. The maximum age of this buried soil was found to be 11,271 calendrical years old. Another buried soil, formed in water deposited bedded fine sands and silts, was encountered beneath ~40 cm of wind-sorted dune sand. This horizon dated to before 12,215 years ago.



The pedological model is premised on data suggesting that first human colonization of the area did not occur until after the Younger Dryas (~11,600 years ago) and the draining of the Champlain Sea (~12,500 years ago), and that early habitation sites are most likely to be found adjacent to these relict fresh water ponds. The identified Paleo-Indian Period sites located around Bristol Pond are clearly in association with the paleosol that developed after 11,271 years ago. The discovery of an intact earlier soil, contemporary with the Champlain Sea and capable of having been inhabited by people during the Younger Dryas, provides a means to test the premise of first occupation. However, archaeological testing of areas adjacent to these relict ponds must include excavations that extend down into definable water deposited sediments to insure that this buried soil level is encountered where ever it may still be extent.



Bristol Road Cut -- OCR Carbon Dating Data

Soil Depth	pH	% Organic Carbon (LOI)	Ocr Date	Very Coarse	Coarse	Medium	Fine	Very Fine	Coarse Silt	Fine Silt	Sample Id	% Oxidizable Carbon (WB)	OCR Ratio	Mn
5	6.2	4.002	202	4.140	2.377	2.983	8.027	14.395	26.233	41.846	6317	1.40	2.86	10.85
15	5.8	2.409	1105	6.812	2.750	2.661	6.511	16.148	25.892	39.227	6318	0.705	3.42	7.8
25	5.3	2.104	1997	6.666	2.630	2.377	6.246	14.844	31.806	35.431	6319	0.65	3.24	7.0
30	5.4	1.934	2511	7.762	2.303	2.428	6.070	16.162	32.370	32.905	6320	0.58	3.33	5.2
35	5.5	2.19	2817	10.096	3.042	2.633	6.529	13.158	26.288	38.252	6321	0.62	3.53	5.8
40	5.5	2.854	3191	7.768	3.180	2.634	6.778	14.706	24.816	40.119	6322	0.80	3.57	6.25
45	5.6	1.993	3796	4.792	1.845	1.626	4.435	12.578	40.010	34.715	6323	0.545	3.66	4.22
50	5.7	0.294	8377	.	.	.080	.623	18.941	55.826	24.530	6324	0.06	4.90	1.56
55	5.6	0.306	9573	.	.	.050	1.061	29.442	50.248	19.199	6325	0.09	3.40	1.39
60	5.7	0.341	11271	.	.	.080	3.573	42.113	41.215	13.018	6326	0.03	11.37	3.225
103	5.3	0.676	12215	.	.	.057	2.937	27.367	41.094	28.545	6327	0.18	3.76	6.3

Tax Credit Summary for Designated Downtowns

	Federal 20%	State % 10	State 25%	State 50% for Elevators, lifts, & Sprinklers
Building must be:	Listed individually in the National Register; OR considered eligible for listing; OR a contributing building in a historic district listed in the National Register	Building must meet the eligibility requirements of the 20% federal program and be located within a Designated Downtown District.	Building must be built prior to 1983 and be located within a Designated Downtown District	No age requirement, building must be located in within a Designated Downtown District
Eligible buildings:	Income-producing properties, including commercial, industrial, agricultural, or rental residential	Income-producing properties located within Designed Downtown Districts	Properties located within Designed Downtown Districts	Properties located within Designed Downtown Districts
Minimum costs of rehabilitation:	More than \$5,000 OR the adjusted basis of the property, whichever is greater	More than \$5,000 OR the adjusted basis of the property, whichever is greater	More than \$5000 AND owner must certify the investment is less than the adjusted basis of the property.	None, but applicant can only make one application per building \$10,000 "deductible" for certain eligible businesses
Maximum credit:	Unlimited	Unlimited. Total state awards capped a \$750,000 for FY 02 and \$1M for FY 03 per year. Credit can be used in combination with the 50% credit.	\$25,000. Credit can also be issued in the form of a Mortgage Credit Certificate (MCC). Credit can be used in combination with the 50% credit. Total state awards capped a \$750,000 for FY 02 and \$1M for FY 03 per year	\$25,000 each for sprinkler and elevator, \$12,000 for a lift. Credit can also be issued in the form of a Mortgage Credit Certificate (MCC). Credit can be used in combination with the federal 20%. This credit can be used with the state 10% OR 25% credit. Not both. Total state awards capped at \$750,000 for FY 02 and \$1M for FY 03 per year
Time limit:	24 months; if in phases, 60 months total	24 months	24 months	Applicant must make application within one year of starting work. Expenditures made before May 15, 2002 are not eligible.
Credits can be carried forward:	20 years (also back one year)	14 years	9 years	14 years
Rehab requirements:	Must follow the <u>Secretary of the Interior's Standards for Rehabilitation</u>	Must follow the <u>Secretary of the Interior's Standards for Rehabilitation</u> Applicant cannot "double dip"	Application must be approved before work beings Must meet local review standards (planning commission, design review board, etc) Application submitted by municipality on behalf of applicant. Applicant cannot "double dip"	Follow the <u>Secretary of the Interior's Standards for Rehabilitation</u> and applicant must apply for all credits at one time Applicant cannot "double dip"
Fees:	\$250 for Part 2; \$500-2,500 for Part 3 (depending on rehabilitation costs)	None	None	None
Reviewed by:	SHPO and NPS	Downtown Development Board	Department of Labor and Industry, Local Review Body, Downtown Development Board	Department of Labor and Industry, Downtown Development Board
Credits claimed:	The year in which the building is placed in service; for phased projects & buildings open during work (not taken out of service), the year substantial rehabilitation test is met	The year work is completed; official verification (Copy of approved Part 2 and Credit Award Letter) is needed	The year work is completed	The year work is completed
Process:	Part 1 determination of eligibility (if needed) Part 2 reviewed; Part 3 reviewed; Project certified File IRS Form 3468	Application reviewed by Division for Historic Preservation Credit allocated by Downtown Board File State of VT Tax Form with Tax Credit Allocation Letter attached	Application reviewed by Division for Historic Preservation Credit allocated by Downtown Board File State of VT Tax Form with Tax Credit Allocation Letter attached	Application reviewed by Division for Historic Preservation Credit allocated by Downtown Board File State of VT Tax Form with Tax Credit Allocation Letter attached



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Thursday, April 10, 2003 at 9:00 in Conference Room A/B on the sixth floor of the North Building at National Life, National Life Drive, Montpelier, Vermont.

- | | | |
|------|---|-------|
| I. | Schedule/Confirm Future Meeting Dates | 9:00 |
| II. | Minutes – March 18, 2003 Meeting | 9:05 |
| III. | Historic Preservation Barn Grants | 9:15 |
| | Working Lunch | |
| IV. | SHPO Report | 12:15 |
| V. | Archeology Report | 12:30 |
| III. | Historic Preservation Barn Grants Continued | 12:45 |
| VI. | Certified Local Government Grants | 2:30 |



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

April 10, 2003

Members Present:

Peter Mallery, Chair
Glenn Andres, Vice-Chair
David Donath, Historian
George Turner, Architect
Kimberly Zea, Citizen Member
James Petersen, Archeologist

Members Absent:

Elizabeth Boepple, Citizen Member

Staff Present:

Emily Wadhams, SHPO
Eric Gilbertson, Deputy SHPO
Shari Duncan, Administrative Assistant
Chris Cochran, Tax Credit Specialist

Visitors Present:

John Johnson

The Vermont Advisory Council meeting was called to order by the Chair at 9:10 a.m. in Conference Room A/B on the sixth floor of the National Life Building in Montpelier.

I. Schedule

Meetings are scheduled for May 23 in Barre, June 11 in Plymouth (Peter may be absent), July 17 in Newport (changed from July 24), and August 14. The May 23 meeting in Barre is not an official meeting of the Advisory Council, it is the Council participating in and facilitating a session at the Historic Preservation Conference – there will be no agenda. Shari will register the Council Members for the Conference.

II. Minutes

David made a motion to accept the minutes, Glenn seconded. The following change will be made: page three, under section VI change "good projects" to "most appropriate projects". The vote was unanimous to accept the minutes with the one change.

III. Historic Preservation Barn Grants

Eric summarized the application review process and the scoring guidelines. He explained the importance of consistency in each member's score. He added that the actual number is less important than the consistency of the numbers from project to project. The Council had received copies of the grant summaries before the meeting (see attached).

Eric showed images of every project and answered questions about them. The Council noted possible conditions, recommendations and comments on some of the projects.

Comments:

Knowles Dairy Barn, Charlotte – Eric will try to get PTV involved with this project.
Intervale Foundation Barn, Burlington – Eligible for \$8,653.00. Eric will suggest an archeological review.

Old Briggs Farm, Proctorsville – Eligible for \$10,000.

Old Rockwell Farm, South Hero – Encourage an assessment and reapply next year.

Teitsch Barn, East Brookfield – Eligible for \$3,925.

Locke Family Farmk Waterville – Eric would work with applicant to ensure quality work.

Valley Stock Farm, Orwell – Eligible for \$1,500.

Parks Farm, Orwell – Eligible for \$3,280.

Hyder Barn, Richmond – Unsure if NR eligible because part of barn was made into a house.

V. Archeology Report – as written by Jim Petersen

Assuming that the weather warms up in the near future, the 2003 field season promises to be another busy one for Vermont archaeologists, although the number and scale of work for the Vermont Agency of Transportation (VAOT) is uncertain. Certain issues and problems continue to be of concern as well.

In terms of VAOT, archaeology, ongoing work will see the completion of all past studies related to the large Chittenden County Circumferential Highway (CCCH) in the near future, as well as initiation of several new phase II and phase III studies in the western portion of the project area toward I-89 in Colchester. Given the economy, the number of other VAOT archaeology studies elsewhere in Vermont is more uncertain, but this work may be much reduced over past years. The VAOT recently received a draft copy of their long-term "curation" study, which is a critical part of the archaeological issues facing the

VAOT. This study is apparently somewhat equivocal in its recommendations, although not in specifying that some such facility will be very important in the long run. The VAOT has secured space for an interim, temporary curation space in Montpelier, I believe, but this will not suffice as a permanent facility. Recent completion of the VAOT Annual Report for Historic Preservation and Archaeology Reviews for 2002 documents the complex, diverse nature of preservation work for VAOT statewide and the fact that relatively few problems have emerged as a consequence of the Programmatic Agreement between the VAOT and the Division for Historic Preservation. This is good news indeed, but, as noted at the last Council meeting, we should not willingly relinquish our role in receiving potential adverse effects to cultural resources of all sorts due to VAOT projects.

Other issues beyond VAOT archaeology include positive progress on the mapping and prioritization work being conducted by the Division – this work has become complicated, but it moves forward according to all reports.

Another matter of broad importance involves predictive models to direct prehistoric archaeology in Vermont, including the model previously brought to the Council by Douglas Frink of the Archaeology Consulting Team. Frink's model seems useful as long as it is complementary to the Division's predictive model, but if it becomes a replacement model, then may begin to work against the Division's model and broader preservation efforts in Vermont. This matter will need to be addressed in the future, as it likely will be at an upcoming Council meeting.



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Friday, May 23, 2003 at 12:00 in the Community Room at the Vermont History Center, 60 Washington Street (Route 302), Barre, Vermont.

I. Future Meeting Dates and Agendas

12:00



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Wednesday, June 11, 2003 at 10:00 via a telephone conference call. Any member of the public wishing to join the conference call may participate at the Division for Historic Preservation, Conference Room D, Sixth Floor, National Life Building, Montpelier, Vermont. For more information, call 802-828-3540.

AGENDA

- I. Schedule/confirm meeting dates 10:00
- II. National Register Final Review 10:05
 - A. Brock Hill Schoolhouse, Newbury
 - B. Ira Hill House, Isle La Motte
 - C. Park Farm, Grafton



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

June 11, 2003

Members Present Peter Mallary, Chair
Glenn Andres, Vice-Chair (via telephone)
David Donath, Historian (via telephone)
George Turner (via telephone)

Members Absent James Petersen, Archeologist
Elizabeth Boepple, Citizen Member
Kim Zea, Citizen Member

Staff Present Emily Wadhams, SHPO
Nancy Boone, State Architectural Historian
Suzanne Jamele, National Register Specialist

The Vermont Advisory Council on Historic Preservation was called to order by the Chair at 10:11 in Conference Room D on the sixth floor of the National Life Building. The meeting was held by conference call. Peter Mallary, Emily Wadhams, and Nancy Boone were present in the room, and the other members joined by telephone.

I. Schedule

The Council confirmed the change of the July meeting date to July 7. If a second summer meeting is needed, the Council chose July 30 as the date; too many members are away on vacation in August to find a convenient meeting date then. Glenn noted that his fall teaching schedule will be MWF, but his class on those days will be out by 8:50 a.m. The Council selected two possible dates for the September meeting, September 23 and September 25. Nancy will check with Beth, Kim and Jim to find which one is better for them.

II. National Register Final Review

A. Brock Hill Schoolhouse, Newbury

Members had been sent copies of the nomination before the meeting. Sue pointed out that the property meets the criteria in the Educational Resources MPDF. The Brock Hill Schoolhouse did not undergo changes early in the 20th century when many schools were upgraded to meet new state standards, so it remains an intact example of the pre-standardization type. Sue recommended that it be approved under criteria A and C. Peter added his endorsement of the property and nomination by the owner, a former neighbor. Eric Gilbertson had suggested that the owner might be nominated for a Preservation Trust of Vermont Honor Award. Peter concurred.

In light of some troubles with the telephone, and in order to move the agenda along, George suggested that the Council consider all three nominations on the agenda in one motion.

B. Ira Hill House, Isle La Motte

Members had been sent copies of the nomination before the meeting. Sue recommended that it be approved under criteria A, B, and C.

C. Park Farm, Grafton

Members had been sent copies of the nomination before the meeting. Sue recommended that it be approved under criteria A and C.

George moved that all three nominations be approved for nomination to the National Register under the criteria noted for each one above. Glenn seconded. The motion passed unanimously.

III. New Business

Glenn raised a question about participation of Council members in advocacy activities related to the State House expansion project outside of Advisory Council meetings. The members discussed options, and decided to reflect further and bring it up with the full Council at the July meeting.

Dave said that he is involved in planning the Quadra-centennial of Jamestown, and would like to share ideas with Emily for the Lake Champlain Quadra-centennial celebration.

The meeting adjourned at 10:52

Respectfully submitted,

Nancy E. Boone



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Tuesday, July 8, 2003, at 9:30 in Conference Room A/B on the sixth floor of the North Building at National Life, National Life Drive, Montpelier, Vermont.

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|-------|--|-------|
| I. | Schedule/Confirm Future Meeting Dates | 9:30 |
| II. | Minutes | 9:40 |
| | A. April 10, 2003 | |
| | B. June 11, 2003 | |
| III | Old Business | |
| | A. State House Expansion – Status Report | 9:50 |
| IV. | Archeology in Act 250 | 10:20 |
| | Working Lunch | |
| IV. | SHPO Report | 12:00 |
| V. | Archeology Report | 12:30 |
| VII. | Doug Frink – Review of Archeological Predictive Model | 1:00 |
| VIII. | National Register Final Review | 2:00 |
| | A. Multiple Property Documentation Form "Organized Summer Camping in Vermont", Associated Historic Context "Children's Summer Camps in Vermont, 1892-1953" | |
| | B. Aloha Camp, Fairlee | |
| | C. Aloha Hive Camp, West Fairlee | |
| | D. Lanakila Camp, Fairlee | |
| | E. Camp Wyoda, West Fairlee | |



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

July 8, 2003

Members Present: Peter Mallery, Chair (left at 12:00)
Glenn Andres, Vice-Chair
James Petersen, Archeologist
Elizabeth Boepple, Citizen Member
George Turner, Architect
David Donath, Historian

Members Absent: Kimberly Zea, Citizen Member

Staff Present: Emily Wadhams, SHPO
Nancy Boone, State Architectural Historian
Shari Duncan, Administrative Assistant
Scott Dillon, Survey Archeologist
Giovanna Peebles, State Archeologist
Judith Ehrlich, Environmental Review Specialist
Eric Gilbertson, Deputy SHPO

The Vermont Advisory Council on Historic Preservation was called to order by the Chair at 9:35 in Conference Room A/B on the sixth floor of the National Life Building.

I. Schedule

Meetings were scheduled for July 30, September 23 and October 21. It is noted that Jim Petersen will not be able to attend the July 30 meeting.

II. Minutes

A. April 10, 2003 – Jim moved and Glenn seconded to accept the minutes with the following changes: add the date; change Intervale to Intervale on page two; change “but this will suffice” to “but this will not suffice” on page three; change “Recently completion” to “Recent completion” on page three; drop the “I” in “then I may begin to work”. The vote was unanimous to accept the minutes.

B. June 11, 2003 – Jim moved and Glenn seconded to accept the minutes with no changes. The vote was unanimous.

III. Old Business

A. State House Expansion – Status Report

Nancy reported to the Council that she, Emily and Peter had attended a public meeting that was held. She explained that the Department of Buildings and General Services wanted Moe Finegold, the State House Expansion Project Architect, to go ahead with further design. The Technical Committee would give the go ahead to spend the allocated funds. There is a possibility of another meeting with Finegold in September and Nancy suggested that the Advisory Council could perhaps piggy back their September meeting with that meeting in order to meet with Finegold on the same day. Nancy passed around a letter and a sketch from Bob Burley and stated that he is interested in coming before the Council. The Council agreed that Bob could be notified of upcoming meetings. They would welcome his participation in discussion but did not feel that to schedule a specific agenda item for a presentation by him would be appropriate.

Glenn stated that the SAH had discussed the Vermont State House at their annual meeting in Denver. He expressed concern that the longer the Council waits; the more difficult it will be to ultimately offer an opinion. The Council agreed that the program was flawed and perhaps the answer is to go back to the very beginning and start over. There was a question as to what the Council can do now. Beth asked if it would be appropriate to go to the Governor with concerns because this group is the Governor's Council. Emily suggested that she will have an opportunity to talk with the Governor informally and could ask him how he would like the Council to proceed. George asked if the Council might talk with Legislators but the Council agreed for right now, they should stick to Emily talking informally with the Governor.

Glenn reported to the Council that he had been invited to attend a dinner/meeting being held by the Montpelier Heritage Group to discuss the State House expansion. He explained to the group that he would be attending as a private citizen and would not be representing the Council. He asked the Council what their position was and should he attend the meeting. After much discussion and talking with Celia Daly, General Counsel for the Division, the Council agreed it would be best if Glenn did not attend the dinner.

IV. Archeology in Act 250

Giovanna summarized for the Council the current issues with Act 250 archeology. She explained that the burden of proof has shifted and suggested the Division needs to be more formally involved and more persuasive in its findings and recommendations to the District Commissions. The Division has come up with four tools to improve its ability to deal with archeological sites in the Act 250 process:

- Develop GIS archeological sensitivity maps and identify priority survey areas.
- Bring more projects and sites to the Council for review and testimony.
- Pursue an archeology fund.

- Provide training for Environmental Board, District Commissioners and Coordinators.

Emily explained to the Council that Marcy Harding, previous Environmental Board Chair, thought that Criterion 8 of Act 250 was intended to protect only recorded archeological sites listed on the State or National Register. Jim said that perhaps all sites should be determined significant and eligible until proven otherwise. Emily said that Kevin Dorn, ACCD Secretary, is very supportive of an archeology fund and will pursue the issue. The fund may be a 50/50 fund with a tax credit for the developer's portion. She explained that much work is needed including mapping so the sensitive areas are known up front. It is hoped that RPC's will eventually undertake archeology mapping as part of their workplan using state dollars. Emily stated the Division is working on a list of initiatives to better support archeology and the Agency is backing up those ideas. Gio said the interpretation/curation piece is still missing. She suggested that people be shown why it is a public benefit to do archeology in Vermont. Emily noted that she and Kevin Dorn are working with the University of Vermont on curation and she and Giovanna are working with Kevin Graffagnino from the Vermont History Center on the possibility of partnering on curation and Vermont archeology.

Jim expressed concern about reliance on listed sites in Act 250 and stated his serious concern about how this was used in the Hand decision. He said he would like to see this addressed head on and not in a round about way. David said the Council should endorse significance of priority areas on maps to better help folks to understand. Emily agreed, saying that the predictive model is hard for people to interpret without a visual aid (i.e. a map). She stated that many sites are lost because they do not fall under Act 250 jurisdiction. She said that it would be beneficial to educate communities to know where the sensitive areas are and get local groups involved. Glenn suggested that kits might be provided to schools and that students might use the predictive model in a fun way.

Giovanna gave a presentation on the GIS archeological sensitivity mapping to the Council. She summarized where the Division was with the mapping project. Scott noted that ground truthing high priority areas on the maps is the biggest problem. The Division wants to make certain that it is identifying maximum areas of high sensitivity; there are sensitive areas that don't show up when GIS mapping and there are several different levels of resolution. Jim suggested that future surveys and Phase I work can provide ground truthing for the maps. David asked when the mapping will be advanced enough to use effectively and defensively. Emily said that first the Division needs to build credibility with people in the state and change the perception of the public. It was her opinion that there will be no credibility if "blanket" State or National Register listing of sites is done; she suggests using the sensitivity maps with their limitations and errors. Glenn suggested that maybe some of the mapping could be done by college students. Emily said there is hope to generate more excitement by becoming more public. Giovanna noted that a diversified archeology program "portfolio" is the best way to protect sites and educate folks. She said a good defense to stem the loss of archeological sites is education. Beth suggested that the Division could analyze Act 250 permits to find where the areas of greatest development pressure are, and concentrate mapping efforts in those areas first. Gio said that, in fact, the Division was focusing on mapping the Champlain Valley first. Emily said that the archeology curation center should start with the basic collections care (curation) piece and build out from there to education programming, such as exhibits. Glenn suggested that a curation center not be in a centralized location but rather in it's own community, tied in with the local history.

Peter asked if the Council needed to take any specific action at this time. Emily answered no, that the Division was just trying to get folks thinking about the issues. Dave asked about the schedule of the mapping and Giovanna stated the schedule will be presented at the next Council meeting. Nancy asked if the Council needed to reaffirm its delegation contained in Rule 4 of the Division's Rules that allows DHP staff to evaluate significance of resources on the Council's behalf. Emily said that keeping a low profile might be best at this time. Peter asked that an Act 250 update and schedule be put on the next agenda.

V. Archeology Report – No report

VII. Review of Archeological Predictive Models

Nancy explained to the Council that Doug Frink would not be present at today's meeting. She said that the Division had sent out a memo to the Council and to Doug explaining its opinion on his models. Doug asked for time to prepare a response to that memo and could not do it in time for this meeting. Jim explained that there are two issues and perhaps they should be dealt with separately. Giovanna and Scott had stated in their memo to the Council that there are problems with the Oxidizable Carbon Ratio dating and needed further investigation. Jim mentioned that the Society for American Archeology had published an article that was not favorable about the OCR and more discussion was needed perhaps with a pre-meeting to the Council meeting that Doug will attend or maybe a public hearing/meeting to discuss the issues. Nancy explained that the Council is involved because they approve survey methodology. Jim suggested that Doug come in September and the Council listen to Doug's representation, adjourn to consider, and respond with a memo.

VI. SHPO Report

- Emily reported that the Division co-sponsored with UVM and the Preservation Institute, a Covered Bridge Conference held in Burlington. There were over 200 participants. Eric Gilbertson led a small group on a motorcycle tour. The group established a national charter on principles for preservation of historic covered bridges, "The Burlington Charter."
- The historic sites visitorship is down considerably this year. The Division is working on ways to get those numbers up. The Governor has shown a great interest in the sites and will be speaking at the dedication of the Wilder House Barn in Plymouth on July 26.
- Emily is involved with talking to Middlebury College about the removal of a building at 75 Franklin Street and changing another. Glenn was familiar with the projects.
- There will be a charrette held in Springfield at the Jones Lamson site on July 31st. It is an outstanding industrial building and the Division would like the community to take another look at uses for the property before approving the demolition.
- The Governor has a draft of an Executive Order for the Quadra-Centennial Celebration. That committee should be formed in the near future.

- Emily explained that Nancy had been working on developing a digital survey methodology and database for historic buildings and structures. The work is being done by a consultant who has done similar projects for six other SHPO offices.
- Emily met with Charlie Basner from the Federal Highway Administration and asked for backup of additional funds. He is very supportive of historic preservation projects.
- Emily reported that she attended an Elizabeth Mine Meeting with Jeff Wennburg, Commissioner of Environmental Conservation. The Agency of Natural Resources is not in support retaining TP3. Emily supports ANR's decision.

Dave reported that he and Peter are serving on the Creative Economy Council, appointed by the Governor. It is a one-year taskforce to develop cultural heritage economy recommendations for the state.

VIII. National Register Final Review

A. MPDF – “Organized Summer Camping in Vermont”, Associated Historic Context “Children’s Summer Camps in Vermont, 1892-1953”

The Council had received copies of the nomination prior to the meeting. Nancy summarized the nomination. David moved to approve the MPDF under criteria A & C, Jim seconded. The vote was unanimous.

- B. Aloha Camp, Fairlee
- C. Aloha Hive Camp, West Fairlee
- D. Lanakila Camp, Fairlee
- E. Camp Wyoda, West Fairlee

The Council had received copies of the nomination prior to the meeting. Nancy gave an overview. David moved to approve all four camps under criteria A & C and Jim seconded. The vote was unanimous.

George suggested the Division inform other camps of this nomination because they might be interested in pursuing a nomination themselves. The Council agreed this was a good idea. Nancy stated she would pass the information along to Sue.

Beth moved to adjourn, Jim seconded. The vote was unanimous. The meeting adjourned at 2:00 p.m.

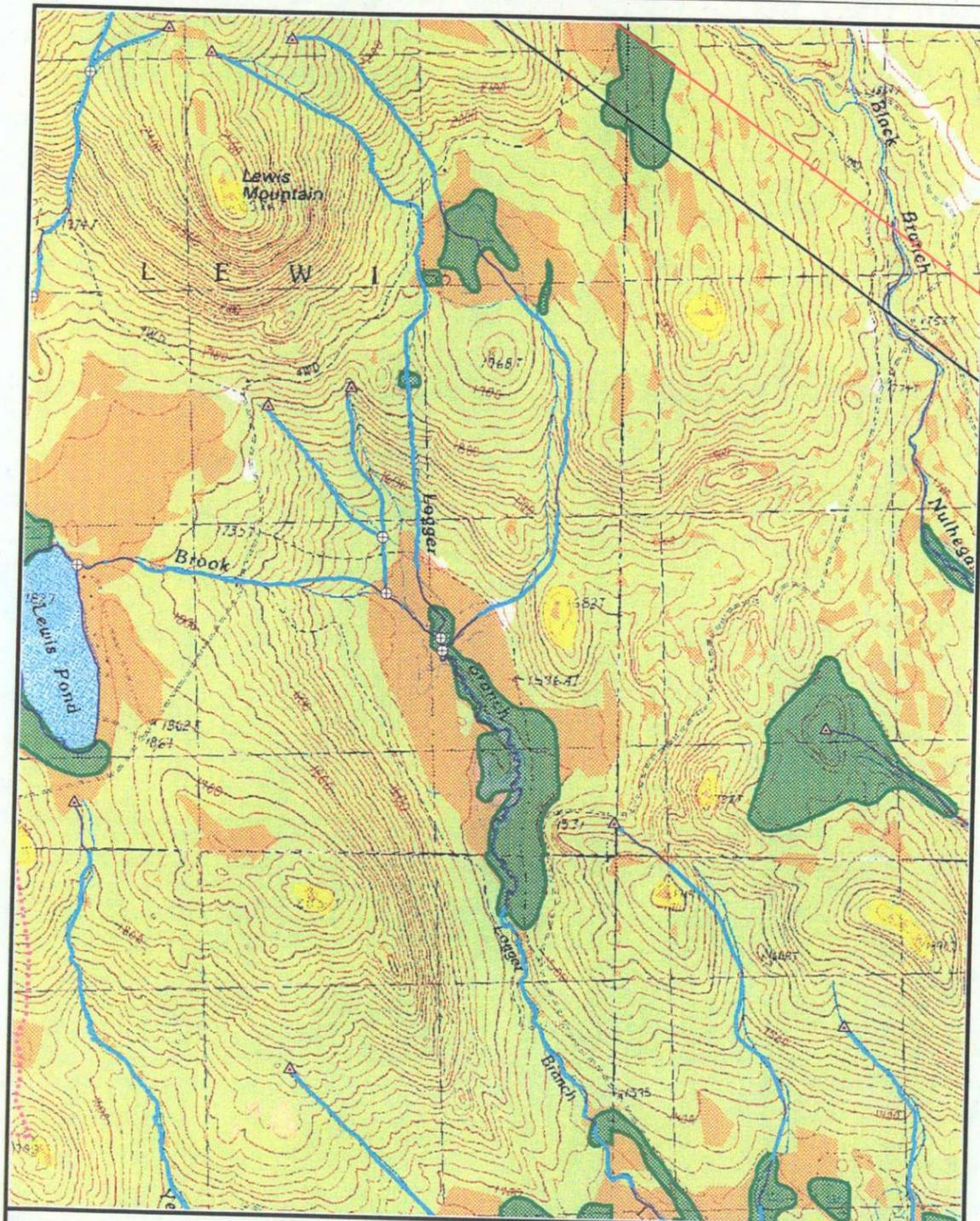


Figure 66. Archaeological sensitivity variables for map 3 (see figures 60 and 61).

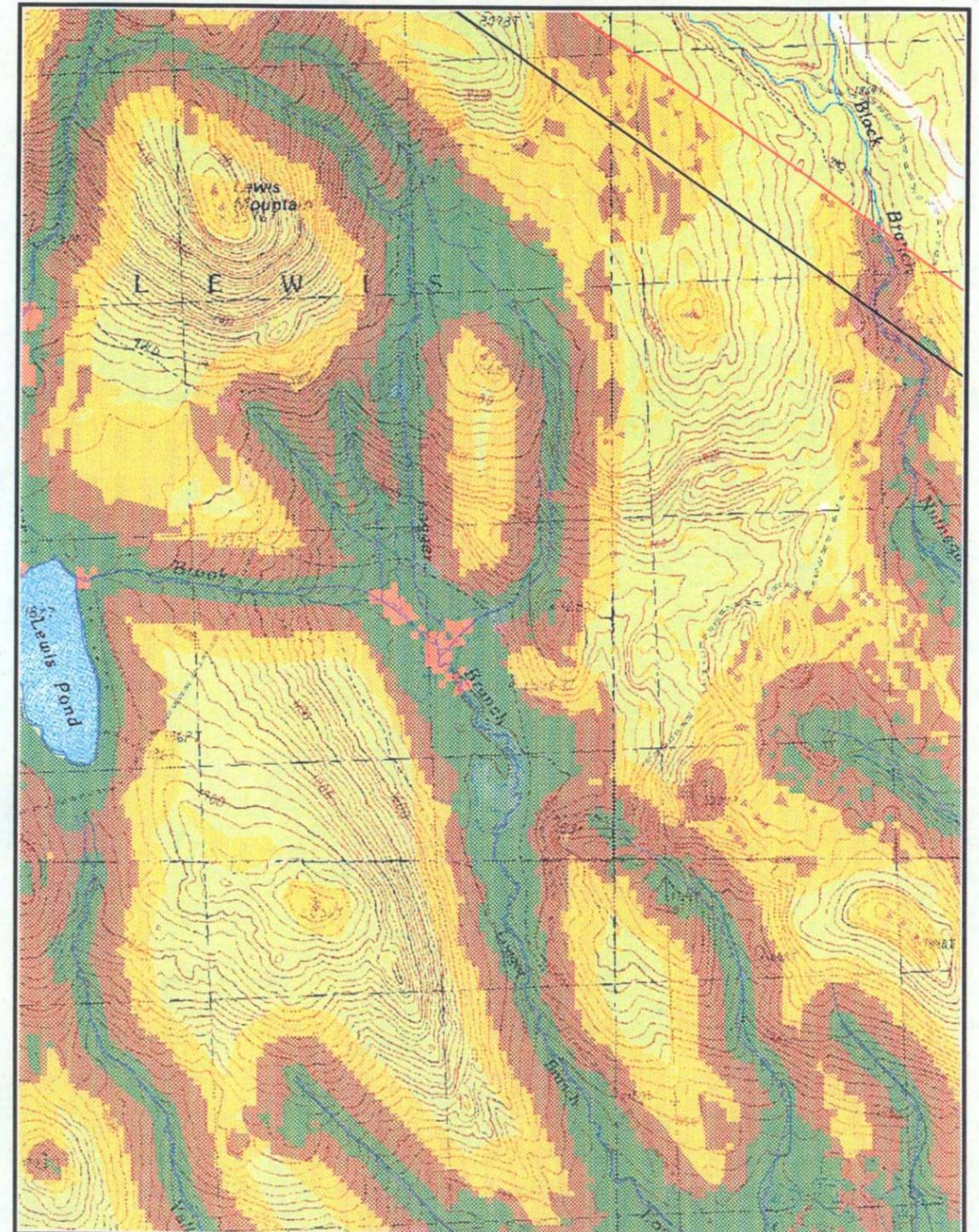
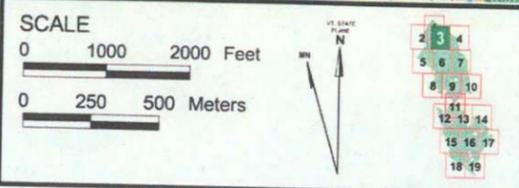
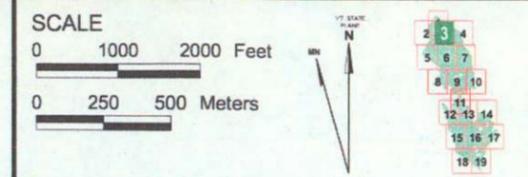


Figure 67. Native American archaeological sensitivity map 3 (see figures 60 and 61).



Memo to: Vermont Advisory Council on Historic Preservation

From: Giovanna Peebles, State Archeologist, and Scott Dillon, Survey Archeologist 

Subject: DHP Summary of Archaeology Consulting Team's "Forest Community Model" and Post Glacial Lake Model" and Recommendations

Date: July 2, 2003

The Archaeology Consulting Team (ACT) has developed two new models for predicting archeological site locations and the kinds of sites expected in those locations:

- 1) **Forest Community Model** (also called "Forest Environmental" model"); and
- 2) **Post Glacial Lake Model** (also called the Paleolakes" model or Pedomorphology Model).

These models were presented to the Advisory Council by Doug Frink on August 21, 2001. At that time, Mr. Frink stated that ACT's models augmented the Division's Environmental Predictive model and do not replace it. ACT's models are tools to avoid potential sites, gain more archeological information, and better characterize the types of sites expected to be found. The Council accepted use of these models to aid in predicting site locations with the understanding that these models not replace or exclude the Division's environmental predictive model but be used in conjunction with it "as a further refinement" of the Division's model; Mr. Frink was asked to report back to the Council "in 6 months time" (Advisory Council Minutes for August 21, 2001). On March 18, 2003, Mr. Frink submitted a "Report to the Vermont Advisory Council on Historic Preservation On the Efficacy of Multiple Environmentally Based Locational Models" with a summary table comparing models and results. The Council postponed its discussion of the models since archeologist member Dr. James Petersen was sick and unable to attend the Council meeting.

Summary of Archaeology Consulting Team's (ACT) Models:

1) Forest Community Model.

In the Forest Community Model, ACT has reconstructed prehistoric forest communities based on modern day soil associations. Different forest communities contain different species and varying densities of plant and animal resources at different times of the year. Given that prehistoric people procured certain plant and animal resources in these forest communities during different seasons, we can predict the kinds of Native American sites (and associated artifacts and other classes of data) that might be found within a particular forest community. For example, the Northern Hardwoods-White Pine (Oak dominant) forest community contained a wide variety -- but low density -- of plants (such as acorns and berries) and animals (such as deer, bear, and turkey), with the greatest density

available from late spring to late fall. ACT thus anticipates that "small to moderate-sized seasonal hunting and gathering sites, and resource processing sites" will be found in areas identified as having contained this type of forest community (Frink 1996: 311-313).

This model explicitly assumes that factors such as climate and biota are constant over time. This presumption is based on ACT's research that suggests there is no evidence of significant changes in the general characteristics of forest communities during the past 9,000 years (Frink 1976: 310 - 311).

2) Post Glacial Lake Model.

ACT has developed the Post Glacial Lake Model as a tool for improving our ability to predict Paleo-Indian site locations, occupied from approximately 11,600 to 9,000 years ago. Using what it calls a "genetic thread" in present day soil units, ACT has identified the locations of ancient lakes and ponds that existed when the earliest Vermonters – the Paleo Indians – arrived in the Champlain Valley. ACT explicitly acknowledges that this model applies only to the earliest (the Paleo-Indian) Vermont sites (Frink 2000). Verification of the Post Glacial Lake model requires use of the Oxidizable Carbon Ratio (OCR) procedure, developed by ACT, that basically dates the soil (thereby "dating" any site contained in that soil by association). The OCR procedure dates organic carbon in aerobic soils instead of dating carbon associated with a cultural feature, such as firepit charcoal or burned nut fragments, as is the case with traditional radiocarbon dating.

Division Comments on ACT's Models:

1) Existing site location information in Vermont is biased since archeologists have done minimal surveys in many areas and no surveys whatsoever in most areas. Thus, while existing archeological site information can be used to develop preliminary hypotheses about site locations and human behavior, we do not recommend that existing databases be used to confirm proposed hypotheses. ACT uses the existing biased database as evidence for the validity of its Forest Community model (Frink 1996: 328) and to support its Post Glacial Lake model (Frink 2000: Tables 2 and 3). The Division thinks that a great deal more site data must be systematically and intensively collected before any site locational models can be considered to reflect reality.

2) The Forest Communities model focuses on plant and animal communities contained in forest environments that would have been used by Native Americans. However, native people also used other environments for a variety of purposes. For example, rivers, lakes, and ponds provided a supply of fresh water, food, and served as critical transportation routes. Certain landscapes contained other necessary resources, such as sources of stone for tool making, or clay for pottery, neither of whose location is related to a forest community. Native people extensively used food resources found within water environments, such as fish below waterfalls, turtles from rivers, waterfowl in ponds and marshes. In the case of important fishing sites, we can predict their location based on proximity to the falls, not to a particular forest community.

The Division thus finds that predicting nearly 12,000 years of human occupation over space and time, through changing seasons and changing climates and environments does not neatly fit into the Forest Communities model. Distance to water as well as other environmental characteristics identified in the Division's model continue to be valid predictors of site locations.

The Division's model relies on landscape reconstruction through time and takes into account both glacial and post-glacial changes in both regional and local environments. Although this locational model can be viewed as being as much an environmentally based as the models posited by ACT, the Division's model results in the inclusion of a wider variety of locations as archeologically sensitive. This in turn has the effect of "smoothing out" biases based on our current, and most likely limited, understanding of precontact site locations.

3) Of more critical importance in the regulatory arena is the necessity of one basic standard for establishing archeological sensitivity. Although the Division's archeology Guidelines provide ample opportunity for alternative technical or explanatory approaches on a site specific basis, there needs to be a consistent method of establishing the initial sensitivity of a landform or project area. The Division's model provides such consistency and sets up an even playing field relative to various archeological consultants that work in Vermont. Without such a standard, there is a potential to develop widely different scopes-of-work relative to a single project, resulting in an untenable review and selection process by both the Division and any client soliciting archeological services.

With the above in mind, the Division believes that ACT's models should function more as explanatory and refinement tools rather than initial determinates of archeological sensitivity. In all cases, the Division's model ranking has to be the starting point for any determination of sensitivity, with any deviations from this approach explicitly discussed and justified in scope-of-work or problem statements. From the Division's standpoint, it was in this manner, with the Division's model as the primary tool, that the Advisory Council provisionally accepted ACT's models.

4) Since it is a critical part of the Post Glacial Lake Model, the Division would like to take this opportunity to comment on the OCR dating method. Based on available data, the Division has concluded that the OCR dating method is not a currently acceptable dating technique. Use of OCR dating in compliance projects in Vermont is therefore problematic, and should not be an approved procedure.

Division Recommendations:

- 1) The Division believes its Environmental Predictive Model For Locating Precontact Archeological Sites should be the primary method for establishing archeological sensitivity in the Vermont. Use of ACT's models, or any other predictive model must be explicitly justified in reference to the Division's model. Justification must minimally include a direct comparison of the Division's model's sensitivity score with any alternative ranking or determination, and a

discussion of the specific environmental or cultural factors that support the proposed conclusions. The positing of alternative models or approaches without this justification relative to the Division's standard is not acceptable. In addition, in the interest of maintaining a common level of archeological practice in the state, deviations from the standard approach will be subject to a high level of review and will generally need to conform to a comparable level of effort.

- 2) At this time, the Division should not accept the use of the OCR dating method on compliance projects in Vermont.

Bibliography:

Douglas S. Frink. 1996. "Asking More Than Where: Developing a Site Contextual Model Based on Reconstructing Past Environments." North American Archeologist. Vol. 17, No. 4, Pages 307 – 336.

Douglas Frink and Allen Hathaway. 2000. "Behavioral Continuity On A Changing Landscape." Presented at the New York Natural History Conference, New York State Museum, April 26 – 29, 2000.

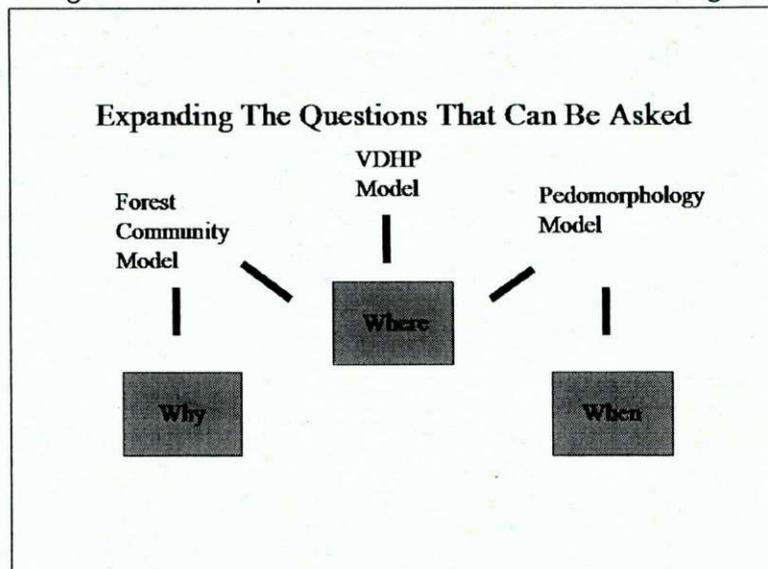
Report to the Vermont Advisory Council on Historic Preservation On the Efficacy of Multiple Environmentally Base Locational Models

Douglas Frink
Archaeology Consulting Team, Inc.

March 18, 2003.

Nineteen months ago, I came before the Council to present, and seek approval for, two new models for predicting the locations and characteristics of archaeological sites. These models, although different from the VDHP model, were not intended to replace it, but rather to enhance it by expanding the kinds of questions one asks in an archaeological study. The VDHP model is predicated on over twenty years of data and provides information on WHERE sites are most likely located. The forest community model builds on this question and provides information on WHY people might select certain areas over others based on the variability and seasonality of resources. The pedomorphological model provides information on a changing landscape, thereby allowing us to address the questions of where and why within the context of WHEN.

Individually, each of these models is capable of predicting where we are likely to encounter archaeological sites, but when used together this system of models allows us to better address the potential significance of the archaeological resource early on in our studies.



Approval of these two models was granted by the Council with the request that I return and report on how well they are working. Tonight, I will present recent applications of these models using specific projects studied under environmental review -- as required under various state and federal legislation.

The effectiveness of these models in the studies on five projects reviewed under ACT 250 are summarized in Table 1. In general, ACT 250 archaeological studies are required after they have been evaluated against the VDHP model alone. Thus, it is somewhat unfair to here compare them to the other models. Any project that scores greater than 32 on the VDHP model needs to be studied by a consulting archaeologist. Use of the additional models in these situations is primarily focused on refining the scope of study to more efficiently locate sites, determine their significance, and when sites are not

found, to offer explanations as to why. Individually, each model, provided incomplete information. However, in concert this information provided explanations for why sites were found or not, and characterization of sites leading to determining their significance.

Application of the three models in concert to determine sensitivity for potential archaeological sites has been employed in larger corridor studies. Archaeological Resource Assessments (ARA) for proposed upgrades and improvements to VELCO's transmission system have focused on detailing where to avoid, or minimize potential impacts. Under ACT 248, VELCO's proposed project will be reviewed by the Public Service Board to determine whether the project will be in the best interest of the public. Minimizing the potential impacts to archaeologically sensitive areas is in the public's interest both in terms of protecting these resources and in minimizing the costs of mitigation - costs that are passed on to the consumer.

In situations where the three models are in agreement, the expanded information provides refinements in expectations, and increased ability to budget costs for subsequent studies. When the three models are in disagreement, they provide justification for determination of sensitivity. For example, the VDHP model assigns a value of 32 for areas located on the Champlain Sea or Glacial Lake Shore Lines. In some cases the forest community model might indicate a low resource based environment and the pedomorphology model might indicate landscape conditions inappropriate for settlement. Alternatively, a distance of between 90 and 180 meters to an intermittent stream would score only a 4 on the DHP model. If the forest community model indicated the probability of a critical resource, such as a winter deer yard, or the pedomorphology model indicated a past paleo pond, the project area would be considered highly sensitive for archaeological sites.

Similarly, this approach has been used with State Lands under the jurisdiction of the Departments of Forests, Parks, and Recreation, and Fish and Wildlife, to both evaluate potential impacts from undertakings, and to aid in developing land management plans. The primary benefit to the State in using the multiple model approach has been to avoid potentially expensive undertakings at the planning stage. Unfortunately, this has meant few opportunities to verify through testing the conclusions being drawn. Also, as more projects are designed for low sensitive areas, fewer archaeological sites are being discovered and recorded.

(Click on table to go back)

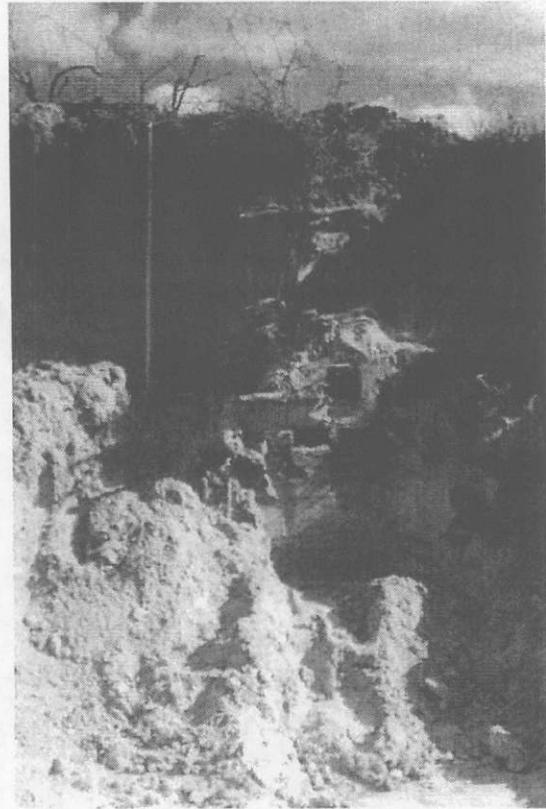
TABLE 1: Summary of Applicability of Models on Five ACT 250 Archaeological Studies

Project	VDHP Model	Forest Community Model	Pedomorphological model	Results and Comments
St. Michael's College	Sensitive for Early NA Sites Score 92	Seasonal Fall Resource Base	Low Potential for Early NA sites.	No Sites Found Explanation Provided
Wolcott Gravel	Sensitive for Early NA Sites Score 64*	Low Resource base	Low Potential for Early NA sites	No Sites Found Explanation Provided
Nason Road -- VT. Gas Pipeline	High Sensitivity for NA Sites Score 46*	High Resource Base for Winter Deer Yard Sites	Low Potential for Early NA sites -- High Potential for Later NA sites	A historically recent NA Site found. Not typical of Winter Deer Yard sites
Quechee Visitor's Cnt.	High Sensitivity for NA Sites Score 76*	Seasonal Fall Resource Base	Low Potential for NA Sites	Site found -- Not characterized due to redesign
Meadowland Development	High Sensitivity for NA Sites Score 20*	High Resource Base for Winter Deer Yard Sites. Possible Quarry Activities	Low Potential for Early NA sites -- High Potential for Later NA sites	A historically recent NA Site found. Typical of Winter Deer Yard site
	2 for 5	3 for 5	4 for 5	Meaningful data and explanations possible

* These projects were reviewed by VDHP prior to the current scoring system. Score values have been reconstructed after the fact.

As opportunities present themselves, ACT continues to test these models. A recent road-cut enhancement along Monkton Ridge Road in Bristol exposed a three-meter deep soil profile that allowed us to test the post glacial landscape surrounding Bristol Pond as defined by the pedomorphological model. Bristol Pond is one of several surviving freshwater ponds left behind after Glacial Lake Vermont drained. Numerous very early Native American sites have been recorded along the edges of this pond.

The exposed soil profile consists of an overthickened plowzone overlying a well developed buried soil that had formed within a paleo-dune. The maximum age of this buried soil was found to be 11,271 calendrical years old. Another buried soil, formed in water deposited bedded fine sands and silts, was encountered beneath ~40 cm of wind-sorted dune sand. This horizon dated to before 12,215 years ago.



The pedological model is premised on data suggesting that first human colonization of the area did not occur until after the Younger Dryas (~11,600 years ago) and the draining of the Champlain Sea (~12,500 years ago), and that early habitation sites are most likely to be found adjacent to these relict fresh water ponds. The identified Paleo-Indian Period sites located around Bristol Pond are clearly in association with the paleosol that developed after 11,271 years ago. The discovery of an intact earlier soil, contemporary with the Champlain Sea and capable of having been inhabited by people during the Younger Dryas, provides a means to test the premise of first occupation. However, archaeological testing of areas adjacent to these relict ponds must include excavations that extend down into definable water deposited sediments to insure that this buried soil level is encountered where ever it may still be extent.



Bristol Road Cut -- OCR Carbon Dating Data

Soil Depth	pH	% Organic Carbon (LOI)	Ocr Date	Very Coarse	Coarse	Medium	Fine	Very Fine	Coarse Silt	Fine Silt	Sample Id	% Oxidizable Carbon (WB)	OCR Ratio	Mn
5	6.2	4.002	202	4.140	2.377	2.983	8.027	14.395	26.233	41.846	6317	1.40	2.86	10.85
15	5.8	2.409	1105	6.812	2.750	2.661	6.511	16.148	25.892	39.227	6318	0.705	3.42	7.8
25	5.3	2.104	1997	6.666	2.630	2.377	6.246	14.844	31.806	35.431	6319	0.65	3.24	7.0
30	5.4	1.934	2511	7.762	2.303	2.428	6.070	16.162	32.370	32.905	6320	0.58	3.33	5.2
35	5.5	2.19	2817	10.096	3.042	2.633	6.529	13.158	26.288	38.252	6321	0.62	3.53	5.8
40	5.5	2.854	3191	7.768	3.180	2.634	6.778	14.706	24.816	40.119	6322	0.80	3.57	6.25
45	5.6	1.993	3796	4.792	1.845	1.626	4.435	12.578	40.010	34.715	6323	0.545	3.66	4.22
50	5.7	0.294	8377	.	.	.080	.623	18.941	55.826	24.530	6324	0.06	4.90	1.56
55	5.6	0.306	9573	.	.	.050	1.061	29.442	50.248	19.199	6325	0.09	3.40	1.39
60	5.7	0.341	11271	.	.	.080	3.573	42.113	41.215	13.018	6326	0.03	11.37	3.225
103	5.3	0.676	12215	.	.	.057	2.937	27.367	41.094	28.545	6327	0.18	3.76	6.3



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Wednesday, July 30, 2003, at 9:30 in Conference Room A/B, on the sixth floor of the North Building at National Life, National Life Drive, Montpelier, Vermont.

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|-------|--|-------|
| I. | Schedule/Confirm Future Meeting Dates | 9:30 |
| II. | Minutes | 9:40 |
| III. | State Register Reviews | 9:45 |
| | A. Parker Farm, Cavendish | |
| | B. Kelly House, Cavendish | |
| IV. | Archeology and Act 250 | 10:30 |
| V. | State House Expansion – Status Report | 11:00 |
| VI. | SHPO Report | 11:30 |
| | Lunch | |
| VII. | National Register – Preliminary Consideration of Delisting | 1:00 |
| | A. 182-184 Battery Street, Burlington | |
| | B. 23 King Street, Burlington | |
| VIII. | Act 250 – Archeology Sites | 1:45 |
| | A. VT BE-208/VT BE-205 | |
| | Hannaford Plaza/Hampton Inn Development, Bennington | |



State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501

July 30, 2003

Members Present: Peter Mallary, Chair
Glenn Andres, Vice-Chair
Elizabeth Boepple, Citizen Member
George Turner, Architect
David Donath, Historian
Kimberly Zea, Citizen Member

Members Absent: James Petersen, Archeologist

Staff Present: Emily Wadhams, SHPO
Nancy Boone, State Architectural Historian
Shari Duncan, Administrative Assistant
Eric Gilbertson, Deputy SHPO
Scott Dillon, Survey Archeologist
Sue Jamele, NR/SR Specialist
Joss Besse, Downtown Coordinator (1:00)

Visitors Present: John Johnson
Zak Johnson

The Vermont Advisory Council on Historic Preservation was called to order by the Chair at 9:35 a.m., in Conference Room A/B on the sixth floor of the National Life Building, Montpelier, Vermont.

I. Schedule

Meetings were scheduled for September 23, October 21 and November 18. Peter announced that Kim Zea has submitted her resignation; today will be her last meeting. The Council thanked Kim for serving.

II. Minutes – July 8, 2003 Meeting

Beth made a motion to accept the minutes, Glenn seconded. The vote was unanimous with changes below. The following changes were made on page 4: change "Emily reported that she attended a Covered Bridge Conference" to "Emily reported that the Division co-sponsored, with UVM and the

Preservation Institute, a Covered Bridge Conference” and change “before proceeding with demolition” to “before approving the demolition.”

The following changes were made on page 5: change “Emily reported that she visited the Elizabeth Mine site” to “Emily reported that she attended an Elizabeth Mine Meeting” and change “not in support of TP3 because there are other options that can be explored” to “not in support of retaining TP3.”

III. State Register Reviews

Nancy explained that these two projects come to the Council because of an Act 250 permit application for a proposed quarry in Cavendish. Zak Johnson was present as the representative of a very active local group that is in opposition of the quarry. George asked if the quarry was in operation and Nancy replied that it was not.

A. Parker Farm, Cavendish – Nancy summarized the nomination for the Council. It is a small cape on the same property as a sneaked ashlar building that is currently on the State Register and eligible for National Register listing. The owner is also requesting that a road that runs behind the House be considered for State Register Listing. David said that the historical significance of the property is obvious but its integrity may be in question. Sue said that on it’s own the house may be questionable but considering it as a complex makes it significant. David asked why this structure wasn’t included in the original nomination and Glenn answered that this particular part of the state was not surveyed systematically. Nancy remarked that she had visited the site and the frame was very old and intact. Glenn stated that it was significant because of its association with a founding family of Cavendish and noted that its massing is still readable. David noted that it is unusual to have a first period house still extant on the same property as a mid 19th century house. The Council discussed the road and expressed the need for more information in order to determine eligibility. Glenn made a motion to list the house as a contributing structure to the Parker complex due to its historical association. Kim seconded and the vote was unanimous.

B. Kelley House, Cavendish – Nancy summarized the nomination for the Council. She stated the nomination would be based on architectural merit even though there is presently siding on the building. She noted the sophisticated massing and architectural detail of the house design. Glenn noted that it is similar to a Robert Robertson design on a cottage at Shelburne Farms. Emily suggested the Council might consider asking the owner to remove the siding before they review for significance. Glenn said this one is difficult because of its isolated and not a part of the neighborhood. George questioned whether a district might be established in the area but Nancy didn’t think that was a possibility. David stated that as the building is now, with aluminum siding, the enclosed porch and the change in roofing materials, it does not appear to be eligible and the Council agreed. The Council wanted to encourage the owners to remove the siding and open up the porch, and noted that it could be reconsidered for State Register designation at that point.

IV. Archeology and Act 250

Scott Dillon showed a computer-generated map of Muddy Brook and summarized the work that he and Giovanna Peebles have been doing to learn how to use GIS to create archeological sensitivity maps. It is highly technical work and they have been assisted by a computer consultant, Web Dorshow, and Steve Coble of DHCA staff. The computer model does not currently include known

archeological sites, and the problem with that was noted. When the archeological database is fully populated with data on known sites, the information will be used in the model. Another issue is that the model so far does not differentiate between high and low sensitivity. The Council noted that it is important to refine the model so that it is very accurate and does not require interpretation and correction by archeologists because that diminishes the credibility of the model. The Council asked to be updated on progress at the next meeting.

V. State House Expansion – Status Report

Nancy stated that she had no new information on when Moe Finegold will be coming to Vermont. She is in contact with Tricia Harper from the Department of Buildings and General Services and will try to coordinate a meeting with Mr. Finegold on the same day as the AC Meeting. Peter suggested that the Council invite Tom Torti to its next meeting to discuss further development. Eric reminded the Council that they review and have the opportunity to comment on the Capital Bill proposals and there might be a window of opportunity to talk with Tom about putting money into the bill to study other alternatives. George asked if there was money allocated to further design and Peter said there was \$400,000 allocated. Eric suggested the Council might invite the Governor to a meeting to express the Council's concerns. Emily stated that communication should be through Tim Hayward, the Governor's Chief of Staff. She said the best route to take might be to talk with Tom Torti first and then talk with Tim Hayward if the Council felt they needed to go further. George questioned whether the Council should talk with the Legislative group but Peter suggested not bypassing the Executive Branch.

Glenn reported that he had told the Montpelier Heritage Group that he would have to decline their invitation to come and speak at their meeting. He said he could stay involved in other ways that might be more effective.

Nancy said there may be a public hearing if Moe Finegold comes to Vermont on September 23 and perhaps the Council might attend that meeting. The council would attend the hearing to listen more than actively participate.

Peter agreed to invite Tom Torti to the September 23 Advisory Council meeting. Nancy will invite Moe Finegold for the morning portion of the meeting and Tom will be scheduled for the afternoon.

VI. SHPO Report

- Emily announced that she will be leaving her position as SHPO effective September 12. Emily said she has spent much of her time on archeology and environmental review and would like to see more focus on the historic sites.
- There will be a charrette held in Springfield at the Jones Lamson site on July 31st. It is an outstanding industrial building and the Division would like the community to take another look at uses for the property before approving the demolition. Len Brown, an engineer from Boston who has worked on similar projects will be attending the meeting.
- Emily attended the Wilder Barn Dedication at the President Calvin Coolidge State Historic Site in Plymouth Notch. The Governor attended along with approximately 100 other visitors.

- Emily attended a National Trust Meeting on affordable housing issues. The Trust is interested in getting involved and was curious as to what role they might play.
- The Governor's Commission on Native American Affairs has three newly appointed members. Emily and Celia Daly met with them to familiarize them with past and current issues concerning the Commission.
- The Cultural Heritage Tourism Advisory Group that has been meeting for the past six years will continue with their monthly meetings. They are questioning what role they will play in the new tourism initiatives of the Douglas Administration and who should sit on their Board.

VII. National Register – Preliminary Consideration of Delisting

A. 182-184 Battery Street, Burlington

B. 23 King Street, Burlington

Nancy explained that these two projects come before the Council because of the potential for the applicant to have to go through the Act 250 process if they remain eligible for the National Register. Under the recently passed Act 250 revision, certain housing projects are exempt unless they involve demolition of SR/NR buildings. The potential owner provided a series of Sanborn map excerpts of the buildings. Glenn expressed concern over delisting properties because they are an inconvenience. He said the buildings tell the same story that they did when they were listed. Kim stated that there is already a process in place to deal with this type of situation and delisting was not the answer. Emily asked for a clear opinion from the Council. George asked if there were many of these buildings in the area and Emily said they were not rare. David said that the buildings will probably go at some point because of the condition of the buildings and the value of the land but would rather see them go with mitigation. Glenn noted that in order to delist there needs to be strong justification and there doesn't seem to be with these buildings. Nancy explained that it is the Council's role to determine whether these buildings are still eligible or not. She added that it is appropriate to hear the CLG comments and they will have comments after their August 12 meeting. Joss said the owners are exploring many options and are curious as to whether or not they will have to go through the Act 250 process. David said there is nothing compelling to move towards delisting. The Council agreed that the buildings have not changed significantly making the buildings still eligible. They suggested the applicant go through the Act 250 process.

VIII. Act 250 – Archeology Sites

A. VT BE-208/VT BE-205 – Hannaford Plaza/Hampton Inn Development, Bennington

Scott Dillon gave an overview of this Act 250 project. The above sites come before the Council for determination of significance and for possible consideration for State Register listing in order to protect them. The Developer has requested that the District Commission provide relief from having to do a Phase II investigation on the project area.

Scott said that in the early 1990's there was a Hannaford shopping area proposed for the vicinity of the sites. At the end of Phase I review, a large site was discovered. An Act 250 permit was issued with a condition requiring Phase II research. The Developer is not interested in doing further

investigation because of the cost and because he feels it would be redundant to what was done in 1993.

George noted that: 1) based on existing evidence, there is a high probability that the sites are significant and are from a different time period than the Cloverleaf site, and that they will likely yield new information about prehistoric life in the area; and 2) the Council should stress the need to comply with the original permit condition. Scott commented that there is an unusual amount of information available after the Phase I on the property and that leads him to conclude that it is probably an exceptional site.

After much discussion, the Council agreed the site is probably eligible for listing but would like Jim Petersen (not present) to review and would like to see Scott's opinion in writing. The Council would also like to hear any comments received from the CLG in Bennington. They asked that they be provided with a revised VAI form that clarifies the vague language in the UMaine-Farmington report on the site.

July 18, 2003

Vermont Advisory Council on Historic Preservation
C/O Nancy Boone
Vermont Division for Historic Preservation
National Life Building
Drawer 20
Montpelier, VT 05620-0501

Dear Council Members:

I am the owner of the Joshua Parker Homestead in Cavendish, Vermont. The Joshua Parker House was built circa 1850 and is of a unique snecked ashlar construction and is on the State Register of Historic Sites. Ms. Boone has also indicated that it is also eligible for listing on the National Register. I am writing to request you include another house (the Leonard Parker House) and a road on the property as contributing features of this historic site. In this letter I will briefly describe the history and importance of both these features. Ms. Boone has visited the property and has photographs of the house and the road which she indicated would be shared with the Council members at your meeting. I have also enclosed supporting information, the Historic Sites and Structures Survey form and a map showing the location of the property.

The Leonard Parker House

Based upon research and the inspection conducted by Ms. Boone I believe the second house on my property is the home of Leonard Parker and that it was built circa 1798. The Parker family is one of the founding families of Cavendish and their importance and role in the settling and fostering the growth and success of the Town of Cavendish is well documented in Linda Welch's book "Families of Cavendish The Early Settlers of the Black River Valley in Windsor County, Vermont A Social and genealogical history Volume 2", published in 1995 by the Cavendish Historical Society. Ms. Welch notes that the "Parker family can trace its name back further than English history" as the name has early Roman origins. Ms. Welch reports that the five Parker brothers (Abraham, James, John, Jacob and Joseph) were born in England and joined the Charleston Colony at the mouth of the Charles River in Massachusetts prior to 1640. The Colony became the town of Woburn. The Town of Chelmsford was established by settlers from Woburn and Concord and in 1729 the western portion of Chelmsford became incorporated as the Town of Westford.

Leonard Parker, a descendant of Abraham Parker, was born in Westford in 1745. Ms. Welch notes Leonard served in Capt. Leonard Whitings' Company in Westford in 1763 during the French and Indian Wars. He was also a Revolutionary soldier [DAR Vol., 135, p.168, Vol.157; DAR #141554]. He was a private in Samuel Tay's Company, and served in a regiment raised in Suffolk and Middlesex counties to reinforce the Continental Army. Ms. Welch notes that "after the Revolution - around 1790, Leonard moved his family to Cavendish."

In "Heritage and Homes Cavendish, Vermont" compiled by The Cavendish Historical Society in 1964, the entry regarding the Joshua Parker House notes that:

"The site of the so-called Joshua Parker house was purchased in 1791 by Isaac Parker from Joel Abbott, both of Westford, Mass. . . . In 1798 this land was sold to Leonard Parker, a kinsman of Isaac who improved the property during his tenure by building a house and barn and doubtless clearing a part of the forest." The Joshua Parker House, the main house on the property, was not constructed until after its sale to Joshua Parker in 1850.

Ms. Boone has visited the house and noted that its original construction is consistent with the 1790's time period. The house has a long history of occupancy and association with the Parker family. Gary Richardson, who until recently represented the towns of Cavendish and Weatherfield in the Vermont State legislature, relates that his grandfather, George Herbert Parker, a descendant of Abraham Parker, was born in the house in 1869. The house has continued to be occupied by Cavendish families up until shortly before my purchase of the house in 1997. Since my purchase I have started the process of restoration and my intention is to restore the house's appearance to its historic condition. I will be seeking Ms. Boone's advice on the best manner to accomplish this objective. Thus far the work has consisted of removing unsafe wiring and faulty plumbing, carpeting and other non-historic interior features of the house. My caretaker, Mr. Howard Merritt, lives behind the house in a trailer which is attached to the house's well and septic system, an arrangement approved by the town while work on the house is undertaken. Mr. Merritt has been working on the house as time is available as well as working on restoring other features of the main house and barn. My plan is to complete historic restoration of the house so that it can be a caretaker's residence.

The Road to the Dr. Asaph Fletcher Homestead

There is an old road which runs behind the Joshua Parker House which played an important role in the early settlement of Cavendish and in the history of the town with respect to Cavendish's involvement in the Civil War. This road is described in "Families of Cavendish .. Vol. 1" as follows:

Years ago a good country road ran past the house at its rear and led to the home of Dr. Asaph Fletcher on the far side of the mountain. Traces of the road may still be seen. During the Civil War a cannon was hauled up this highway to or near the old doctor's homestead, thence to the top of the mountain, at a very slightly spot, where it was used to spread the good news over the countryside.

**POOR QUALITY
ORIGINAL_____**

PGS 1-8

Dr. Asaph Fletcher was a descendant of Robert Fletcher who was born in England in 1592 and settled at Concord, Massachusetts around 1630. As noted in "Families of Cavendish The Early Settlers of the Black River Valley in Windsor County, Vermont A social and genealogical history Volume 1", by Linda Welch published in 1995, Dr. Fletcher served as a surgeon during the Revolution before moving to Cavendish in 1787. Ms. Farr notes that Dr. Fletcher was "a man of distinction for his time" and documents his many contributions to Vermont's early governance and social and cultural life as follows:

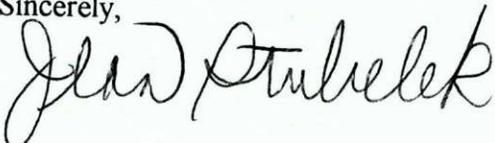
Asaph Fletcher was a member of the First Constitutional Convention for Vermont, which applied for Statehood. He held many State offices including terms in the Vt. Legislature and Senate. He was a Judge of the Windsor County Court. He was one of the electors of President and Vice- President when James Monroe was elected President. He was president of the Windsor County Medical Society and delivered many lectures before their assembly. He had joined with the Leicester, Mass Baptist Church in May of 1768, and continued in the Baptist religion in Cavendish. He was a self-taught man, learning Greek, Latin and English scholarly works.

The Fletcher family continued to play an important role in Cavendish history and in the history of the state. Allen M. Fletcher, also a descendant of Robert Fletcher, was elected to the Vermont House and Senate for multiple terms and in 1912 was elected Governor. His Cavendish residence, now know as the Castle, is also on the State register of Historic Sites.

This road documents an early travel route between the homes of Cavendish's prominent founding families as well as its unique use during the Civil War to inform the citizens of Cavendish of the Union Army victories. I would appreciate if you could add the road as contributing feature of the Joshua Parker House, Barn and Homestead.

Thank you for your consideration of this letter. If you have any questions please contact me by E-mail at vtstonehouse@AOL.com, 631-728-2264 or 802-226-7026.

Sincerely,



Jean Stubelek
Attachments

STATE OF VERMONT
 Division of Historic Sites
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 District Complex Survey Form

SURVEY NUMBER: 1406-39		
NEGATIVE FILE NUMBERS: 74-A-32		
CORNER	LATITUDE	LONGITUDE
NW		
NE		
SE		
SW		

U.S.G.S. QUAD. MAP:
Ludlow

COUNTY: Windsor
TOWN: Cavendish
LOCATION: Vt. Rte. 131, approx. half way between Proctorsville and the village of Cavendish
PHYSICAL CONDITION OF STRUCTURES: Excellent 100 % Good % Fair % Poor % Deteriorated %
LEVEL OF SIGNIFICANCE: Local <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/>
THEMES:
TYPE OF DISTRICT:
NAME OF DISTRICT:

(Complex Information Only)

TYPE OF COMPLEX: Farm
TYPES OF STRUCTURES: House, Barn
COMMON NAME: (Merrill Wheeler - Joshua Parker Farm Owner)
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: Farm, Dwelling
ORIGINAL USE: Farm
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR: William Connolly (barn)
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>

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, 1½ 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.

THREAT TO STRUCTURES: No Threat <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Other:	LOCAL ATTITUDES: Positive <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
--	---

MAP: (1. Indicate NORTH in circle. 2. Represent each structure as an open box. 3. Number each structure inside of its box.)

BOUNDRY DESCRIPTION:

The complex boundary lines are the same as the property lines of Merrill Wheeler (owner) property.

RECORDED BY:
Courtney Fisher

ORGANIZATION:

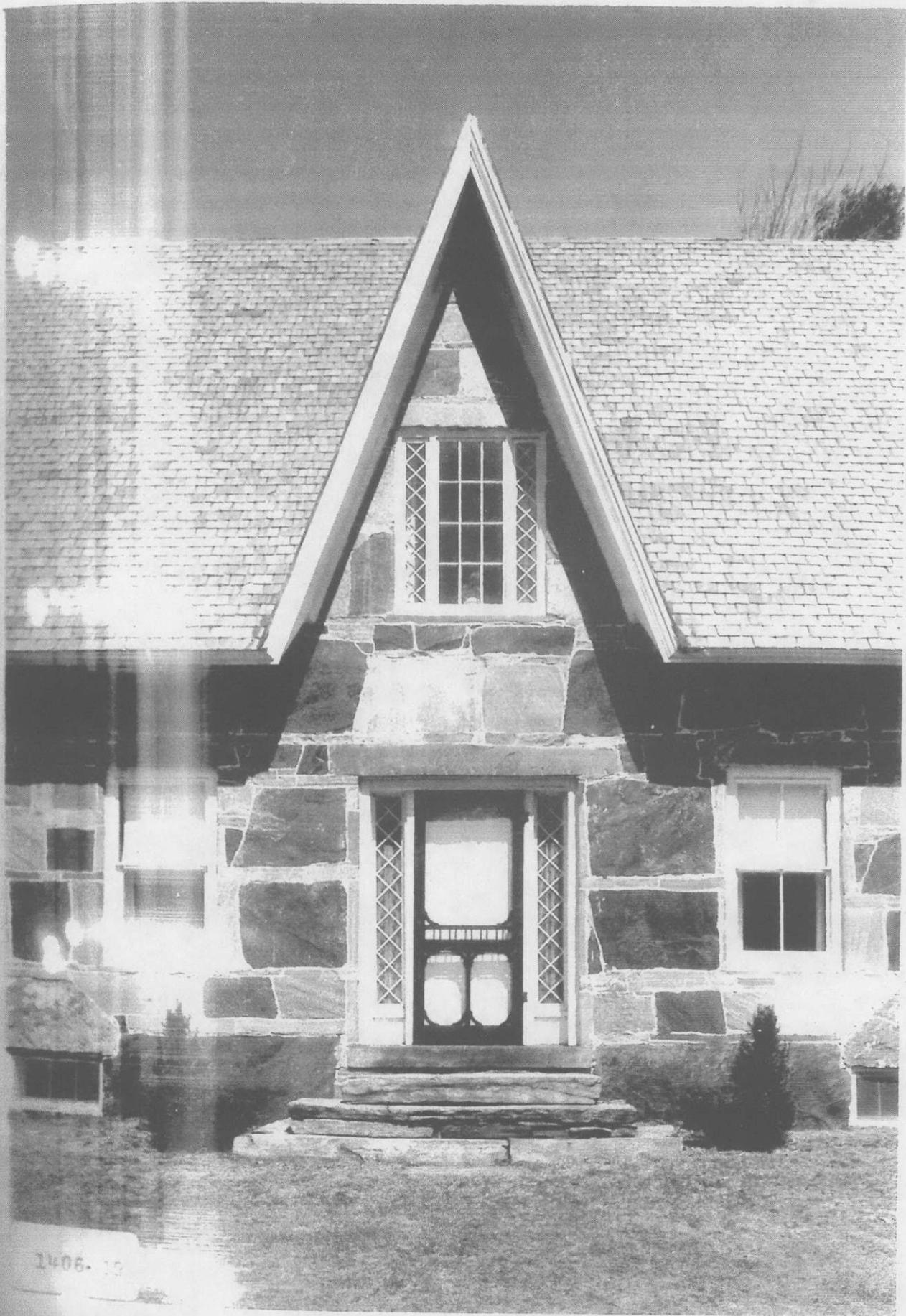
DATE RECORDED:



1406-39



1406-39



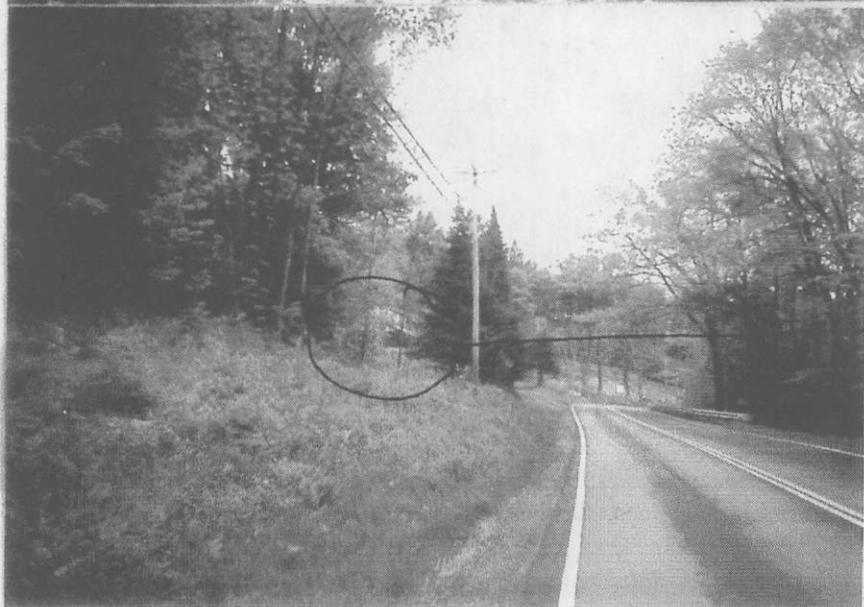
1406-12



1406-39



↑
← Remnants of
old road.



— Cape seen from
driveway of stone
house.

Cape



STATE OF VERMONT
Division For Historic Preservation

Montpelier, VT 05602
HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE:

ORIGINAL USE:

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good Fair Poor

COUNTY: WINDSOR

TOWN: CAVENDISH

LOCATION: 1323 MAIN ST

COMMON NAME: Sevic Rt 131

PROPERTY TYPE: House and Road

OWNER: 132 Springville Rd

ADDRESS: HAMPTON BAYS NY 11946

ACCESSIBILITY TO PUBLIC:

Yes No Restricted

STYLE:

DATE BUILT:

LEVEL OF SIGNIFICANCE:

Local State National

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block

2. Wall Structure

a. Wood Frame: Post & Beam Balloon

b. Load Bearing Masonry: Brick Stone Concrete Concrete Block

c. Iron d. Steel e. Other:

3. Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap

Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Siding

Brick Veneer Stone Veneer Bonding Pattern: Other:

4. Roof Structure

a. Truss: Wood Iron Steel Concrete b. Other:

5. Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal

Built Up Rolled Tile Other:

6. Engineering Structure:

7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys Sheds

Ells Wings Bay Window Other:

Roof Styles: Gable Hip Shed Flat Mansard Gambrel Jerkinhead

Saw Tooth With Monitor With Bellcast With Parapet With False Front

Other:

Number of Stories: 1 1/2

Entrance Location: South

Number of Bays:

Approximate Dimensions: 24' x 30'

SIGNIFICANCE: Architectural Historic Archeological

Historic Contexts:

Level of Significance:

Local State National

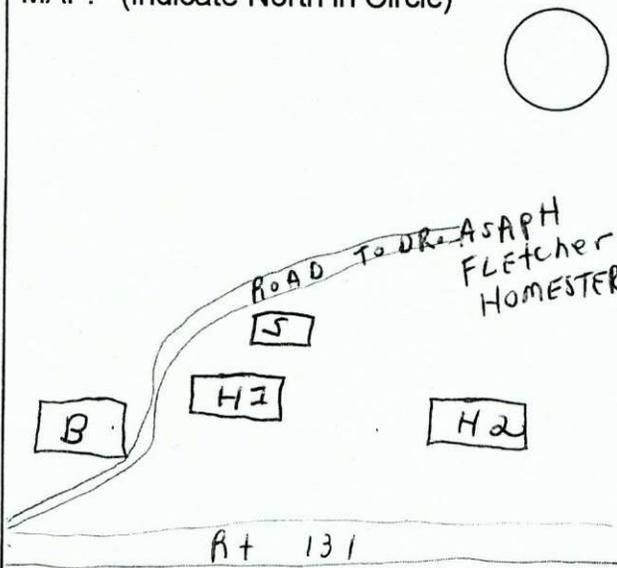
ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

REFERENCES: FAMILLES OF Cavendish Vol. #1 + Vol #2
 Copyright 1995 ; CAVENDISH HISTORICAL SOCIETY

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Woodland Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Roadside Strip Development
- Other:

RECORDED BY:

ORGANIZATION:

DATE RECORDED:

Gene Stubelek

Homeowner

7/18/03

B = BARN

H1 = Joshua Parker House

S = Shed

H2 = Leonard Parker House

FAMILIES OF CAVENDISH

***The Early Settlers of the Black River Valley in
Windsor County, Vermont
A social and genealogical history***

Volume 2

compiled by Linda Margaret Farr Welch



**Cavendish Historical Society
Cavendish, Vermont**

POOR QUALITY

ORIGINAL c/o

5. Walter C., b. 13 July, 1820, m. Huntertown, Indiana 22 Feb., 1842 Lucy Mosher (b. Ohio, 6 Sept., 1817). He died Huntertown, Indiana 31 March, 1859. She died Davis County, Iowa 19 Feb., 1889

Children (born Huntertown)

1. Virsel C., b. 20 Feb., 1843, m. Rachael--
 2. Oscar, b. 5 Feb., 1846, m. Sarah J.--
 3. Mary Elizabeth, b.--, d.y.
 4. Thomas M., b. 11 Nov., 1847
 5. Cynthia Minerva, b. 4 April, 1851, m. 27 Oct., 1868 Phillip Andrew Noel.
She d. 15 Oct., 1938
6. Omri, b. 24 Oct., 1822, m. Margaret Moody. He died in 1909.
7. Danford, b. 1824, m. Permelia Rickard
8. Suel, b. 1828

Joshua Parker (7) (Joshua(6), Joshua(5), Aaron(4), Aaron(3), Moses(2), Abraham(1)), was born at Cavendish, Vt. 17 April, 1803. He m. Feb., 1830 Eunice Conant (b. 22 June, 1797, dau. of Jonathan & Hannah (Shaw) Conant).

Like his father before him, Joshua Parker was a farmer, carpenter, and stone mason by trade. He was one of a group of local carpenters who built the Universalist Church in Cavendish Village and the Harvey Wiley home located also in Cavendish. Joshua purchased a farm in 18 that was once owned by Isaac Parker consisting of 300 acres of pasture, meadow and woodland. It's acreage was located on both sides of the road to the highest elevation each way. This property was the original right of Nathaniel Hovey purchased in 1791 by Isaac Parker from Joel Abbott of Westford, Massachusetts in consideration of five shillings. / Isaac sold the land in 1798 to * Leonard Parker who, during his occupation of the property, built a house and barn and cleared a considerable area of the woodland for planting. In 1835, the farm was owned by Asaph Fletcher Jr. and Bushrod Rice of Woodstock, Vt., who sold it that same year to Joshua Parker.

A large apple orchard was set out and some of these trees are still standing today. Around 1847-50, Joshua built his stone house on this property, located on Route 131 between Proctorsville and Cavendish. It was his own design with stone quarried from his own farm, probably from the mountain in the back of the house. However, the darker "black" stone was carried up from the Cavendish Gulf from the ravine on the side hill called "the Pinnacle". The black stone of the Cavendish area is flecked with mica flakes which sparkle brilliantly in the sunlight. The Ordway brothers helped with the construction of the house. One record shows that Joshua paid David Ordway a dollar a day for hauling stone from nearby ledges with the Ordway pair of oxen. The mortar was made from native lime and proved to be as solid as the stone itself.

In the construction of the house, one load of lumber left over and salvaged from the first church built in Cavendish Village was used. The house contains six good-sized rooms on each floor and two large ceiled rooms in the attic. The kitchen boasted a huge fireplace with Dutch ovens. In cold weather this fire place was always going. Years ago a good country road ran past the house at its rear and led to the home of Dr. Asaph Fletcher on the far side of the mountain. * Traces of this road may still be seen / During the Civil War, a cannon was hauled by this highway to or near the old doctor's homestead, thence to the top of the mountain at a very sightly spot where it was used to celebrate Union victories and to spread the good news over the countryside.

This farm was owned subsequently by Col. Merrill Wheeler who inherited it from his father Frank who had purchased it in 1909. Many improvements were made but the character of this lovely home still endures. Colonel Wheeler's father Frank took down the wood-frame barn and replaced it with a large stone barn around 1910 or 1912. He used the same kind of stone as the original house to make it blend perfectly. William Conley of Cavendish was the mason on this job. The house is owned today by Jean Stubelek.

Joshua Parker purchased a large Cavendish woodlot, located in the southwest part of town in company with Nelson G. Piper, and son Charles, from Redfield Proctor. They also purchased a large woodlot in Plymouth from George Whitney. When Joshua died, his third share in the woodlots passed on to his son Charles Davenport Parker. In 1894, The 500-acre Cavendish woodlot was valued at \$500.00 and the 400 acre parcel in Plymouth was valued at \$500.00.

ABRAHAM PARKER

The Parker Family can trace its name further back than English History. The name had its origin during the Roman occupation of Britain, as it is of Latin derivation, and comes from 'parcarius', meaning a 'keeper of the parks', or sometimes a shepherd. *The Doomsday Book* of England contains the name of Parker many times. One of the earliest mentioned is Geoffrey Parker, who was a high official during the reign of Edward I, in the tenth century.

It is believed that the five Parker brothers, sons of John and Margery Parker [Abraham, James, John, Jacob, Joseph] were all born in England and joined the Charlestown Colony at the mouth of the Charles River prior to 1640. Charlestown Colony and Charlestown Village became the town of Woburn, Massachusetts. The town of Chelmsford was established by groups of people from Woburn and Concord who went to Wenham to recruit their minister. In 1729, the western portion became incorporated as the separate town of Westford.

Abraham Parker(1), was born at Marlborough, County Whitshire, England ca. 1612. He first settled at Woburn, Mass, ca. 1639 and was admitted a freeman there in 1645. He married there 18 Nov., 1644 Rose Whitlock (dau. of John Whitlock of Fairfield, Conn.)

He was one of the original proprietors of Chelmsford in 1653. Rose was described as having been the first woman to have 'baked and brewed' in Chelmsford, a phrase indicating that she was the first housewife in the town. Abraham was named to the Grand Jury in Chelmsford in Jan. of 1656. In 1662 he was chosen town surveyor. His homestead comprised some 24 acres near the middle to Chelmsford town. He was active as a surveyor and in 1664 he was elected one of the viewers of the fences in Chelmsford. At one time, while keeping an 'ordinary' or public house in Chelmsford, Abraham was called to task for selling spirits to Indians: *The 24 day of March, 1678/9, Abraham Parker Senior, with his tew sonnes Moses and Isaack, weare acused for seling of strong lickers to severall endians contrary to the law established. They doe each of them freely acknowledge their faults there in and doe heareby bind themselves severaly unto the selectmen of Chelmsford never hereafter to sell any more strong lickers to any endians."*

Abraham died at Chelmsford 12 Aug., 1685. Rose died 30 Nov., 1691.

Children:

1. Anna or Hannah, b. Woburn 29 Oct., 1645, m. Billerica, 22 July, 1668 Jacob Hamlet of Billerica. She d. in childbirth, 26 April, 1669. He m. 2nd at Billerica, 21 Dec., 1669 Mary Dutton.
2. John, b. Woburn 30 Oct., 1647, m. 4 June, 1678, Mary Danforth (b. 25 Jan., 1655/6, dau. of Capt. Jonathan & Elizabeth (Poulter) Danforth of Billerica). He died 14 April, 1699.
3. Abraham, b. Woburn, March, 1649/50, d. 20 Oct., 1651
4. Abraham, b. Woburn, Aug., 1652, m. 15 July, 1682 Martha Livermore (dau. of John & Grace (Sherman) Livermore of Watertown). He died at Bradford, Mass., 13 Oct., 1732. Martha died 26 Oct., 1740.
5. Mary, b. Chelmsford, 15 Nov., 1655, m. 11 Dec., 1678 James Parker (her first cousin, son of Capt. James Parker). Both Mary and James were killed by the Indians at Groton, 27 July, 1694.
6. Moses, b. Chelmsford ca. 1657
7. Isaac, b. 13 Sept., 1660, m. 11 April, 1681 Esther Fletcher (b. 12 April, 1664, dau. of William & Lydia (Bates) Fletcher). He d. 22 Feb., 1688/9
8. Elizabeth, b. 10 April, 1663, m. James Pierce of Woburn. She d. 16 Oct., 1715
9. Lydia, b. 17 Feb., 1665, m. 3 Sept. [or Dec.], 1684 John Kidder at Chelmsford. She d. 9 May, 1742
10. Jacob, b. 24 March, 1669, d. before 1685

Moses Parker (2) {Abraham(1)}, was born ca. 1657 at Chelmsford. He m. at Chelmsford 19 June, 1684 Abigail Hildreth (b. ca. 1656, dau. of Richard & Elizabeth Hildreth).

In 1718, Moses subscribed to build the first schoolhouse in Chelmsford. He was a farmer and licensed to use 500 pine trees to tap for tar and turpentine. He served on the town committee in 1726. He d. at Chelmsford, 12 Oct., 1732.

Children: (born Chelmsford):

1. Abigail, b. 8 May, 1685, m. Chelmsford, 6 April, 1721, Benjamin Adams (b. 29 May, 1679, son of Samuel & Esther (Sparhawk) Adams). Abigail was Benjamin's 2nd wife. [He had m. 1st, 18 Dec., 1707 Mary Parker, who d. 12 Jan., 1715/16] Abigail died 22 July, 1771.

- 16 April, 1867 (age 32). He died at Ludlow, 5 Jan., 1902 (age 70).
5. Cynthia A., b. 14 Aug., 1833, m. 25 March, 1856, John F. Riggs. She died 7 July, 1897
 6. Sylvester H., b. 8 Feb., 1839, Civil War Soldier. He was killed at Middletown, Virginia, 19 Oct., 1864. A member of Co. "H", 10th Reg't Vt. Vols.
 7. Emily C., b. 1 Sept., 1842, d.y.
 8. Hartwell O., b. 8 March, 1845, d. 15 Oct., 1848 (age 2)
 9. Homer W., b. 15 July, 1848
2. Cynthia, b. 30 Jan., 1799, m. 21 Jan., 1819 Timothy Fletcher of Ashburnham, Mass.
 3. Harvey W., b. 25 Jan., 1801
 4. John, b. 28 Jan., 1803

Leonard Parker (5) {Samuel(4), Aaron(3), Moses(2), Abraham(1)}, was born at Westford, Mass. 10 Nov., 1745. He m. 20 Sept., 1768 Mary Foster (b. Westford, 9 June, 1748/9, dau. of Elias Jr., & Abigail (Wheeler) Foster. [Mary was the sister of Abigail Foster who married another Cavendish Revolutionary soldier pioneer, Nathaniel Farr - who is Linda Welch's Cavendish ancestor].

Leonard served in Capt. Leonard Whitings' Company in Westford in 1763 during the French & Indian Wars. He was a Revolutionary soldier [DAR Vol., 135, p. 168, Vol. 157; DAR # 141554]. He was a Private in Capt. Samuel Tay's Company, Lt. Col. Webb's Regiment, enlisting 18 Aug., 1781, discharged 29 Nov., 1781, service of 3 months, 22 days, including 112 days (212 miles) travel home. He also served in a regiment raised in Suffolk and Middlesex counties to reinforce the Continental Army for three months. The roll was dated in Woburn, [thus Leonard is not listed among Westford citizens serving during the Revolution]. [Westford town records for 13 Feb., 1788, show "*payment to Leonard Parker of one pound, 10 shillings for nursing and taking care of the Indian, James Symonds, when he was sick at said Parker's home, and the trouble of said Indian's funeral when dead.*"]

After the Revolution— around 1790, Leonard moved his family to Cavendish. They were not to remain long. He and his son Silas were among the early settlers in 1809/10 of East China, (Wyoming County) NY, now the town of Arcade. Traveling either with them or joining them soon after were Leonard's wife, Mary, daughters Rebecca, Millicent (and her husband Jacob Jackson) and daughter Lydia. Others of the immediate family to migrate to the "Holland Purchase" area along the Cattaraugus Creek of southwestern New York State included sons Elias and Abel and their families as well as Rachel, widow of Leonard Parker, Jr., and at least some of their children. Their farmsteads were located on either side of Cattaraugus Creek for the distance of 15 miles and are supposedly still owned and cultivated by descendants. [Note: In some records this area was called "Sheldon Purchase," Genesee County, NY. East China, China, Sheldon and Arcade, NY., became the one town of Sheldon, NY. in 1813. Arcade (including China and East China as well as Java) was a part of Sheldon until 1818. Java became separated in 1832.]

Leonard died at Arcade, NY, 29 May, 1813. Mary died 17 Aug., 1840.

Children (born Westford, Mass):

1. **Leonard Jr.**, b. 28 June, 1769
2. **Elias**, b. 17 May, 1771
3. **Abel**, b. 13 May, 1773
4. Polly, b. 3 July, 1775, m. Westford, 10 April, 1794 Benjamin Wheeler of Pepperell, Mass. (b. Pepperell, 30 April, 1771, son of Benjamin & Hannah (Davis) Wheeler).
5. Sally, b. 11 March, 1777, d.y.
6. Sally, b. 24 May, 1778, m. Westford, 9 June, 1798 Peter Read (son of Thomas & Lucy)
7. Rebecca, b. 18 Dec., 1780, d.y.
8. Rebecca, b. 8 April, 1782, She traveled with her family, first to Cavendish, and then to East China, NY., where in 1815 she m. Ezekiel Diamond Runals. He had come from Concord, NY. to Freedom, NY in 1810. He died Racine, Wisconsin 28 Jan., 1847. She died Arcade, NY., 30 Oct., 1839.
9. **Silas**, b. 29 June, 1785
10. Permelia, "Millie" b. 3 Aug., 1787, m. 4 Dec., 1808 Jacob Jackson, (son of Capt. Abraham

The Committee is grateful for the many home owners who contributed these articles.

Much of the material in this book originally appeared in "The Vermont Tribune", (Howard Fletcher, Editor), between March 16, 1961 and November 27, 1963, in a series of articles entitled, "Cavendish Historical Homes". Tribune staff member, Della Ellison assisted with the feature writing.

Compiled by The Cavendish Historical Society
Cavendish, Vermont
1964

Reprinted by
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Springfield, Vermont
1991

HERITAGE AND HOMES

Cavendish, Vermont



The Salmon Dutton House

1782

Removed to Shelburne Museum



THE JOSHUA PARKER HOUSE

The site of the so-called Parker House was purchased in 1791 by Isaac Parker from Joel Abbott, both of Westford, Mass. The consideration was 5 shillings for a tract of 100 acres out of the Right of Nathaniel Hovey.

* In 1798 this land was sold to Leonard Parker, a kinsman of Isaac who had improved the property during his tenure by building a house and barn and doubtless clearing a part of the forest.

In 1835 the farm was in the hands of Asaph Fletcher, Junior, and Bushrod Rice of Woodstock, Vt. They sold it during that year to Joshua Parker, the builder of the present house in 1850.

The stones that went into the house had been quarried from the mountain in its rear and a part of the timber used had been salvaged from the original Universalist Church. The house contains six good-sized rooms on each floor and two large finished rooms in the attic. The house now has central heat and an artesian well.

Years ago a good country road ran past the house at its rear and led to the home of Dr. Asaph Fletcher on 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 doctor's homestead, thence to 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 largely framed but has a first floor of stone.

in 1891 when Charles Parker conveyed it to [redacted], Eunice and Cyrus Peets.

In 1894 it was deeded by them to C. Elmer and Lizzie Flanders who sold the property to Frank H. Wheeler in 1909, said Wheeler having been for many years owner and manager of the farm on Twenty Mile Stream, now owned by Jason Smith.

Located between the villages of Proctorsville and Cavendish is a stone house built by Joshua Parker about 1847-50 from his own design. The stone was quarried mostly upon his own farm. The darkest stone used was brought from the Cavendish Gulf.

Originally the farm extended on both sides of the main road to the highest elevation each way and included three hundred acres of pasture, meadow and woodland. A large apple orchard was set out by Mr. Parker and some of the trees can still be seen.

Joshua Parker was a builder and farmer by trade. He helped build the Universalist Church in Cavendish Village and the Harvey Wiley home also in Cavendish.

A number of changes have been made within the house in recent years by other owners, among them has been the removal of a huge fireplace in the kitchen. This fireplace had Dutch ovens and it has been told that the fire in this fireplace was always kept going.

The original barn was replaced by a stone structure by Frank Wheeler who purchased the property. The same kind of stone was used for the barn that appears in the house, and blends perfectly. The masonry on the barn was done by "Captain" Bill Conley of Cavendish, whom many of the older citizens will remember. The property is now owned by Merrill Wheeler of Boston, Mass. who comes here summers.

FAMILIES OF CAVENDISH

***The Early Settlers of the Black River Valley in
Windsor County, Vermont***

A social and genealogical history

Volume 1

compiled by Linda Margaret Farr Welch



Cavendish Historical Society
Cavendish, Vermont

FLETCHER

Robert Fletcher (1), born ca. 1592, came from Yorkshire, England, and settled at Concord, Massachusetts around 1630. The surname, "Fletcher" was originally spelt, "Fledger", and was the name of the trade of a maker of arrows, or 'affixing' the feather upon the arrow' – fledging it.

Robert wife's name was Carrie (perhaps Caroline). He became a wealthy and influential man and died at Concord, 3 April, 1677 (age 85).

Children:

1. Luke, b.--, d. at Concord, Mass., 21 May, 1665
2. **William**, b. ca. 1622
3. Carrie [or Grisell] , b. ca. 1625
4. **Samuel**, b. ca. 1632
5. Francis, b. ca. 1636, m. 1 Aug., 1656 Elizabeth Wheeler (dau. of George & Katherine Wheeler). Elizabeth d. 14 June, 1704

William Fletcher (2) {Robert (1)}, was born in England ca. 1622. He m. 1st, probably in England, Rachel --. He was admitted a freeman, 10 May, 1643 at Concord. He was one of the first settlers of Chelmsford in 1653, and was named a selectman at the first town meeting held at his home on 22 Nov., 1654. He was the owner of a large tract of land embracing what is now the City of Lowell, Mass. He m. 2nd at Concord, 7 Nov., 1645 Lydia (Fairbanks) Bates (b. --, dau. of Richard & Elizabeth (Dalton) Fairbanks of England, and widow of Edward Bates). William Fletcher d. at Chelmsford, Mass., 6 Nov., 1677. Lydia died 12 Oct., 1704.

Children (born Chelmsford):

1. Joshua, b. --, d. y.
2. Lydia, b. Concord, 30 March, 1647, m. Chelmsford, 27 May, 1666 Rev. John Fiske
3. **Joshua**, b. Concord, 20 March, 1648
4. **Samuel**, bp. Chelmsford, 1 Dec., 1656 (b. ca. 1652/3)
5. Paul, bp. Chelmsford, 12 Jan., 1656 (age 2). He died 9 Aug., 1676 at Chelmsford
6. William, b. Chelmsford, 21 Feb., 1656/7, m. Chelmsford 19 Sept., 1677, Sarah Richardson (dau. of Josiah Richardson). He died in Chelmsford 23 May, 1712.
7. Mary, b. Chelmsford, 4 Oct., 1658, m. Chelmsford 21 Oct., 1678 Thomas Parker (b. 28 March, 1656, son of Jacob & Sarah Parker of Charlestown, Woburn and Chelmsford)
8. Sarah, b. ca. 1653, d.y.
9. Esther, b. Chelmsford, 12 April, 1664, m. 11 April, 1681 Isaac Parker (son of Abraham & Rose (Whitlock) Parker) [see Parker]
10. John Bates Fletcher, bp. Chelmsford, 1 Dec., 1656 (age 15). [He was probably the son of Lydia (Fairbanks) Bates and her first husband and was adopted by William Fletcher]

Joshua Fletcher (3) {William(2), Robert(1)}, was born at Concord, Mass. 20 March, 1648. He was admitted a freeman in Chelmsford, 11 March, 1689. He m. 1st at Chelmsford, 4 May, 1668 Grisell Jewell (b. Braintree, Mass., 1651, dau. of Thomas & Grisell Jewell of Braintree). [At the time they were married, Grisell was a maidservant in the home of the Reverend John Fiske]. She died at Chelmsford, 16 Jan., 1682. He m. 2nd 18 July 1682 Sarah Wiley or Willy (b. Reading, Mass., 4 Feb., 1658, dau. of John & Elizabeth (Clough) Wiley or Willey). Joshua and his family lived at Chelmsford, where he died 21 Nov., 1713.

Children (born Chelmsford):

1. **Joshua**, b. 4 Jan., 1677
2. Paul, b. 23 Oct., 1679, m. 1st at Charlestown, Mass., 12 April, 1705 Deliverance Stevens

5. William, b. 1 Jan., 1673, m. 10 Dec., 1701 Mary Fletcher He died at Chelmsford, 21 March, 1743. Mary died a widow at Chelmsford, 23 Feb., 1768 (age 84)
Children (born Chelmsford)
 1. William b. 22 Sept., 1702
 2. Samuel, b. 26 Aug., 1706/7, m. 17 Sept., 1729 Mary Lawrence of Littleton
 3. Oliver, b. 10 Sept., 1708
 4. Thomas, b. 18 Jan., 1711, m. Mary--, removed to Lowell
 5. Robert, b. 20 April, 1713, m. (int.), 25 Oct., 1742, Remembrance Foster (b.2 March, 1718, dau. of Edward & Remembrance Foster of Chelmsford). She died at Chelmsford, Mass., 13 Feb., 1778. Robert died 7 March, 1781.
 6. Benjamin, b. 22 Feb., 1715/16
 7. Mary, b. 1 Feb., 1718/19
 8. Lydia, b. 1 June, 1724

Capt. William Fletcher Jr. (4), {William(3), Samuel(2), Robert(1)}, was born at Chelmsford ca. 22 Sept., 1702, He m. 1st at Westford, 16 March, 1731 Elizabeth Remington (b. 1708, dau. of ---). She died at Westford, 24 May, 1748 (age 40) He m. 2nd at Westford, 22 June, 1762 Susannah (Fassett) Fletcher (widow of Zachariah). Capt. William died 22 Sept., 1784. Susannah died 30 June, 1763.

Children: (all by 1st wife, Elizabeth)

1. William, b. 13 Dec., 1731, settled at Templeton, Mass., where he d. unm.
2. Jonathan, b. 23 March, 1733, m. 22 Jan., 1761, Sarah Spaulding of Chelmsford (b. Chelmsford, 22 Nov., 1739, dau. of Simeon & Sarah Spaulding) He died at Westford, 27 Oct., 1813 (age 79). Sarah died at Westford, 4 Nov., 1815 (age 76).

Children (born Westford):

1. Sarah, b. 18 Feb., 1762
2. Jonathan, b. 19 April, 1764
3. Joanna, b. 19 April 1764 [twin], m. (int.), 12 March, 1791 Capt. Aaron Parker
3. Caleb, b. 7 Nov., 1735, removed to Templeton
4. Elizabeth, b. 3 March, 1737/8, m. Westford, 12 Sept., 1765 Joseph Cummings of Westford (b. Westford, 21 Oct., 1736, son of Thomas & Sarah (Fassett) Cummings). Elizabeth died at Westford, 26 Nov., 1799 (age 62).

Cummings Children:

1. Joseph Cummings, b. 10 Jan., 1768
2. Elizabeth Cummings, b. 7 July, 1769, m. Westford, 30 April, 1787, John Jewett
3. Bridget Cummings, b. 5 Jan., 1772, m. Westford, (int.) 24 July, 1797, Peter Hildreth Jr.
4. Mary Cummings, b. 3 April, 1776
5. William Cummings, b. 23 May, 1778
5. Sarah, bp. 23 Sept., 1739, d. 3 Dec., 1742
6. Lydia, bp. 22 Feb., 1741, m. 28 Dec., 1769 Silas Richardson of New Ipswich
7. Joel, b. 21 June, 1743, m. 31 May, 1764 Ruth Gould; d. Templeton 16 April, 1812
8. Seth, b. Westford 8 Aug., 1744, m. 2 June, 1772 Joanna Fletcher, d. 2 July, 1812
9. Asaph, b. 28 June, 1746
10. Sarah, b. 26 Sept., 1747
11. Olive, b. 3 April, 1749

* Asaph Fletcher (5) {William(4), William(3), Samuel(2), Robert(1)}, was born at Westford, Mass. 28 June, 1746. He m. at Chelsea, Mass., 3 Oct., 1776 Sarah "Sally" Green (b. Stoneham, Mass., 1 Jan., 1758, dau. of Jonathan & Rebecca (Green) Green of Chelsea, Mass).

When Asaph Fletcher was twenty-one years old, he had an established medical practice in Westford, Mass., but no evidence can be found that he had any formal training. On 12 Jan., 1773, the town of Westford voted for five men to serve on Westford's Committee of Correspondence to Boston and Dr. Fletcher was one of these men. His elegant penmanship and writing style can be found in many places in Westford's town records. He was well committed to

the Patriot cause. He served as a surgeon during the Revolution for the Middlesex County Militia. He held many public offices in Westford, including representative for Westford to the General Court in 1775, Selectman for Westford 1777-1779, and Surveyor of Highways in 1782. He was a member of the constitution convention of the Commonwealth of Massachusetts in 1780. His firm belief at that time was that "no man should be compelled by law to pay taxes for the support of preaching, but that all such contributions should be voluntary and according to the dictates of his own conscience", this was his principal of religious liberty—a principal in which Cavendish's founding father, Capt. John Coffeen also forcefully believed.

Asaph owned many parcels of land in Westford and had sold all interest in these lands by the year 1787. In February of 1787, at the age of 41, he removed to Cavendish, Vermont. On May 17, 1787, he set up his medical practice and became the first resident physician of the town. He settled near the present village of Proctorsville with his farmhouse located at the north part of where Alvah Belknap once owned. When Asaph came here this was a very secluded spot located over the hill. The old farmhouse built by Dr. Asaph, burned in May of 1895 while it was owned by Mr. Washburn. Asaph Fletcher was a member of the First Constitutional Convention for Vermont, which applied for Statehood. He held many State offices including terms in the Vt. Legislature and Senate. He was a Judge of the Windsor County Court. He was one of the electors of President and Vice-President when James Monroe was elected President. He was President of the Windsor County Medical Society and delivered many lectures before their assembly. He had joined with the Leicester, Mass Baptist Church in May of 1768, and continued in the Baptist religion in Cavendish. He was a self-taught man, learning Greek, Latin and English scholarly works. He was a man of distinction for his time.

The following paper was prepared by Dr. Asaph Fletcher as member of the Committee of Correspondence for Westford, dated 30 March, 1774 in response to the Tea Tax:

"Wee inhabitants of the town of Westford being Requested by the Com^{tt} of correspondence for the town of Boston to give our sense of the present Gloomey situation of our Publick affairs, Do find it incumbent on us to comply with so Reasonable and interesting a request, although we can truly say it is with no small regret that we are so frequently Reduced to the unhappy alternative either to yield compliance with the Iron chains of Slavery or by manly opposition to oppose the same: but in faithfulness to our country, ourselves, and Posterity, we hold ourselves obligated according to the utmost of our abilities to make Repeated oppositions against Repeated attempts to extinguish the just Rights and Liberties of this people, or every attempt to annihilate our freedom the Price of which was no less than the price of Blood, even the precious Blood of our worthy ancestors.

Whatever may have been the motive, it is very apparent that the conduct of the British Administration for some years past and in many Respects hath not comported with their good Regards and Desire for the continuance of our American Lyberties, and the assiduity of their plotting the extorting of our money and consequently the compleating of our bondage seems to be obviously confirmed by a Late act of the British Parliament empowering the East Indian Company to export their teas to America, subject to a duty for the express purpose of Receiving a Revenue &c. But beholding the general union of the colonies with their uninterrupted exertions in the cause of Lyberty, so inspires our Breasts that we are constrained in a particular manner to assert our readiness on all Necessary occasions to unite with the colonies in general and with this Province in particular in every constitutional method for the Redress of our grievances and the continuance of our Lyberties: Tho' by all which we do not mean to approve of any Riotous or Disorderly conduct or in the least to indicate any Disregard to our Sovereign Majesty or the Dignity of his crown. Neither do we Pleas for anarchy, but we seek the enjoyment of those charter Privilidges which Americans have long enjoyed heretofore, in which time a happy Harmony subsisted between Great Britain and her colonies. It is the opinion of this town that if the plan of administration so far succeed as that the general Use of Dutied tea should take place among the colonies, it would be attended with very Destructive consequences; nor do wee think that their are any good advantages that acruer from the use of Endia tea, considered without a duty which might not be obtained from vegetable plants of our own production and cultivation. Therefore: RESOLVED that we will not for the future Purchase or use ourselves or approve to be used in our families any tea or teas whatsoever, subject to a duty untill such Duty shall be Repealed."

To Whom it May Concern.

We are the owners of a 1906 house located on 1483 Main Street in Cavendish, Vermont and we are requesting the house be placed on the State Register of Historic sites. Nancy Boone has already visited the site to take both interior and exterior pictures of the house. The house is a well-preserved example of a turn of the century residence in the area. We only recently bought the house and while having it inspected it was determined to have a very young apparent age. The house still contains many original features. There is much original woodwork, original plaster walls, slate roof, even the original lead pipe running up the mountain to a spring is still present near the new driven well.

Sincerely,


Chris Kelly

STATE OF VERMONT Division For Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form	SURVEY NUMBER:
	NEGATIVE FILE NUMBER:
	UTM REFERENCES: Zone/Easting/Northing
	U.S.G.S. QUAD. MAP:
	PRESENT FORMAL NAME:
COUNTY: <i>Windsor</i>	ORIGINAL FORMAL NAME:
TOWN: <i>Concordish</i>	PRESENT USE: <i>house</i>
LOCATION: <i>128 S Main St, Concordish</i>	ORIGINAL USE: <i>house</i>
COMMON NAME:	ARCHITECT/ENGINEER:
PROPERTY TYPE:	BUILDER/CONTRACTOR:
OWNER: <i>Chais Kelly + Sean Fitzpatrick</i>	PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>
ADDRESS: <i>162 - 415 St, WYNY 10010</i>	
ACCESSIBILITY TO PUBLIC: <i>+</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>	STYLE: <i>Colonial Revival / Queen Anne</i>
LEVEL OF SIGNIFICANCE: Local <input type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>	DATE BUILT: <i>1906</i>

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block
 2. Wall Structure
 - a. Wood Frame: Post & Beam Balloon
 - b. Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - c. Iron d. Steel e. Other:
 3. Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Siding Brick Veneer Stone Veneer Bonding Pattern: Other:
 4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete b. Other:
 5. Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
 6. Engineering Structure: 7. Other:
- Appendages: Porches Towers Cupolas Dormers Chimneys Sheds Ells Wings Bay Window Other:
- Roof Styles: Gable Hip Shed Flat Mansard Gambrel Jerkinhead Saw Tooth With Monitor With Bellcast With Parapet With False Front Other:

Number of Stories: *2*

Entrance Location:

Number of Bays:

Approximate Dimensions:

SIGNIFICANCE: Architectural Historic Archeological

Historic Contexts:

Level of Significance:

Local State National

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Entrance in right bay into enclosed porch.
Cornices at bottom of gambrel and below peak of gambrel continuing across top of side dormers.
Canted corner.
Interior retains columned room divider, turned newel on stair, and original decorative window hardware.

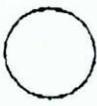
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

A turn-of-the-century residence that combines the older Queen Anne style with the more modern Colonial Revival, in a fairly sophisticated architectural design with details not too common in vernacular residences of the period.

REFERENCES:

MAP: (Indicate North in Circle)



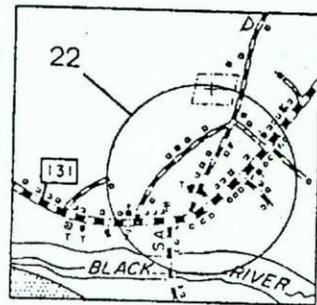
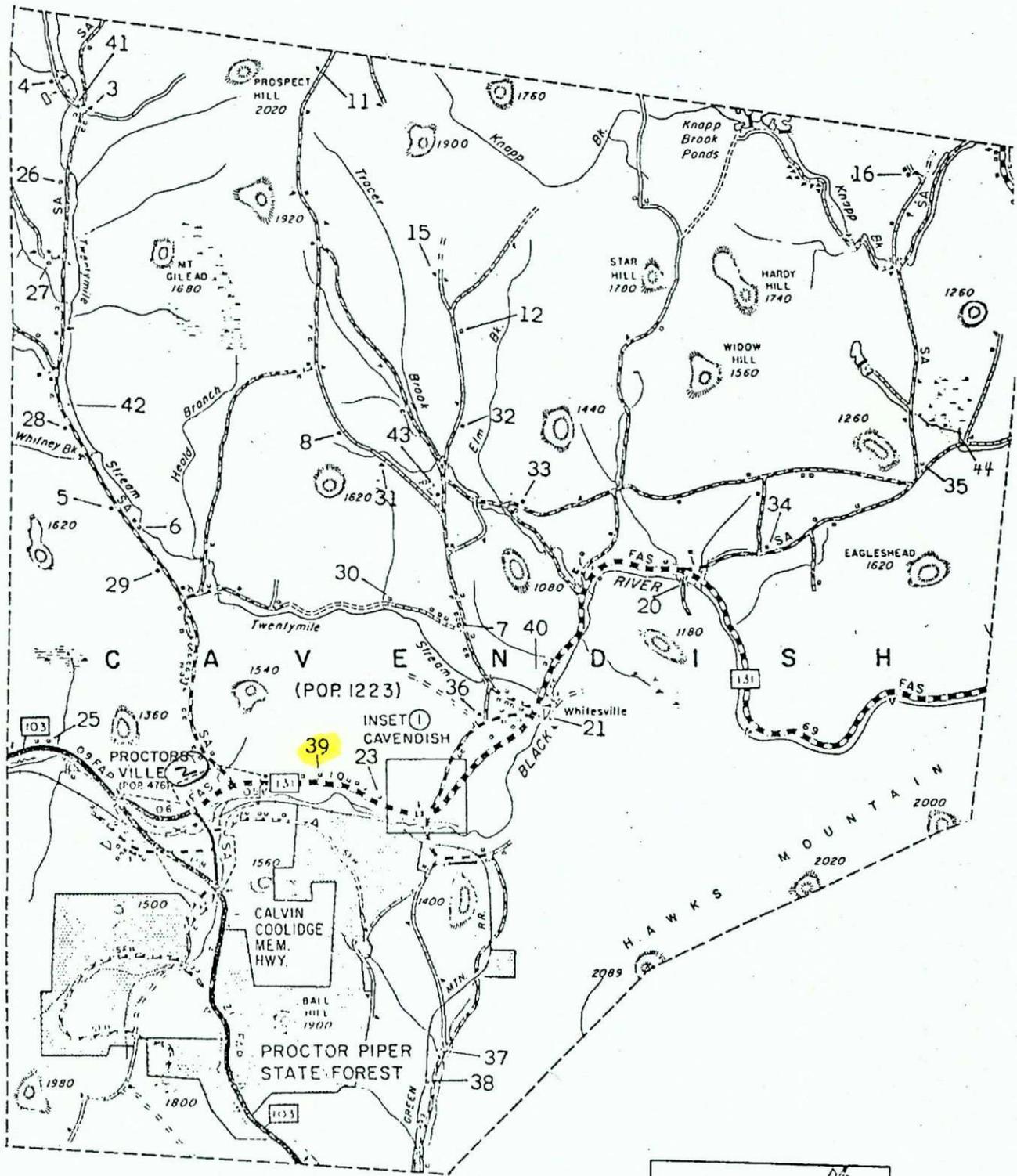
- SURROUNDING ENVIRONMENT:
- Open Woodland Woodland
 - Scattered Buildings
 - Moderately Built Up
 - Densely Built Up
 - Residential Commercial
 - Agricultural Industrial
 - Roadside Strip Development
 - Other:

RECORDED BY:
Chris Kelly / Nancy Boone

ORGANIZATION:

DATE RECORDED: 7/23/03





INSET ①
CAVENDISH

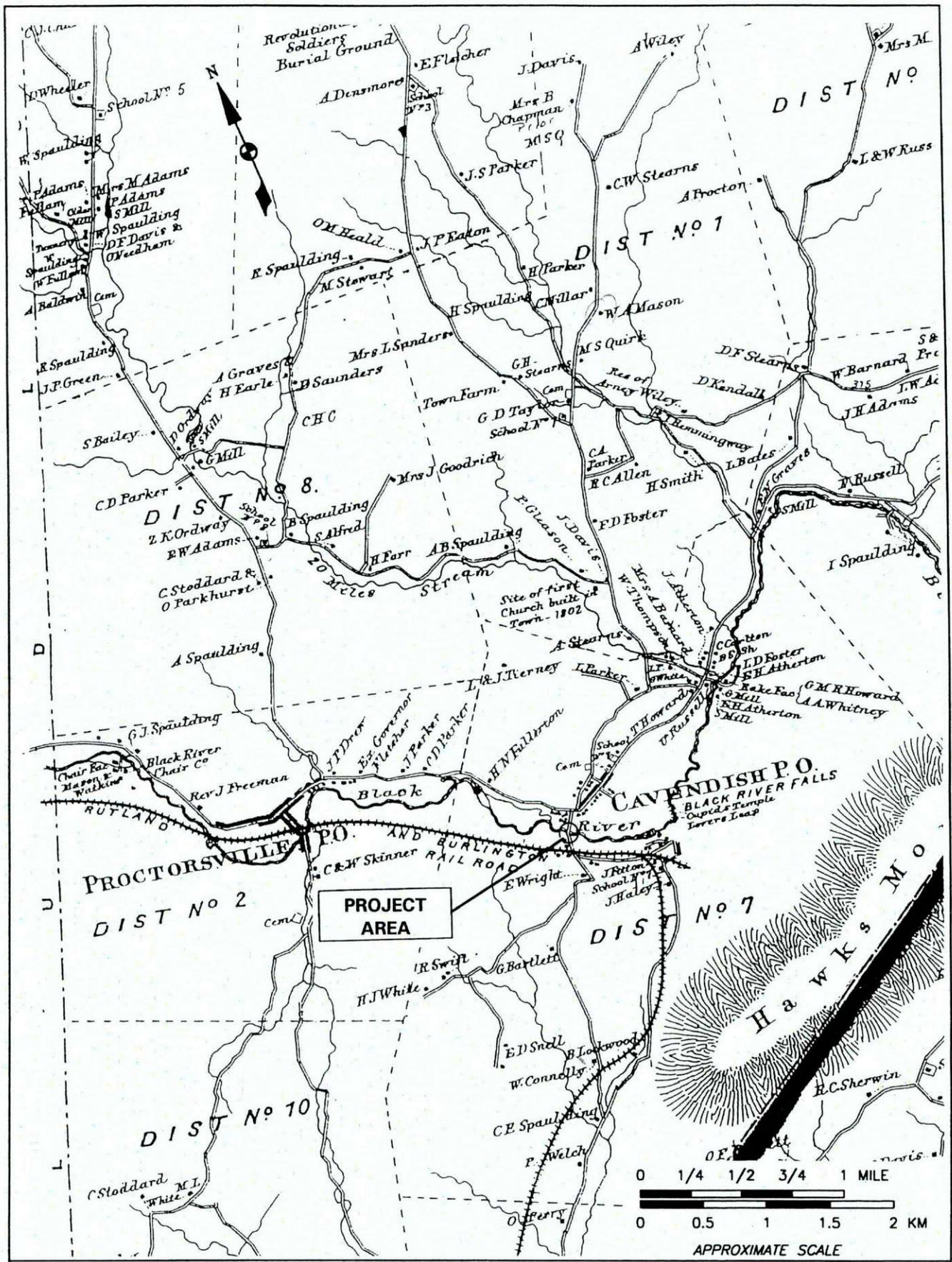
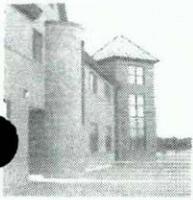


FIGURE 6: Portion of Town of Cavendish in 1869

SOURCE: Beers 1869:32

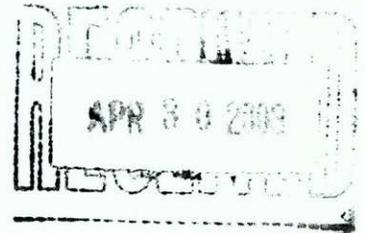


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April 29, 2003

Vermont Division for Historic Preservation
National Life Office Building,
Drawer 20
Montpelier, VT 05620-0501

ATTN: Judith Ehrlich

RE: 180 Battery St. / 23 King Street Historic Properties
Burlington, Vermont

Dear Ms. Ehrlich,

As a follow-up to our earlier telephone conversation regarding the referenced properties, I am enclosing photos of the structures as you requested.

The specific historic structures include The Mady Block at 182-184 Battery Street and a garage at 23 King Street. Both are being considered for demolition to construct a new classroom and office building for the Community College of Vermont, which will contribute immensely to the community and surrounding region.

This project will not require review through the Act 250 process. Therefore, the purpose of this letter is to request an advisory opinion only from you.

As you can see from the photos, the subject structures are in disrepair and have been modified over the years. Our observations have revealed that the rock faced concrete block façade has numerous cracks in mortar joints and chloride based deterioration on the surface of the masonry at specific locations. Also, there are places where cast concrete lintels and sills have spalled to expose the reinforcing bars. The photos also reveal that there have been modifications to the facades including newer concrete block infill which does not match the original masonry, and the attached steel framed addition to the south along Battery Street.

Although we understand that these structures may represent examples of last century's industrial construction at the waterfront area of Burlington, we are not aware of any historical significance they may represent unlike the nearby Pomeroy House which was the first medical college in Vermont. Furthermore, a review of the inventory in the National Register of Historic Places indicates most of the nearby structures listed date to the 19th Century, whereas these structures were more recently constructed in 1927 and 1938 respectively.

In our expert opinion, meaningful preservation of these structures is not feasible under the circumstances. We would like to know if you agree with our assessment. Thank you for your assistance in this matter!

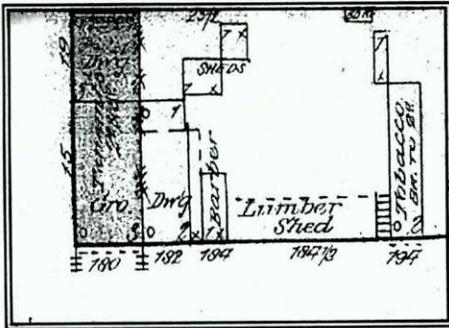
Yours truly,

A handwritten signature in black ink, appearing to read 'Gregory Rabideau', written in a cursive style.

Gregory Rabideau, AIA
Rabideau Architects

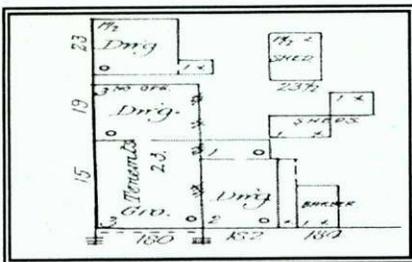
cc: Barbara Surprenant - ICV

Sanborn Map 1885
King & Battery Streets



The Sanborn Map indicates the King & Battery street corner as having a grade level grocery store at 180 Battery (now vacant lot) with tenement housing above; 182 Battery is shown as having a dwelling; 184 Battery a Lumber shed; 19 & 23 King have dwellings with shed in the rear; balance of parcel is vacant. Lot lines do not appear on this map.

Sanborn Map 1889
King & Battery Streets

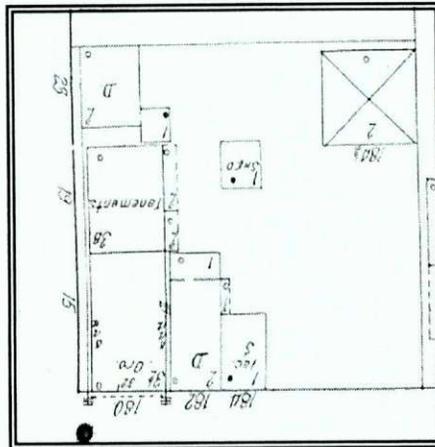


This Sanborn Map shows the King & Battery corner as having grade level grocery store at 180 Battery with tenement housing above; 182 Battery is shown as having a dwelling; 184 Battery now appears to be vacant; 19 & 23 King as having dwellings with a shed in the rear; balance of parcel is vacant. Lot lines do not appear on this map.

Sanborn Map 1912
King & Battery Streets

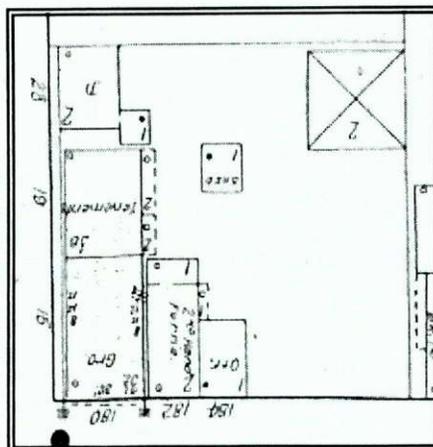
In 1912 the parcel is depicted as having a grocery at 180 Battery; dwelling at 182 Battery; a vacant structure with 5 (stories) at 184 Battery; 184½ now appears, it is a 2 story stable at the rear of the lot (now vacant). Lot lines appear on the Sanborn Map.

Sanborn Map 1919



King & Battery Streets

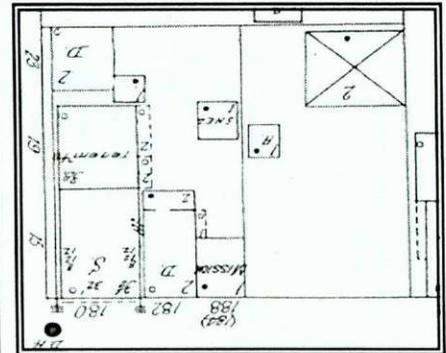
The 1919 Sanborn depicts the parcel as having a grocery at 180 Battery; a second hand furniture at 182 Battery; offices at 184 Battery; 19 King appears as tenement housing and 23 King Street



as a dwelling with an attached shed; a detached shed at the rear of 19 King and a 2-story stable on the south east corner of the lot (now vacant)

Sanborn Map 1926
King & Battery Streets

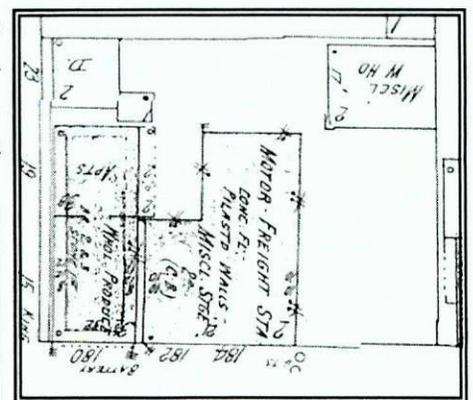
Sometime prior to 1926 a subdivision occurred, The parcel hav-



ing a large 2 story stable is now a separate parcel; 180 Battery is designated as being S. (store); 182 Battery a dwelling having 2 stories; 188 (184) Battery is a mission.

Sanborn Map 1926/1938
King & Battery Streets

180 Battery now appears as a

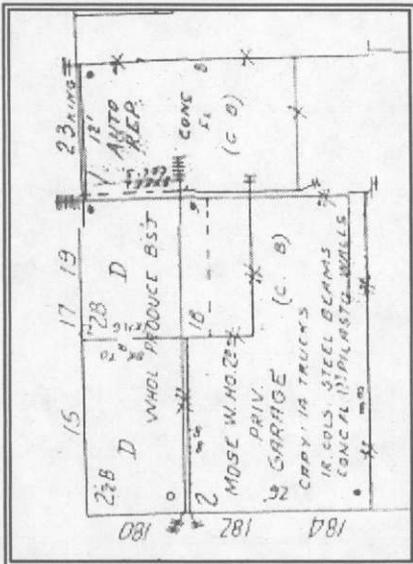


Wholesale & Produce with 2 and 3 bedroom apartments above.

Cont' 1926/1938 Sanborn Map

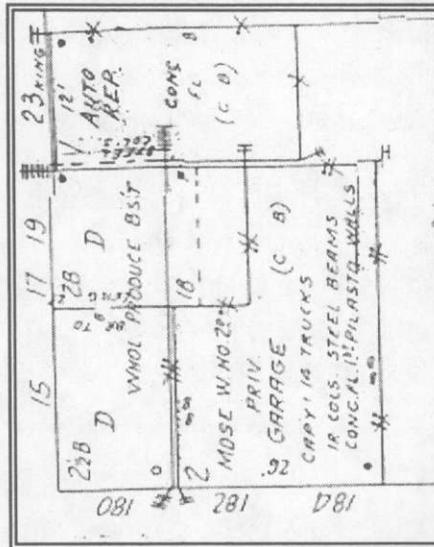
For the first time appears 182 Battery as a 2 story cement block (CB) building along with 184 Battery which is now a motor freight station now with concrete floors and plastered walls; 19 King appears to be adjoined with 180 Battery and 23 King is a detached 2 story dwelling with an attached shed.

**Sanborn Map 1942
King & Battery Streets**



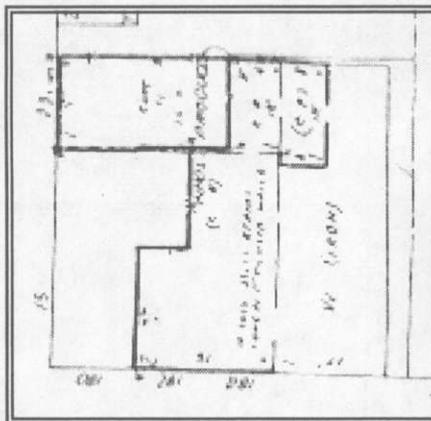
In 1942 the 180 Battery street building is depicted as a a wholesale produce building with a 2 bedroom structure above; 182 -184 Battery is adjoined and is a 2-story wholesale building with private garage for 14 trucks; 23 king Street is now a private garage with concrete floors. For the first time the designation GT appears ay 23 King indicated a gas tank.

**Sanborn Map 1960
King & Battery Streets**



180 Battery continues to appear as a wholesale produce with dwellings above; 182-184 Battery as a wholesaler with a 14 truck garage; 23 King appears as a auto repair, it appears a concrete block addition has been made to the rear of the building.

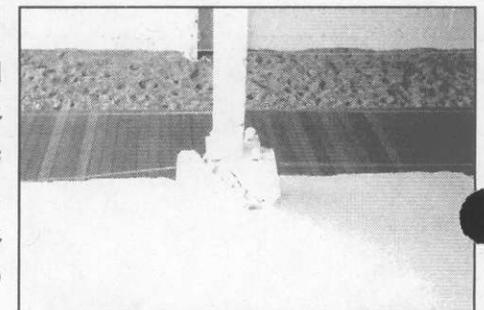
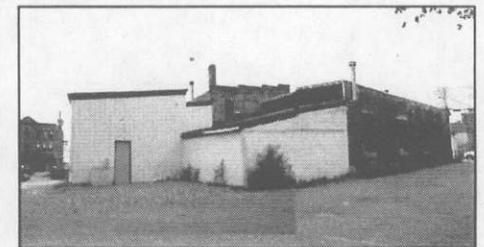
**Sanborn Map 1978
King & battery Streets**



Sometime between 1960 and 1978 the 180 Battery Street dwelling was destroyed and the lot became vacant as it is today. 182-184 Battery is a cement block building, sometime prior to

1968 iron beams were added ; 23 King is shown as a concrete floor building, use is not defined however it is believe it continued to serve as a garage or freight area with a whole sale produce distributorship at the rear of the adjoining 182-184 Battery St .

**Existing Structures:
180-184-186 Battery St
and 23 King St**





180 Battery St.

DSC00304.JPG



Across from 180 Battery St.

REFLECT1.JPG



180 Battery St.

FRONT.JPG



Across from King St.

REFLECT2.JPG



23 King St.

DSC00330.JPG



Newer steel framed Addition from rear

DSC00332.JPG



23 King St.

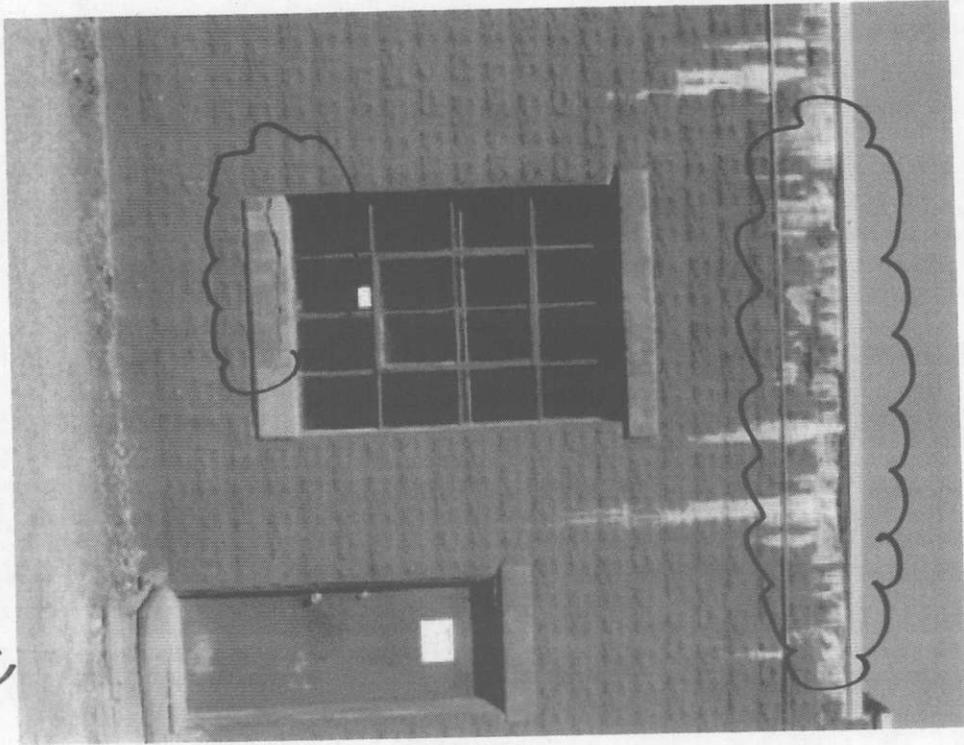
DSC00331.JPG



Detail of Damage (Typical)

DSC00333.JPG

Detail of Damage (Typical)



DSC00334.JPG



View from King St.

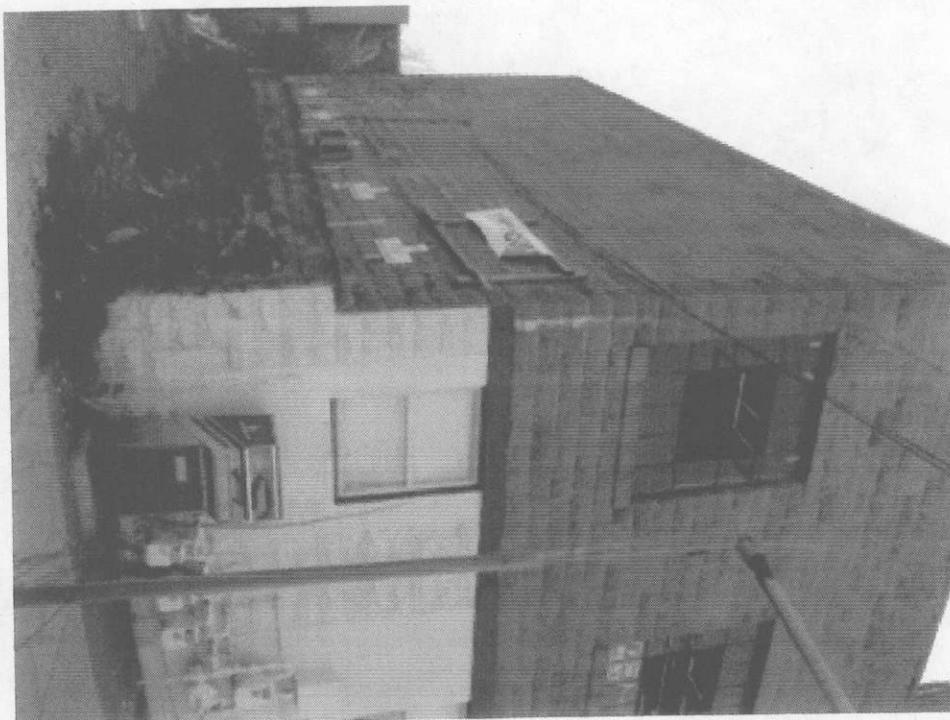
DSC00336.JPG



View from King St .

DSC00335.JPG

Detail of Modifications



DSC00337.JPG



DSC00338.JPG

Detail of Modifications

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INVENTORY -- NOMINATION FORM

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1** NAME

HISTORIC

AND/OR COMMON

Battery Street Historic District

2 LOCATION

STREET & NUMBER

Along Battery, Champlain, Pine and St. Paul Streets bounded
by Main and Maple Streets and including King Street and the
Lake Champlain waterfront

-- NOT FOR PUBLICATION

CITY, TOWN

Burlington

-- VICINITY OF

CONGRESSIONAL DISTRICT

Vermont

STATE

Vermont

CODE

50

COUNTY

Chittenden

CODE

007

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES, RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES, UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL <input checked="" type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Multiple ownership

STREET & NUMBER

CITY, TOWN

-- VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Office of the City Clerk of Burlington

STREET & NUMBER

City Hall, Church Street

CITY, TOWN

Burlington

STATE

Vermont

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

- Vermont State Register of Historic Places
- Historic Sites List, Burlington, Vermont

DATE

1976

-- FEDERAL STATE -- COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

- Vermont Division for Historic Preservation
- City Hall, Burlington Planning Commission

CITY, TOWN

- Montpelier
- Burlington

STATE

Vermont

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Blow, David. "A Walk Through Burlington History" in Rural Vermonter, Vol. 4, June 1966.
- Child, Hamilton. Gazetteer and Business Directory of Chittenden County, Vermont, for 1822, Syracuse, New York, 1884.
- Predee and Edwards, "Map of Burlington, Vermont, 1853."
- Rann, W. S. History of Chittenden County, D. Mason & Co., Syracuse, N.Y., 1886.
(Continued on Continuation Sheet 9-

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 35

UTM REFERENCES

A	1,8	6,4,2,0,4,0	4,9,2,6,0,8,0	B	1,8	6,4,2,2,0,0	4,9,2,6,0,4,0
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	1,8	6,4,1,4,0,0	4,9,2,5,7,6,0	D	1,8	6,4,1,3,9,0	4,9,2,6,0,3,0

VERBAL BOUNDARY DESCRIPTION

The boundary of the Battery Street Historic District begins at a Point A at the intersection of an extension in a westerly direction of the south property line of # 1 (the Stone Store, 209 Battery Street) and the mean low water mark of Lake Champlain; thence proceeding in a northerly direction along the mean low water mark of Lake Champlain to a Point B at the intersection of an extension in a westerly direction of the

(Continued on Continuation Sheet 10-1)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Adele Cramer, John P. Dumville, and B. Clark Schoettle

ORGANIZATION

Vermont Division for Historic Preservation

DATE

September, 1976

STREET & NUMBER

Pavilion Building

TELEPHONE

802-828-3226

CITY OR TOWN

Montpelier

STATE

Vermont

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William B. Pinney

TITLE

William B. Pinney, State Historic Preservation Officer

DATE

December 9, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN	
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Battery Street Historic District, Burlington's earliest settlement, represents an area of mixed commercial, light industrial and residential uses which have evolved and developed from 1790 to the present. The buildings in the district reflect a variety of architectural styles and building types, from the Federal style to early 20th Century styles, and provide a historic document of the city's growth and development.

Furthermore the long sequence and diversity in architectural style and economic function found within this district can, from an archeological point of view, be used to study patterns of social, industrial and economic growth, both in time and space, and the development of these patterns. Spatial relationships between residential structures and commercial structures can contribute data on community and land use patterns and their change and/or stability through time. If each individual property is also perceived as a distinct archeological site, the artifactual and structural data associated with each property can be compared to those of other properties which are similar, or diverse, in both time and function for the purpose of examining the social and economic history of the district. Because the waterfront section of this district is unique to the Northeast region, artifactual and structural data from this area can contribute important information about usage, development, and patterns which may be typical to a waterfront area or which may be unique to this one.

The Battery Street area, where the proprietors of Burlington met to prepare the original plan for the city, was the early center for commerce on Lake Champlain. First the Lake Champlain canals and the shipping industries, and later the railroad, and now the trucking business center in this district of the City of Burlington. In the beginning years of the nineteenth century, the College of Medicine at the University of Vermont was founded in a house (# 13) in this district and in its early years classes were held there. Carriages as well as paper tubes, cigars, confections, and portable ovens were manufactured in this area; as was the world's second commercial steamboat.

The crescent shaped bay on Lake Champlain provided the best natural harbor available to Burlington, and provided access to transportation routes essential to the commercial growth and prosperity of the area. Gideon King, Jr. controlled lake traffic from 1790 to 1812, establishing a route between Burlington and St. John's, Quebec and Whitehall, New York.

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The Gideon King, Jr. House (# 80) is one of the district's outstanding Federal style buildings and one of Burlington's oldest structures.

Stores and warehouses were established on Battery Street, known earlier as Water Street. At King Street, Burlington's only shipyard was established, and the world's second commercial steamboat, "the Vermont" was constructed in 1809 and launched. An historic sites marker commemorates the site. At the foot of Maple Street, the Old South Wharf - or the "Salt Dock" - was built in 1810 facilitating the removal of cargo. The War of 1812 crippled the shipping industry on the lake, but with the building of the Champlain Canal in 1823, linking the lake with the Hudson River, Burlington began to compete with Boston for New England markets.

The Stone Store (# 1) was built close to the South Wharf and links Burlington architecturally with other port cities on the Erie Canal system. The store was built by Timothy Follet to house his flourishing mercantile business. In 1841 he established the Merchant's Boat Line which operated over 40 barges equipped with removable sails and masts so the same boat could travel through the canal from Albany and by lake to Burlington.

The second story of the Pomeroy House (# 13) was used by the students at the University of Vermont Medical College for classes and instruction from Dr. John Pomeroy from 1804 to 1822. The first regular lectures on anatomy and surgery ever given in Burlington were given in this house to twelve students in the winter of 1814.

The district accommodated a number of light industries. Gray's Carriage Works (# 19) established in 1830, manufactured light and heavy carriages until the late 1880s. The ice industry of Lake Champlain established a number of ice houses in the area. On Maple Street, near Battery Street, remains a concrete ice house (# 93) built in the 1930s on the site of the former Lake Champlain Ice Company. In 1896 a tunnel was constructed leading from the Ice House to the Lake. It has since been filled in. The former Champlain Mattress Co. building (# 4) possibly served as an ice house also, during the early twentieth century.

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Thomas Arbuckle and P. D. Ballou established a cigar and confectioners manufacturing industry at the corner of Maple and Pine Streets in 1871; the present building (# 104) on this site dates from c. 1885 and was used until c. 1915 when the National Paper Tube and Box Company bought the structure for paper box manufacturing (1915-1945). The building resembles in its use of granite and brick the Wells Richardson Building (1883) on College Street in Burlington, designed by local architect A. B. Fisher.

Another industry on Maple Street was established c. 1920 by G. S. Blodgett at 57 Maple (# 105) for the manufacture of portable ovens. This industry continued into the late 1940s, when General Electric established an armament plant in the building.

The district has always been a transportation center. In 1848 the Champlain Transportation Company established a daily line across the lake. In 1849 a through line was established to New York. The waterfront was also a stage coach center, with coaches ending their routes at the steam boat landing at the end of Maple Street. The Rutland and Burlington Railroad and the Vermont Central Railway were routed through Burlington in 1849. They were integral to the growth of industry and the wholesale grocery companies in the district. Union Station, (# 5), a fine example of Neo-Classical Revival architecture dominates the waterfront streetscape at Main Street and attests to the importance of the railroad in Burlington.

Lumber storage yards were located along the waterfront for transport by both train and barge.

Gideon King, Jr.'s house (# 80) was the site of the last series of meetings of the proprietors of Burlington in June of 1798. At one of these meetings William Coit presented a final plan for the City of Burlington. This plan established the present gridiron pattern of streets in downtown Burlington. In addition they voted to set aside the land now known as City Hall Park.

The Battery Street area is experiencing a renewed interest in its architectural heritage. Presently four buildings within the district -

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the Musicant Building (# 9), Merchant's Bank (# 7), the Gideon King, Jr. House (# 80) and the former Champlain Mattress Co. Building (# 4) - are undergoing preservation and restoration for adaptive re-use through Economic Development Administration Title X matching grants for historic preservation under the administration of the Vermont Division for Historic Preservation.

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input checked="" type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Battery Street Historic District includes contiguous residential and commercial sections within a grid created by Battery, Champlain, Pine, St. Paul, Maple and King Streets, and Lake Champlain, and is bounded by, though does not include Main Street. Within the district are 120 buildings which reflect, primarily, the commercial and industrial beginnings and growth of Burlington from the 1790s to the 1930s. The buildings represent a broad spectrum of styles in commercial, industrial and domestic architecture, mostly vernacularized, but with at least one outstanding example of each major architectural style from the nineteenth through the early twentieth centuries.

The district is a mixture of wholesale businesses, light industry and modest residences, with the majority of the commercial and industrial buildings concentrated along the waterfront on Battery Street. It is distinct from the central business district to the north and the larger and more elaborate residences to the east. Grade levels are irregular and descend sharply toward the lake, resulting in ground level basements on many buildings. Both residential and commercial buildings are sited on narrow lots. Streets are laid out in a standard grid pattern, and although somewhat deteriorated, sandstone curbing remains and brick and stone paving is discernible beneath the present asphalt-covered streets. The large elms and maples which once lined the streets have mostly disappeared. Demolition and fires have resulted in a number of gaps along the once cohesive streetscapes.

Generally the buildings maintain a low profile, the highest being four stories. All foundations are either granite, sandstone or dolomite. Granite sills, lintels and steps predominate the Greek Revival style structures; the Greek Revival style Stone Store (# 1) is constructed of granite block. Granite is used as an integral part in the design of the Musicant Building (# 9). Many of the houses are roofed with imbricated polychrome slates in highly decorative patterns (# 35).

The buildings have undergone a typical evolution. Commercial and owner-occupied buildings are well-maintained, while others are in various states of deterioration. First-story facades of many commercial and industrial buildings have been altered, but in a few instances, such as the Dupont building (# 16), original nineteenth-century storefronts remain completely intact. Original wall material has been covered or replaced by vinyl, aluminum and asbestos on many residential buildings. However, the growth of Burlington is reflected architecturally in such outstanding domestic buildings as the Federal style King House (# 80) and Town House (# 21), the Greek Revival style Town House (# 32), the French Second Empire Row House (# 35), the Gothic Revival style residence at 59 King Street (# 79), the Queen Anne style residence at 89 Maple Street (# 102) and the Colonial Revivalized building at 168 Pine Street (# 54).

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A common house type within the district is a $2\frac{1}{2}$ -story, gable-roofed, sidehall plan building, modest in scale, dating from the mid - through the late nineteenth-century. Four houses - the Enos Blinn House (# 24), a schoolhouse (# 27), and houses at 193 St. Paul Street (# 58), and 81 Maple Street (# 103), vernacularized Greek Revival style versions of this house type, have the additional feature of a pointed arched light in the front gable.

Stylistically, commercial and industrial buildings are well-represented by the Federal style Gray's Carriage Works (# 19), now an apartment house, the Greek Revival style Stone Store (# 1) and Musicant Building (# 9), the Italianate Revival style Dupont Building (# 16), the Neo-Classical Revival style Union Station (# 5) as well as two early twentieth century panel brick blocks (# 61 and # 106).

Most of the buildings between the railroad tracks and Lake Champlain, while they continue the activities of Burlington's earliest district, are intrusions within the historic district. These industrial and commercial buildings, primarily storage sheds, garages and warehouses of recent construction, are sited on flat terrain, with very little vegetation. A ferry dock, public marina and small park allow public access to Lake Champlain in this area of the district.

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- ✓6. Vermont Fruit Company, 212 Battery Street, c. 1930; 3-stories, brick, flat roof. A painted sign for "Vermont Fruit Company" is across both the Battery and Maple Street facades of the building. Three iron tie rods for the roof end with a forged "S" on the Maple Street facade of the building. There is also a painted sign for "Occident Flour, Costs More, Worth It" on the Battery Street facade of the building.
- ✓7. Merchant's Bank, 202 Battery Street, see Description.
- ✓8. Commercial Block, 198 Battery Street, c. 1860; 3-stories, painted brick, flat roof. The building is five bays wide with all fenestration and door openings bricked in except for those on the south side of the facade. Radiating brick voussoirs are over the fenestration and square cut stone lintels are above the door openings.
- ✓9. Musicant Building, 196 Battery Street, see Description.
- ✓10. Mady Block, 182 & 184 Battery Street, 1927; 1-story, rock faced concrete block, aluminum sided addition, flat roof with raking parapet, false front.
- ✓11. House and Commercial Building, 172 & 174 Battery Street, built between 1869 and 1875; 2-story, gable-roofed with front gable orientation; clapboarded, with brick front facade added c. 1885. Ground story basement has recessed entrance flanked by display windows and simple cornice, probably dating from c. 1885 alteration.
- ✓12. House, 168 & 170 Battery Street, c. 1875; $s\frac{1}{2}$ -story, with ground level basement, clapboarded and aluminum siding, gable roofed with front gable orientation, imbricated slate roof.
- ✓13. Pomeroy House, 164 & 166 Battery Street, see Description.
- ✓14. House-Commercial Building, 162 Battery Street, see Description.
- ✓15. House, 156 & 158 Battery Street, c. 1869; 2-story with a ground level basement, aluminum siding, gabled roof.

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- ✓72. Chiott's Marine Supplies, 87 King Street, 1-story, wood frame, asphalt siding, gable roof with false step front (Boomtown).
- ✓73. Greek Revival Town House, 85 King Street, 2½-story, wood frame, asphalt siding, gable roof sheathed in polychrome slate. The house is three bays wide with the door on the east front with a gabled hood supported by brackets and finials. A one story porch is on the west side.
- ✓75. House, 71 King Street, 2½-story, wood frame, gable roof sheathed in polychrome slate with an imbricated band.
- ✓76. Commercial Block, 65, 67, 69 King Street, 3-story, wood frame, perma-stone first story with vertical board sign cornice, clapboarded second and third story with imbricated shingle frieze, flat roof with bracketed cornice and large modillions.
- ✓77. Town House, 63 King Street, 2½-story, wood frame, clapboarded with imbricated shingle gable infill, gable roof sheathed in polychrome slate with imbricated bands. There is a first story bay window and a two-story porch with a shed roof.
- ✓78. House, 79 King Street, see Description.
- ✓79. Apartment House, 49 & 51 King Street, 2-story, wood frame, clapboarded, flat roof. The first story porch entry has turned posts and a shed roof. The building has a frieze of tongue and groove boards with a bracketed cornice.
- ✓80. Gideon King Jr. House, 35 King Street, see Description.
- ✓81. House, 29 King Street, 2½-story, wood frame, asphalt siding, gable roof sheathed in slate, 1-story porch across the front elevation, end chimneys. Before 1853.
- ✓82. Garage, 23 King Street, 1-story, rock faced concrete block, cinder block west side, flat roof, false front with date stone "1938", two-bays wide.

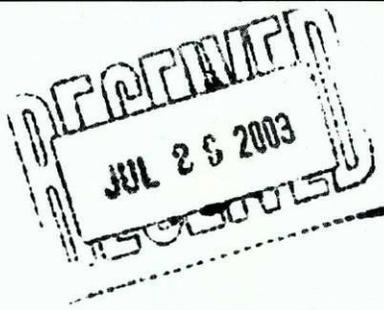


Bldg. # 10





bldg. 52



S. Dillon DHP
S.A.



**REQUEST FOR CONSIDERATION
of
PHASE I ARCHEOLOGICAL FINDINGS**

July 25, 2003

**VERMONT LAND USE PERMIT AMENDMENT
#8B0474-4**

ISSUED TO

GORDON DEVELOPMENT dba BENNINGTON ACRES, LLP

FOR

HAMPTON INN HOTEL

VERMONT ROUTE 67A
BENNINGTON, VERMONT

The following Request for Consideration of Archeological Findings, dated July 25, 2003, for the above referenced project is hereby submitted in accordance with Condition #17 of the Land Use Permit dated April 22, 2003.

This submittal has been distributed to the Town of Bennington Selectboard, the Town of Bennington Planning Commission, and the Bennington County Regional Commission.

Request for Consideration of Phase I Archeological Findings

Archeological Phase I Investigation

In accordance with Condition 16 of Land Use Permit #8B0474-4, the Permittee contracted with the Archeology Research Center at the University of Maine-Farmington to conduct a Phase I Archeological Investigation of the hotel development site. The scope of the investigation was determined in coordination with the Vermont Division of Historic Preservation. The End-of-Field Letter and Map detailing the methodology and results of the investigation are attached.

As stated in the End-of-Field-Letter, three areas of artifact discovery were identified north and east of the existing to-be-relocated perimeter road, Areas 1, 2 and 3. Areas 1 and 3 were found to be potentially significant, while Area 2 was determined not to be. In addition, at the direction of the Division, two trench investigations were conducted south and east of the perimeter road. No sites were identified, and no further work was recommended for this portion of the site.

Context and Significance of Findings

Areas adjacent to the hotel development site were the subject of a 1993 archeological investigation, at the time of the development of Hanaford Plaza. As a condition of the original Land Use Permit 8B0474, Phase I, II and III investigations were conducted in order to allow site developments in identified sensitive areas. This effort, conducted by Hartgen Archeological Associates of Troy, NY, identified and cataloged three archeological sites, VT-BE-205, 206 and 208 (see attached Hartgen Map, fig. 18). The hotel development site identified for the current Phase I investigation lies between the previously identified sites 205 and 208.

A basic question surrounding the potential significance of Areas 1 and 3 is whether they are in fact a continuation of the 208 and 205 sites, and if so, would they yield any new, significant information regarding prehistoric activity at the site.

The U-Maine Farmington End-of-Field Letter states that "Area 1 is contiguous with... VT-BE-208,...and is very likely a continuation of this site." Similarly, regarding Area 3, the report states that "these new finds could be related to the...deposits previously identified" at VT-BE-205 in the Hartgen study. However, U-Maine-Farmington contends that they are unable to arrive at firm conclusions due to inadequate methodology employed in the original study. The Permittee finds it regrettable that any inadequacy in the 1993 process is now resulting in increased investigative and possibly redundant archeological work.

Assessment of Mitigation Options

The Permittee has consistently expressed reservation concerning the extensiveness of required Phase II work, and the unknown of subsequent Phase III recovery. Therefore, the Permittee has investigated possible design mitigation in an attempt to limit the scope of Phase II. Primary in this regard was an attempt to avoid traversing Area 3 with the relocated perimeter road.

Attached is a drawing investigating this design option. The simplest approach was to relocate the road east of Area 3. Two conditions preclude this option. First, Phase I investigation was limited in this area because this portion of the site was anticipated to be undisturbed. Therefore, the archeological impact of this option can not be determined. Second, moving the road east would likely not be acceptable to the Bennington Development Review Board. This area was the subject of a 200' development setback when the original plaza was permitted. The encroachment already proposed on this area met with some reservation on the part of the Board.

A more complex option involved relocating the road south and west of Area 3. Though a revised hotel access from the north was required and parking spaces were impacted, the re-design was functionally possible. However, the area in question is the proposed site of a storm water retention basin. Relocating that basin was deemed not feasible by the site engineer as grades on the predominately flat site would require significant modification, and inverts of subsurface drainage structures would likely not reach a relocated basin. Alternate and significantly more costly storm water treatment would be required.

Another proposed mitigation involved restricting the amount of vertical intrusion at Area 1 and 3. The findings in each area are noted to be below the plow zone, a 15-30cm layer of agriculturally disturbed topsoil. Actual deposits of artifacts were found at depths of 50-60cm in Area 1, and up to depths of 70cm below the plow zone in Area 3. It was therefore proposed that the construction of roads and parking area in Areas 1 and 3 involve removal and replacement of the plow zone with geo-textural fabric and adequate subgrade, thereby attempting to preserve the possible significance identified in Phase I. The Division, however, felt that the proposed vertical isolation could not be guaranteed, and that compaction resulting from the construction and road use would damage the potential sites.

Therefore, due to the compactness of the development site, no reasonable design mitigation could be found to avoid Areas 1 and 3 to the satisfaction of the Division.

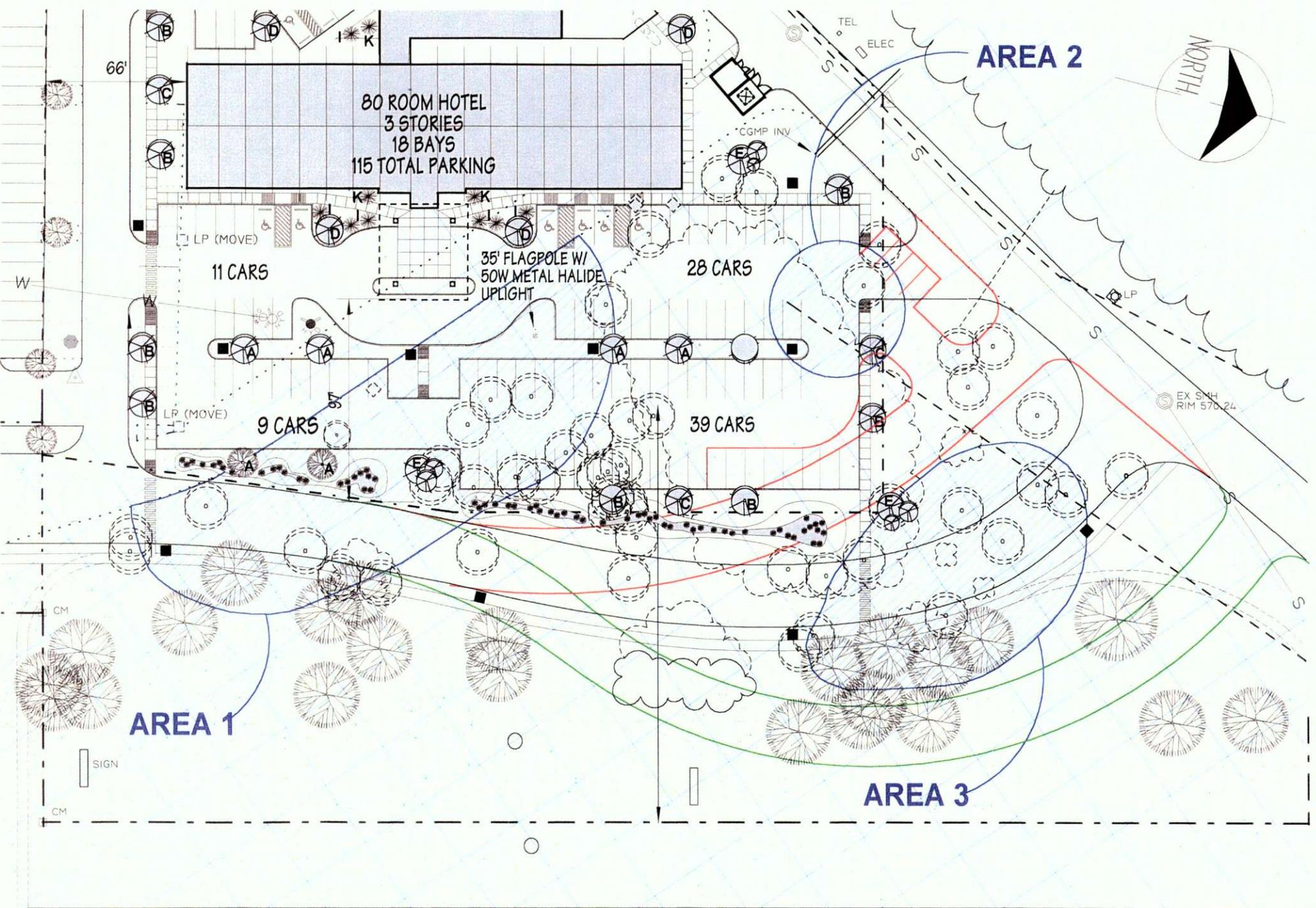
Conclusion

The Permittee has incurred \$6,000 in archeological expenses for Phase I work to date. U. Maine-Farmington has proposed a cost of an additional \$24,000 to complete a DHP-approved Phase II investigation and report. The consultant, however, is unable to predict whether a Phase III recovery will then be required in Area 1 or 3.

The Permittee asks that the Commission provide relief from the unpredictable expense of further archeological investigation in one of two ways. First, based on the likelihood that Areas 1 and 3 are extensions of sites 208 and 205 respectively, we ask that the Commission relieve the Permittee from further archeological investigation beyond the completion of a final Phase I report. As an alternative, the Permittee requests that all archeological investigation and final report be limited to a total expenditure by the Permittee of \$20,000, said effort intended to determine the relationship of Areas 1 and 3 to Sites 208 and 205.

Attachments

- University of Maine-Farmington End-of-Field Letter, dated July 9, 2003
- University of Maine-Farmington Site Map, Fig. 1
- Hartgen Archeological Associates, Site Map, Fig. 18, dated April 1996
- Partial Site Map, Design Mitigation Options



ROUTE 67A / NORTH BENNINGTON ROAD

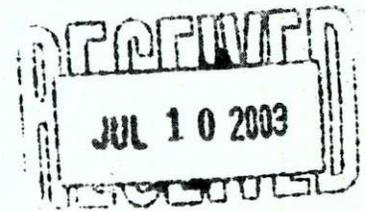
DESIGN MITIGATION OPTIONS

AREAS OF ARTIFACT DISCOVERY
 EASTERLY ROAD RELOCATION
 WESTERLY ROAD RELOCATION



UNIVERSITY OF MAINE AT
FARMINGTON

MAINE'S FIRST CHOICE IN PUBLIC HIGHER EDUCATION



ARCHAEOLOGY RESEARCH CENTER
DEPARTMENT OF SOCIAL SCIENCE AND BUSINESS
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ARCHAEOLOGY.UMF.MAINE.EDU
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Jeff Gordon
Gordon Development Corp.
50 State Street
Albany, NY 12207

July 9, 2003

RE: Revised End-Of-Field Letter Report for Archaeological Phase I Survey of the Proposed Hampton Inn Project, Bennington, Bennington County, Vermont

Dear Mr. Gordon:

At the request of the Vermont Division for Historic Preservation, we have revised the end-of-field letter to include an expanded statement on potential site significance. The original end-of-field letter is presented unchanged here along with a significance statement.

We write to inform you of the results of archaeological phase I survey of the proposed Hampton Inn Project located on the west side of Vermont Route 67a in Bennington, Bennington County, Vermont (Figure 1). The project area consists of an approximately 5.3 acre parcel of open land east of the existing Hannaford Plaza Development. The proposed project area is comprised of a roughly triangular shaped parcel bordered on the east by Vermont Route 67a, by the main entrance road to the Hannaford Plaza Development and by a northeast to southwest oriented perimeter road. This parcel is in turn composed of two smaller pieces of land divided by a northwest to southeast oriented perimeter road. The western portion of the proposed Hampton Inn project area had been previously surveyed for archaeological sites, prior to the construction of the Hannaford Plaza Development. This work was conducted by Hartgen Archaeological Associates, Inc. and resulted in the identification of three archaeological sites, VT-BE-205, VT-BE-206 and VT-BE-208 (Hartgen Archeological Associates 1996).

The eastern portion of the proposed project area (approximately 4 acres) was not included in the earlier work and is defined by a relic river channel now represented by a partially in-filled swale (see Figure 1). Sites VT-BE-205 and VT-BE-208 lie immediately adjacent to this untested portion of the proposed project area and given concerns that potentially significant archaeological deposits may extend from these sites into the project area, archaeological phase I survey was required. Site VT-BE-208 is attributable to the Late Archaic period (ca., 4000 to 1000 B.C.) and

lies southwest of the existing northwest to southeast oriented perimeter road. Site VT-BE-205 is attributable to the Middle Woodland period (ca., 100 B.C. to A. D. 1000) and lies along the northeast-southwest oriented road that defines the northern margin of the proposed project area.

The University of Maine at Farmington Archaeology Research Center (UMF ARC) conducted archaeological phase I survey over the course of five days, from June 17, 2003 to June 22, 2003 (see Figure 1). The archaeological phase I field work consisted of the excavation of 65 0.5 m x 0.5 m test pits and two mechanically excavated backhoe trenches. Seven of these test pits could not be completed due to their placement on either concrete pads or mechanically compacted fill. A total of 6 0.5 m x 0.5 m test pits produced unequivocal Native American artifacts. An additional five test pits produced artifacts likely or possibly attributable to Native American use of the project area. All of the test pits were grouped in three areas (Areas 1-3) within the eastern portion of the proposed project area (see Figure 1).

Area 1 is located along the northwest to southeast oriented perimeter road adjacent to site VT-BE-208 (see Figure 1). Two test pits (N 220 E 240 NE and N 220 E 190 NE) produced unequivocal Native American artifacts consisting of a chert utilized tool and a chert flake, respectively. One test pit (N 220 E 210 NE) produced fire-cracked rocks likely attributable to Native American use of the project area. One possible quartzite flake was recovered from within gravel fill in test pit N 220 E 280 NE and three other possible quartzite flakes were recovered with historic Euroamerican artifacts in N 220 E 250 NE, N 230 E 195 NE and N 240 E 260 NE.

In one of the test pits that produced unequivocal Native American artifacts (N 220 E 240 NE), a single large chert flake tool was recovered from buried, seemingly intact deposits, from 50-60 cm below the ground surface. Interestingly, in test pit N 220 E 210 NE, which lies 30 m distant, fire-cracked rocks were also recovered from buried intact deposits between 50 and 60 cm below the ground surface. Test pit N 220 E 190 NE produced a single chert flake from disturbed plowzone deposits.

The soil profile in this area consists of complex alluvial deposits and four macrostratigraphic units were recognized during archaeological phase I survey. The uppermost stratum is a 20 cm to 30 cm thick brown silt loam, representative of alluvial deposits that have been disturbed by historic plowing. This is underlain by a 15 cm to 20 cm thick brownish yellow to dark yellowish brown sandy silt to fine sand. The third stratum is dark yellowish brown silty sand, ranging from 10 cm to 20 cm in overall thickness. The lowest stratum recognized consists of yellowish brown silty fine sand with bands of dark yellowish brown somewhat compact sandy silt. This stratum seemingly represents an alluvial sequence consisting of relatively rapid flood deposition interspersed with several episodes of shorter-term landform surface stability.

Given that both a tool and fire-cracked rocks were recovered from seemingly intact buried deposits, that other unequivocal Native American artifacts were recovered in nearby test pits and the poorly understood relationship of these deposits to previously studied portions of VT-BE-208 some degree of testing is warranted to clarify this relationship and to determine the age, extent and integrity of the deposits.

Area 2 is located adjacent to site VT-BE-205, near the junction of the perimeter road that defines the northern edge of the project area and the northwest to southeast perimeter road. A single test pit (N 245 E 150 NE) in Area 2 produced unequivocal Native American cultural material, namely two quartzite flakes (see Figure 1). Both of these were recovered from within disturbed plowzone deposits. The test pit was located on an intermediate level remnant terrace within the partially in-filled swale. Although additional test pits were excavated around this test pit at 10-meter intervals and one within five meters, no other Native American Artifacts were recovered.

The stratigraphy in this area also consists of complex alluvial deposits and five macrostratigraphic units were recognized. The uppermost stratum is a 10 cm to 30 cm thick brown silt loam, representative of a plow zone. This is underlain by a 10 cm to 15 cm thick dark yellowish brown silt loam. The third stratum is yellowish brown slightly compact silt, approximately 25 cm in overall thickness and may represent a bio-turbated and somewhat weathered component of the underlying stratum. The fourth stratum is a very compact pale brown silt, exhibiting mottling from the overlying third stratum, and is roughly 35 cm in thickness. The lowest stratum recognized consists of brownish yellow sandy silt. The stratigraphic sequence visible in this area is considered to represent low velocity flood deposits filling in the low-lying swale. The terrace formation that N 245 E 150 NE lies upon may be the result of subsequent erosion of the swale deposits during higher velocity flood episodes.

Given that the artifacts recovered in this area were identified in disturbed deposits, that no additional Native American artifacts were recovered in surrounding test pits and the location of this test pit in a localized low area, the artifacts recovered from this test pit are likely not indicative of significant deposits and no further work is recommended in this area.

Finally in Area 3 (see Figure 1) three positive test pits (N 285 E 165 NE, N 285 E 155 NE and N 295 E 180 NE) were located in close proximity to one another, along the eastern side of the partially in-filled swale. These test pits are located approximately 40 to 70 meters distant from the existing perimeter road and the area of VT-BE-205. Eight flakes were recovered within test pit N 285 E 165 NE. All of these artifacts were recovered from below plowzone deposits, within a feature, designated feature 1. This feature extends from the base of the plowzone to 70

cm below the ground surface and exhibits two internal stratigraphic units. The upper stratigraphic unit within the feature is dark grayish brown silt loam with small pebbles and scattered flecks of charcoal. The lower unit is dark brown silt loam with scattered flecks of charcoal. Feature 1 is in turn underlain by and is intrusive into glacially derived deposits. Artifacts recovered from the other two test pits (N 285 E 155 NE and N 295 E 180 NE) were recovered from within plowzone deposits and consist of one utilized flake from N 295 E 180 NE and two flakes and fire-cracked rocks from N 285 E 155 NE.

The soil stratigraphy in this area is relatively simple and consists of a mix of alluvial and post glacial deposits. The uppermost stratum consists of dark brown to brown silt loam that ranges 15 cm to 30 cm in overall thickness and represents alluvial deposits that have been disturbed by historic plowing. The second stratum consists of dark yellowish brown silt, which is a maximum of 40 cm thick. This stratum is derived from alluvial deposits that have been draped over the lowest recognized stratum. The basal stratum identified in this area consists of poorly sorted dark yellowish brown silty sand with pebbles and cobbles and represents glacial till. As demonstrated in the surrounding test pits, the depth of the till and subsequently the overlying thickness of alluvium in this area decreases to the east, towards Route 67a and increases towards the northeast to southwest oriented perimeter road.

Given that a cultural feature containing unequivocal Native American cultural material was identified, that a relatively discreet cluster of test pits produced Native American cultural material and that the proposed project includes road construction and the excavation of a sediment pond in this area, archaeological phase II testing is recommended.

Additionally, a dry lain stone foundation was identified during the archaeological phase I survey. This foundation is located approximately 10 m east of the northwest to southeast oriented perimeter road. The area around this foundation produced numerous 19th century artifacts, including cut nails, kaolin pipe fragments, and 19th century ceramics. However, more recent, 20th century artifacts were also identified in this area and were sometimes intermixed with the 19th century artifacts. Passers-by reported that this foundation had also been used as an office for a miniature golf course and driving range that had once occupied the property. Given the lack of intact significant deposits and the recent use of this structure, it is not considered significant and hence no further work is recommended.

Extensive evidence of the miniature golf course is present through multiple reinforced concrete slabs across much of the southern portion of the eastern half of the project area. Several test pits could not be excavated due to the presence of the concrete slabs. However numerous

other test pits were excavated in close proximity to the slabs and no significant archaeological deposits were identified.

Two 5.0 m long backhoe trenches were also excavated to survey if deeply buried intact deposits from previously identified archaeological sites VT-BE 205, VT-BE-206 and VT-BE-208 extended into the project area. These were designated trench TR1 and trench TR2, respectively.

Trench TR1 was located in the far western portion of the project area, approximately 13 m from the existing development. This trench was excavated to a maximum depth of 2.2 m and exhibited a disturbed soil profile to 1.5 m below the ground surface. The lowermost intact strata in this trench consisted of a series of medium sands and silt flood deposits overlying organic infused silt and clay wetland or swale bottom deposits. No Native American artifacts or potentially significant deposits (i.e., buried surfaces) were identified.

Trench TR2 was located perpendicular to the northwest to southeast oriented perimeter road and was excavated to a maximum depth of 2.6 m below ground surface. Disturbed fill deposits were identified to a maximum depth of 2.35 m below ground surface. A large piece of sheet metal and a piece of plywood were recovered within the lowest fill deposits. The lowermost strata from 2.35 to 2.6 m below the ground surface represent intact organic, in-filled swale deposits. No Native American artifacts or potentially significant deposits (i.e., buried surfaces) were identified in this trench.

In sum, the proposed Hampton Inn Project was surveyed to determine if archaeological sites were present within the proposed project area. Six test pits in three areas produced Native American artifacts (see Figure 1) and one 19th century historic Euroamerican foundation was identified. Given the lack of intact significant deposits and the recent use of the foundation, no further work is recommended for this portion of the site.

Potential Site Significance

The following text explores the potential significance of the recent finds at the Hampton Inn Project area in Bennington, Vermont. As noted in the UMF ARC end-of-field letter, a total of 66 0.5 m x 0.5 m test pits were excavated in the most archaeologically sensitive areas of the proposed Hampton Inn project footprint. These test pits were placed at a 10-meter interval across the area of potential effect (APE) to determine if archaeological deposits exist within the APE.

Of the 66 test pits excavated, 6 proved positive for the presence of Native American artifacts. On the basis of this work, three artifact areas were defined, Areas 1-3. Area 1 was defined on the basis of unequivocal artifacts recovered from two test pits. These artifacts include a chert tool and a chert flake from one test pit and fire-cracked rock from a second test pit about

30 meters away. These artifacts were recovered from 50-60 cm below the ground surface within intact flood deposits related to the meandering Walloomsac River. Area 1 is contiguous with archaeological deposits identified by Hartgen Archaeological Associates, Inc. as VT-BE-208, a Native American site dating to the latter portion of the Late Archaic period, ca. 4000-1000 B.C. and is very likely a continuation of this site

Aspects of archaeological site significance can be discussed in terms of the National Register of Historic Places (NRHP) and criterion D, which states that for a site to be considered significant it must have yielded or be likely to yield information important in prehistory or history. Although confirmation of potential significance at the Hampton Inn project area ideally would be based on archaeological phase II testing, available data from the archaeological phase I survey of the project area strongly indicates archaeological significance. Unequivocal and possible Native American material from Area 1 was recovered from two test pits. The depth and stratigraphic position of the artifacts suggest that they are temporally related with remains preserved within an old buried ground surface sealed below alluvial deposits. This information alone is suggestive of site significance in terms of integrity and the potential for the presence of highly discrete, generally intact archaeological deposits. In sum, the newly identified Area 1 of the previously identified site 208 possesses exceptional integrity in that it clearly contains archaeological deposits that are "sealed", that exhibit spatially discrete patterning and that may contain archaeological features (the presence of the fire-cracked rocks may in fact represent a portion of a cultural feature).

Historic contexts that may apply to this portion of site 208 suggest themselves and are necessarily linked to previous discoveries made by Hartgen during archaeological investigations prior to the development of the Bennington Acres Shopping Plaza (Hartgen Archaeological Associates, Inc. 1996). It may seem the most likely scenario that these newly identified archaeological deposits are related to some portion of the Late Archaic period and most likely the latter portion of the Late Archaic period, ca. 2500-1000 B.C., on the basis of the few temporally diagnostic projectile points recovered by Hartgen. However, on the basis of the previous excavations, little is really known about the Native American occupations represented there. For example, radiocarbon dates do not match the few temporally diagnostic artifacts recovered from the site, no data on settlement, seasonality, subsistence or technology was available for study likely due in part to the coarse excavation methodologies employed. Area 1 in the proposed Hampton Inn project area may in fact relate to the Snook Kill or Susquehanna Tradition, both cultural periods defined for the latter portion of the Late Archaic period, but it may also relate to some more recent or perhaps older cultural periods.

Area 1 holds the potential to clarify what went on in the other previously excavated portions of site 208 that unfortunately remain very poorly understood. Excavations conducted previously at site 208 failed to clarify issues of site age (chronology) and site function (adaptation/settlement/subsistence), nor were they able to effectively address issues concerning Native American stone technologies or exchange and trade. We have no real idea if site 208 represents a single component encampment (Late Archaic period) representing a single occupation by a small family group, or if it does truly contain evidence of multiple occupations as indicated by the range of radiocarbon dates obtained by Hartgen. No subsistence remains were identified although carbonized floral material was recovered. All we really know about the site is that it was occupied minimally during the latter portion of the Late Archaic period. Unfortunately, recovery techniques employed during the data recovery phase were not appropriate for a setting such as this where archaeological deposits are buried at variable, undulating depths common for the Walloomsac River floodplain. Mechanical stripping performed during the previous phases of work appear to have hindered the significant research potential of the site. Cultural resources preserved within Area 1 of site 208 is not redundant archaeological information in light of the limited archaeological information currently available for site 208.

In addition, the archaeology of site VT-BE-208 is not replicating knowledge gained from excavations at the nearby Cloverleaf site (VT-BE-233) also located on the Walloomsac River floodplain. The Cloverleaf site dates to the River Phase of the Late Archaic period, ca. 4,000 B.P., 500-1,000 years earlier than the known age of the Native American occupations at VT-BE-208. In fact, comparative data from VT-BE-208 would be highly useful in understanding Native American adaptations during the Late Archaic period in this area.

Area 3 is the other location where potentially significant archaeological deposits were identified by UMF during the recent archaeological phase I survey work. This area is situated in part of the proposed project where the eastern perimeter road will be constructed. Three test pits contained Native American artifacts and these were located about 30-40 meters from the existing perimeter road and the known location of site VT-BE-205. An unequivocal cultural pit feature was identified in one test pit, which contained eight flakes and charcoal infused sediment. Two other test pits contained material including a utilized flake (tool), flakes and fire-cracked rock. The cultural pit feature was identified directly below the plow zone and extended to a depth of approximately 70 cm below the ground surface.

On the basis of this limited evidence, archaeological site significance is suggested by the presence of a cultural feature and associated artifacts and ecofacts (probable subsistence remains).

The question of whether this artifact concentration is related to previously identified site VT-BE-205 can be addressed on the basis of both vertical and horizontal patterning. The artifacts were recovered from an area closer to the current position of the Walloomsac River than the position of site 208 perhaps indicating a younger age for these deposits than for site 208. The cultural feature was vertically situated directly below the plow zone, unlike the archaeological deposits from 208 which were recovered from at least 50-60 cm below the ground surface on the basis of UMF's recent work.

Again, a brief review of site VT-BE-205 is germane to the topic at hand. This site was also excavated by Hartgen Associates, Inc. in advance of the Bennington Acres development. No temporally diagnostic artifacts, no subsistence remains (except for one butternut fragment) and little artifactual evidence was recovered as a result of the data recovery work. This may in part be due to an emphasis on the identification and recovery of cultural features, which in fact did not contain great densities of cultural materials with little attention in terms of recovery paid to areas between features. On the basis of radiocarbon dated cultural features, the date of occupation is related to the Middle Woodland period, ca. 100 B.C. – A.D. 1000 and specifically ca., A.D. 50-500. The data recovery excavation resulted in the identification of four cultural features located in the path of the then proposed perimeter road and this cluster lies approximately 30-40 meters away from the recent finds identified by UMF designated Area 3. These new finds could be related to the presumed Middle Woodland period deposits previously identified, or they could represent a distinct Native American activity area of a different age.

The research topics that can very likely be addressed through additional excavations at Area 1 and Area 3 include aspects of Native American lifeways relating to adaptation, chronology, technology, subsistence, and settlement. The following research questions are quite basic but were not adequately addressed as a result of previous archaeological excavations at the sites.

- Did people adjust the way they lived along the Walloomsac within the Late Archaic period and subsequent during the Woodland period?
- When were the site areas occupied?
- Do the sites represent single or multi-component Native American occupations?
- How do the archaeological deposits at Areas 1 and 3 relate to what little is known about other portions of sites 208 and 205?
- Both areas 1 and 3 contain lithic artifacts indicative of stone tool production and modification. A range of research questions suggest themselves that speak both

to exploring Native American lithic technologies as well as a range of other related topics including site function, trade and exchange, cultural chronology, settlement and subsistence.

These research topics can be addressed through the recovery of the entire range of cultural materials including artifacts, ecofacts, analysis of spatial patterning; site/area function; settlement/subsistence/seasonality. With proper archaeological recovery techniques, more suited to these sites, the data sets are potentially present at Area 1 at site VT-BE-208 and Area 3 of site VT-BE-205 that can answer these and other questions relating to Native American lifeways along the dynamic Walloomsac River floodplain.

In conclusion, on the basis of the archaeological phase I survey and past archaeological investigations completed at these sites, Area 1 and Area 3 are significant in terms of the National Register of Historic Places and should receive archaeological phase II testing to verify this recommendation or refute it.

Thank you for the opportunity to conduct this work, and please feel free to contact the UMF ARC at (207) 778-7012 should you have any questions regarding this study.

Sincerely,



Edward C. Kitson, Staff Archaeologist
UMF ARC



Ellen R. Cowie Ph. D., Director
UMF ARC

cc: R. Scott Dillon (VT DHP)

References Cited

Hartgen Archeological Associates, Inc.

1996 *Phase I, II and Data Retrieval Archeological Investigations of Three Prehistoric Sites (VT-BE-205, VT-BE-206, VT-BE-208) at the Bennington Acres Shopping Plaza, Town of Bennington, Bennington County, Vermont*, Hartgen Archeological Associates, Troy.
Submitted to Gordon Development Corporation, Albany.

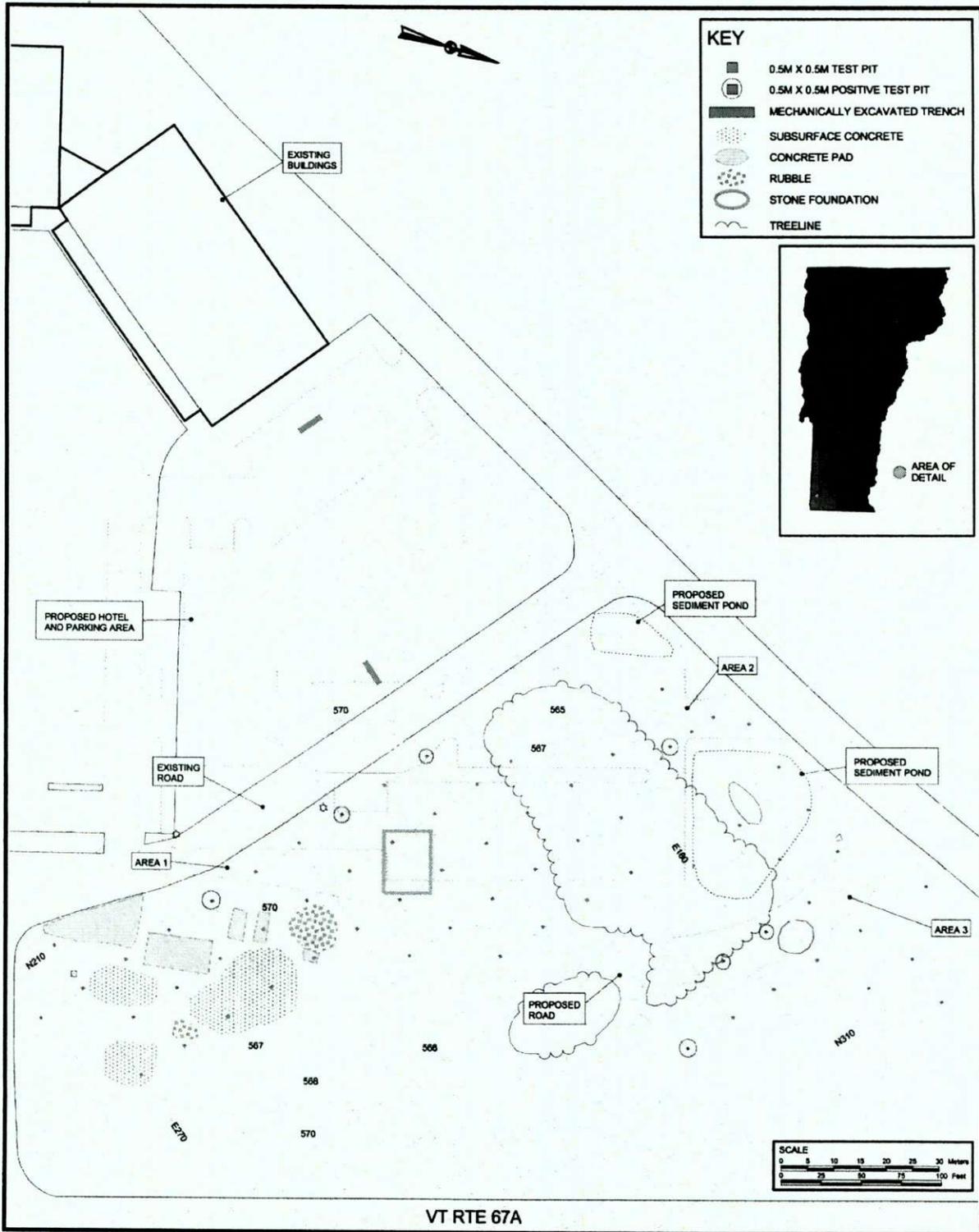
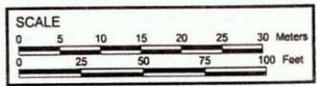
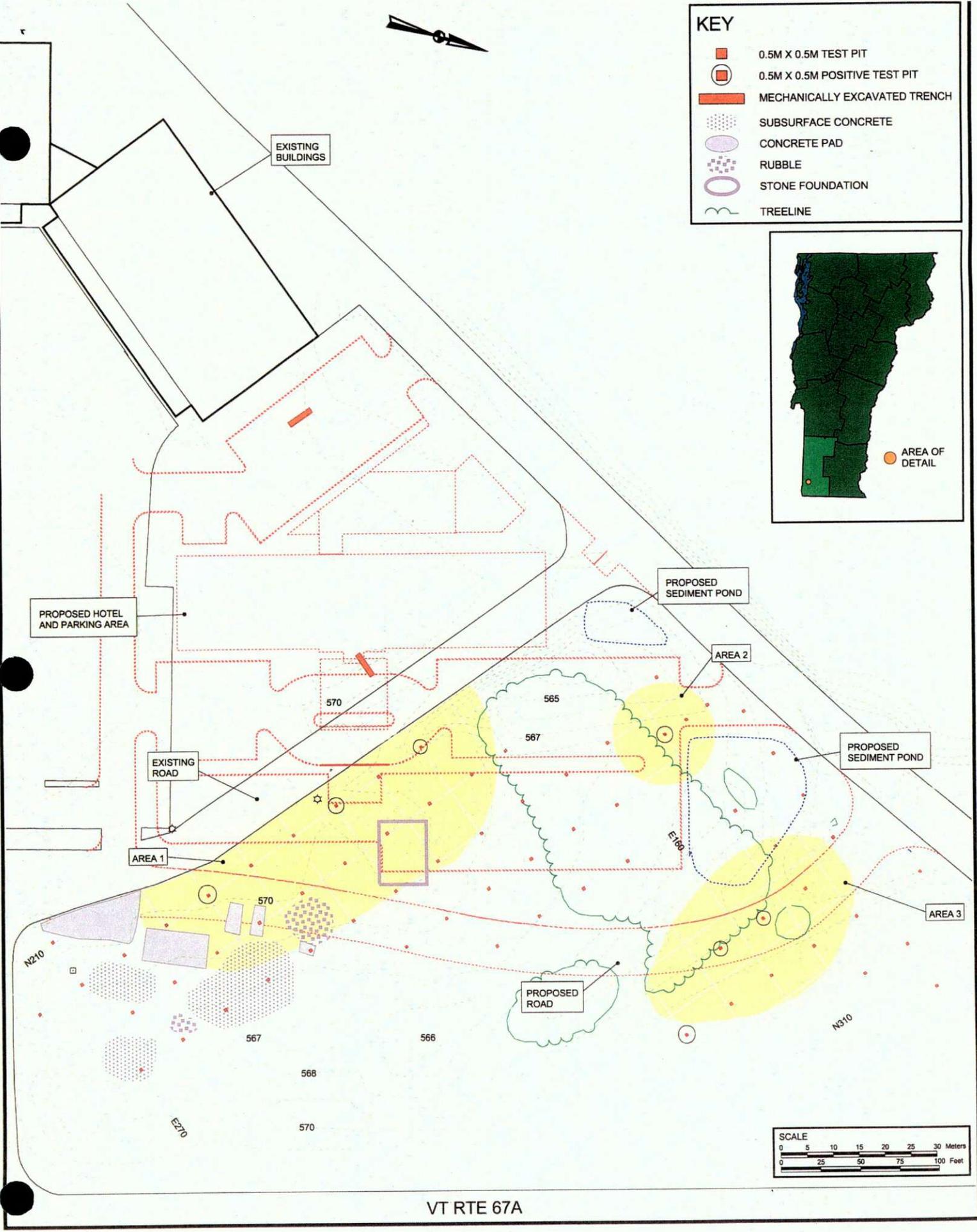
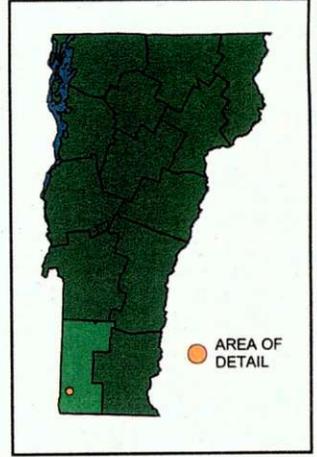


Figure 1. Map showing archaeological phase I survey within the proposed Hampton Inn project area.



KEY

-  0.5M X 0.5M TEST PIT
-  0.5M X 0.5M POSITIVE TEST PIT
-  MECHANICALLY EXCAVATED TRENCH
-  SUBSURFACE CONCRETE
-  CONCRETE PAD
-  RUBBLE
-  STONE FOUNDATION
-  TREELINE





TOWN OF BENNINGTON

MEMORANDUM

TO: Judith Ehrlich, Environmental Review Coordinator

FROM: William B. Colvin, Development Director *wbc*

DATE: July 28, 2003

RE: **Hannaford Plaza Archeology**

Thank you for the invitation to comment on the significance of the archeological sites at the Hannaford Plaza. Unfortunately, the Bennington HPC does not meet again until August, so we will not be able to offer comment in advance of your July 30th meeting.

Given how extensively this area has been studied, and the amount of information already available at Division, I would urge the Advisory Council to act expeditiously in its consideration, so as not to delay this vital community project any more than necessary. The hotel project is of great importance to our community.

K:\Community Dev\HPC Folder\JF672803.wpd

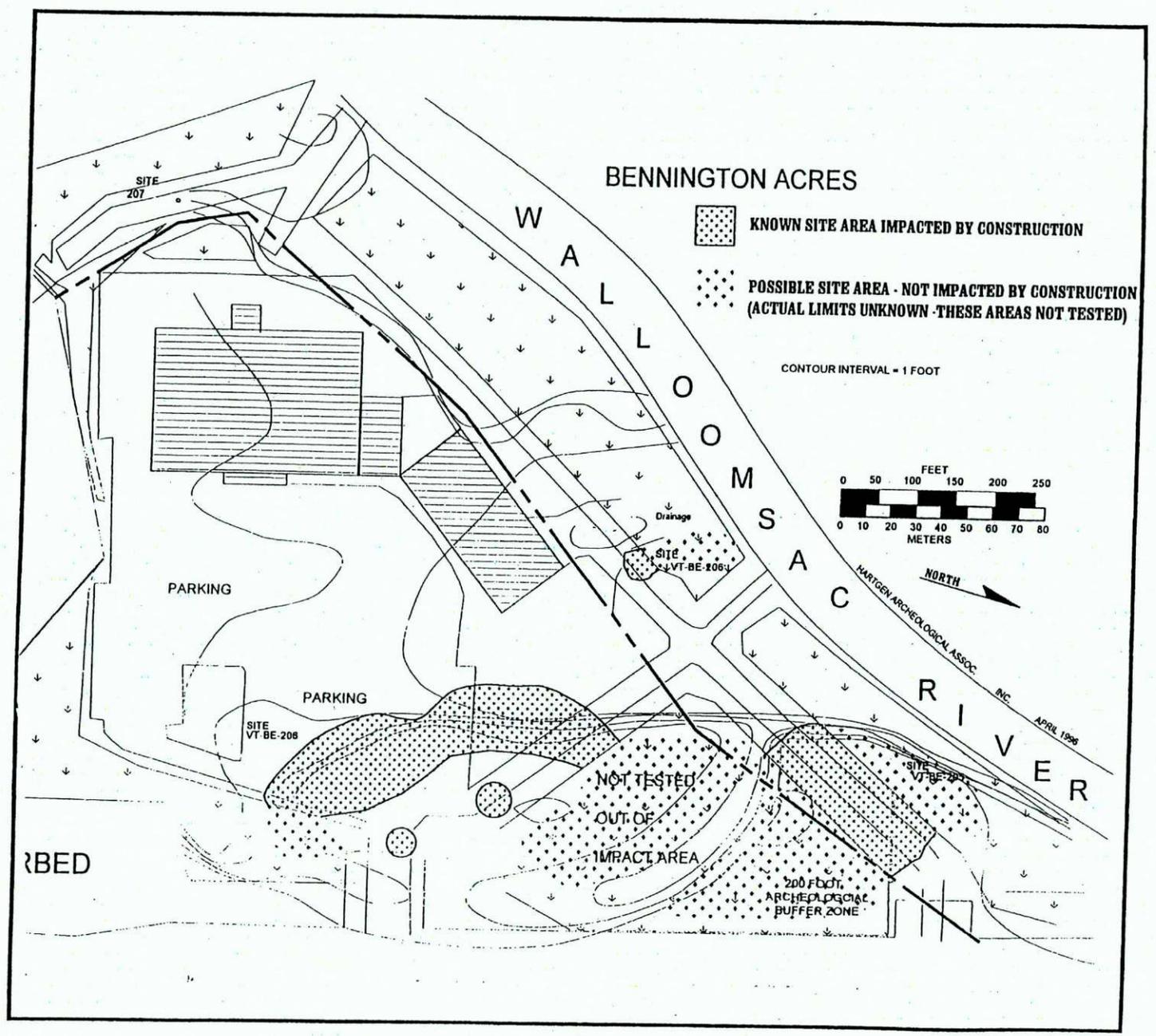


Figure 18. Location of areas tested in relation to known site area and areas of impact.

FAX

To: JUDITH EHELICH
 Firm: VT DIVISION FOR HISTORIC PRESERVATION
 Fax: 802-828-2928

From: BILL COLVIN
 Date: 7/28/2003

of Pages: 2, including this cover sheet

If your fax did not come through in its entirety contact Kelly or Beth at 802-442-1037

Comments:

Please see following



Town of Bennington
 205 South Street, PO Box 469
 Bennington, Vermont 05201

802-442-1037
 Fax: 802-442-1068

NOTE: THIS COMMUNICATION IS CONFIDENTIAL AND INTENDED ONLY FOR THE ADDRESSEE. Any distribution or duplication of this communication is strictly prohibited. If you receive this transmission in error, please call us immediately.



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

MINUTES

August 21, 2001

- Members Present: Peter Mallary, Chair
Glenn Andres, Vice-Chair
James Petersen, Archeologist
David Donath, Historian
George Turner, Architect
Ann Lawless, Citizen Member
Beth Boepple, Citizen Member
- Staff Present: Emily Wadhams, State Historic Preservation Officer
Nancy Boone, State Architectural Historian
Shari Duncan, Administrative Assistant
Giovanna Peebles, State Archeologist
Scott Dillon, Survey Archeologist
Jane Lendway, Vermont Downtown Program
Joss Besse, Vermont Downtown Program
- Visitors Present: Doug Frink, Act Consulting
Trisha Harper, State Architect
David Schutz, Curator for State Buildings
Jim Richardson, Director of Facilities for State Buildings

The meeting was called to order by Peter at 9:59 in the Ethan Allen Room at the State House in Montpelier.

I. Schedule

Meetings are scheduled for September 20 in Burlington, October 29 in Middlebury, November 27 in Burlington and December 17 in Montpelier. Locations may change.

II. Minutes – Will be reviewed at a future meeting

III. Grants – Maximum Grant Award

Emily stated there is \$200,000 for Historic Preservation Grants and \$140,000 for Barn Grants. She is asking what the Council feels is appropriate for a maximum grant award. She stated the Division had no strong opinion on the grant award amount. There were many options discussed. Jim made a motion to raise the Historic Preservation Grant Award amount to \$15,000 and the Barn Grant Award amount to \$10,000 with and emphasis on giving more grants with less money. Beth seconded the motion. The vote was unanimous.

IV. New Business

A. Supplementary Archeology Predictive Model, presented by Doug Frink, Archeology Consulting Team, Essex Junction, VT. – Materials from Doug Frink at previously been sent to the Council. Giovanna handed out additional information. Doug summarized his reason for being before the Council today, he stated that the Council needed to decide to accept the models or not at today's meeting. Doug noted that the models are not intended to replace the Division's model, they are intended to be used in conjunction with the Division's model.

Doug gave an overview of ACT's two models and their differences. The two models are the Forest Community Model and the Post Glacial Lake Model. Jim stated that anything that supplements existing ways of getting information and builds on the Division's model can only be helpful and suggested the Council be in favor of and accept them today. Jim made a motion to accept the models and request that Doug report back in 6 months time. The motion is to include that these models dovetail the current Division model and does not replace or exclude the current model but is used as a further refinement. George seconded the motion. The motion passed unanimously.

V. Staff Introductions - Vermont Downtown Program – Jane Lendway and Joss Besse

Jane and Joss explained their backgrounds and involvement with designing a Downtown Program based on the National Trust's Main Street Program. The two major activities are training/technical assistance and to administer the Downtown Act. They explained how Downtown Revitalization has come along way in the last few years mostly due to a lot of volunteers. Currently there are 13 designated downtowns in Vermont which represents 25% of Vermont's population.

Joss explained that the training and technical assistance is a somewhat serious and formal program. They work with communities through a series of events:

- First year – covers the basics on how the committee will work
- Second year – economic issues (marketing analysis) and what strategies can be developed



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Tuesday, September 23, 2003, at 9:00 in the 3rd Floor Conference Room at the Windsor House, 54 Main Street, Windsor, VT.

- | | | |
|-------|---|-------|
| I. | Schedule/Confirm Future Meeting Dates | 9:00 |
| II. | Minutes – July 30, 2003 Meeting | 9:05 |
| III. | State Register Review & Designation | 9:15 |
| | A. West Rupert Schoolhouse, Rupert | |
| | B. Breezy Acres, Lowell | |
| IV. | National Register Final Review | 9:30 |
| | A. Christian Street Rural Historic District, Hartford | |
| | B. Union Co-operative Store Bakery, Barre | |
| V. | National Register Preliminary Review | 10:00 |
| | A. 180 Battery Street & 23 King Street, Burlington | |
| | B. 58-60 North Champlain Street, Burlington | |
| VI. | Archeology Mapping | 11:00 |
| VII. | Update of Doug Frink's OCR and Predictive Model | 11:45 |
| | Lunch | 12:15 |
| VIII. | State House Expansion Update | 1:00 |
| IX. | Annual Meeting – Election of Officers | 1:30 |
| X. | SHPO Report | 1:45 |
| XI. | Archeology Report | 2:00 |
| XII. | New Business | 2:15 |
| | A. Windsor CLG Activities | |



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

September 23, 2003

Members Present: Peter Mallary, Chair
Glenn Andres, Vice-Chair
James Petersen, Archeologist
David Donath, Historian
George Turner, Architect

Members Absent: Elizabeth Boepple, Citizen Member

Staff Present: Jane Lendway, Acting SHPO
Nancy Boone, State Architectural Historian
Sue Jamele, NR Specialist
Giovanna Peebles, State Archeologist
Eric Gilbertson, Deputy SHPO
Scott Dillon, Survey Archeologist
Shari Duncan, Administrative Assistant

Visitors Present: Kelly Knowlton

The Vermont Advisory Council meeting was called to order by the Chair at 9:05 a.m. in the 3rd Floor Conference Room at the Windsor House, 54 Main Street, Windsor, VT.

I. Schedule

Meetings are scheduled for October 28 in Montpelier, November 18 in Montpelier and December 16. Peter will invite Tom Torti to the October 28 meeting.

II. Minutes – July 30, 2003 Meeting

The minutes had the following changes: page 1, change “Bride” to “Bridge”; page 3, change “invite Tom Torti to **it’s** next” to “invite Tom Torti to **its** next”; page 4, change “Emily **attend** a “ to “Emily **attended** a”; and page 5, change “Umaine” to “UMaine”. Dave made a motion to accept the minutes with the changes, Jim seconded and the vote was unanimous.

III. State Register Review & Designation

A. West Rupert Schoolhouse, Rupert – The Council had previously received materials related to this review. Sue presented slides of this project. Glenn noted that the roof looks like one built in the 1950's but because it is slate it is more believable to be c. 1850. Sue explained that there have been many changes to the building but most of the change is on the backside of the building. Dave stated that the building is historically significant but marginally architecturally significant. Glenn made a motion to designate under criteria A & C, Jim seconded. The vote was unanimous.

B. Breezy Acres, Lowell – Nancy presented this project and explained that she was involved because of possible Act 250 involvement. She showed panoramic images of the farm and described the plank construction of the house. The owners are asking for designation in order to protect their property and view. There is a possibility for construction of 40 wind turbines on the adjoining property. While the Council agreed the building was eligible for listing, they were reluctant to make a determination on the setting. They agreed the setting was important but didn't feel they had enough information to list it. Dave asked if the Council could be involved in the wind turbine discussions when they arose. Nancy noted that it is the Division that comments on effects under Act 250 and the Division's Administrative Rules. Members said they would like to be involved in the discussion. Peter wasn't certain if the timing was right to address the setting issue. Dave said that the road alone might be eligible, therefore, better protecting it. Glenn stated there isn't enough information to comment on the setting. Nancy offered to show additional photographs but the Council declined. Peter didn't think that a "view" can be placed on the register. Nancy asked if the setting contributes to the historic significance of the property. Dave said that a historic farmhouse on a historic road adds to the significance and the Bayley Hazen Road was the most important transportation routes in Vermont at one time. George asked if the family might expand on the context of the setting, treescape, etc. Nancy answered that a consultant will be hired to look at the entire project area. Jim said it made sense to list the buildings and he would like to look at the broader setting when there is more information. Dave made a motion to designate the buildings under criteria A & C, Glenn seconded. The vote was unanimous. The Council encourages the owners to expand the context of the road and bring back to them.

IV. National Register Final Review

A. Christian Street Rural Historic District, Hartford – The Council had previously received materials related to this review. She explained that she didn't have the CLG comments but would encourage the Council to nominate pending receipt of them. Glenn asked how vulnerable this property is to development and George said that it was possible to see some residential development. Dave inquired as to why the boundary extends to the river and Sue answered that the Hazen's have owned the property for many years and it would be inappropriate to not have all the property included in the nomination. Dave suggested more work on the historical justification. George made a motion to nominate under criteria A & C, Jim seconded. The vote was unanimous.

B. Union Co-operative Store Bakery, Barre – The Council had previously received materials related to this review. Sue passed around original photos of the property. Glenn said that it was evident that it was part of the larger complex. Glenn made a motion to nominate under criteria A. Jim seconded. The vote was unanimous.

V. National Register Preliminary Review

A. 180 Battery Street & 23 King Street, Burlington – No new information presented. The Burlington CLG has met to discuss continued NR eligibility of these buildings listed on the NR as

contributing buildings in the Battery-Kings Street Historic District. The CLG determined they hadn't changed significantly since listing and their status shouldn't change. The Council agreed there was no good justification for delisting the property.

B. 58-60 North Champlain Street, Burlington – The Council had previously received materials related to this review. Sue explained that she was working with Chris Cochran on this project for a possible tax credit. She said this project was a good example for a future Burlington multi-family housing MPDF. Glenn noted that the exterior is intact with the gable front with two porches and an excellent example of an Italianate Duplex. Dave asked how much of the historic fabric is remaining and Sue said the report shows that historic clapboards were used but interior is very altered. The Council agreed that it appears eligible.

VI. Archeology Mapping

Giovanna made a presentation of the latest work on the sensitivity mapping using a CD of the maps of the lower Winooski watershed, which is being used as a test to develop protocols. She explained the various data layers--streams, confluences, ponds, soil type, slope, floodplain, etc., and explained the relationship of the various layers to the written sensitivity chart used by the Division to determine sensitivity during project review. She explained how the mapping evaluated 30 meter squares and made cumulative scores and that the scores could be assigned representative colors that would show on the map. She also discussed evaluating wetlands (including "islands" in the wetlands), the special consideration of floodplains. The establishment of a blanket high sensitivity rating for "priority" areas such as Muddy Brook that are known to contain a high concentration of sites was also considered. Gio will work on that further. This model is to be used for an initial evaluation of a particular land area and a more detailed evaluation will be required to better define the area of sensitivity.

The Council was pleased with the improvement and endorsed moving forward with the project.

VII. Update of Doug Frink's OCR and Predictive Model

Eric handed out a memo dated September 22, 2003 (attached) concerning the State Historic Preservation Office's Policy on Absolute Dating of Archeological Sites. Eric requested that a previous memo dated July 2, 2003 (attached) concerning the policy of using OCR be formally withdrawn and replaced with the September 22, 2003 statement. Peter stated the Council supports the withdrawal of the original memo and replacement with the statement presented to the Council today.

Two points concerning predictive models in Vermont Archeology:

- 1) The Advisory Council still awaits a thorough comparison of the utility of the DHP's predictive model with Doug Frink's soils-based predictive model. It would be very useful to have a detailed comparison using one or more case studies where both models have been employed.
- 2) The Advisory Council understood that Doug Frink's model would be used as a supplement to the Division's model, rather than as a replacement.

VIII. State House Expansion Update

Peter stated he will invite Tom Torti to the next Council meeting. It is Peter's hope to have an exchange that is informative and then the Council can discuss what its next step might be. Peter explained that he didn't expect to gain any new information from the meeting but he hopes to keep the door open to discussions and keep the Council involved. Jane asked where the Capital Complex Commission stands on the issues and Peter answered that they have concerns. Eric asked if the Council should meet with the Capital Complex Commission and Peter said he could set it up for the next Council meeting. There was some discussion about the use of 131 and 133 State Streets as an alternative to the expansion and that perhaps those are ideas to talk about with Tom Torti.

IX. Election of Officers

Peter called the Annual Meeting to order. Glenn moved to re-elect Peter to Chair, Jim seconded. The vote was unanimous. Jim moved to re-elect Glenn to Vice-Chair, Dave seconded. The vote was unanimous.

X. SHPO Report

The Council welcomed Jane Lendway, Acting State Historic Preservation Officer. Jane stated the Division is in good position with Administration and she will continue with the Division's goals. She noted that an official notice for the SHPO position has gone out to newspapers and web sites at the local and national level. The deadline for applications is October 31, 2003. Jane would like to see the position filled by the end of the year.

Jane invited Council Members to attend the 2003 Downtown Conference to be held on October 30 at the Capital Plaza in Montpelier.

XI. Archeology Report as written by Jim Petersen

September is "Vermont Archeology Month", sponsored by the Vermont Archaeology Society and the Division for Historic Preservation, with financial support provided by the Federal Highway Administration and the Vermont Agency of Transportation. Events all across the state have included a series of lectures, field trips, the eighth annual "atlatl" championship, and a volunteer excavation project at an early (1750-1760) French (or English) archaeological site on Lake Champlain endangered by erosion. Several dozen will have taken place between September 3 and October 4 in 18 communities in Vermont.

Beyond "Vermont Archaeology Month" various other developments are important to archaeology in Vermont. For example, in Early August, the Division and the AOT distributed copies of the final version of the background and feasibility study for a "Vermont Archaeological Heritage Center", or curation facility. Prepared by the U.S. Army Corps of Engineers Curation and Archives Branch out of St. Louis, this study has been in the making for the past few years. It enables further planning and prioritization of activities related to such a center. Officials from the University of Vermont met with the Secretary of Commerce and Community Development, Kevin Dorn, and the SHPO, Emily Wadhams, to discuss mutual concerns related to a potential curation facility. Discussions will continue in the near future.

Another significant thing to report is that the AOT has decided to move forward on several large consulting archaeology projects this year, including additional archaeological testing along Route 78 in the Missisquoi River floodplain in Swanton as part of planning related to this project. Very productive deep testing is currently underway in the Missisquoi River floodplain next to the existing highway. This project will clearly require a large phase III mitigation effort in the future, especially where the new highway will leave its current roadbed.

Another large-scale project is also currently underway in Alburg, where supplemental phase III data recovery excavations of a substantial St. Lawrence Iroquoian site will be conducted through the end of October. Stripping of the plow zone and exposure of numerous cultural features have led to the discovery of many significant finds, including probable house outlines, etc. This work represents one of the most important archaeological projects ever undertaken in Vermont and resulted from consultation between the AOT (and its consultants) and the DHP.

XII. New Business

A. Windsor CLG Activities – Judy Hayward, Director of Historic Windsor and Jill Michaels, Economic Consultant to the Town of Windsor, were present to talk about happenings in the Windsor area. Judy presented completed survey work that was made possible with grant money received from the Division. She noted that Windsor had also received a Municipal Planning Grant making it possible to extend the design review district.

Jill Michaels gave an overview of the Rails to Rivers program. She also stated that Windsor is considering a small conference center. Jill said there is much interest for small businesses to move into Windsor.

Peter thanked Judy and Jill for all the hard work and many accomplishments. Judy noted that it has been a community effort and that the very successful Heritage Days have helped with interpreting the history of Windsor and has drawn great interest from many. Judy thanked the Council for their contribution to preservation work.

RUPERT BOARD OF SELECTMEN
P.O. BOX 140 WEST RUPERT, VT 05776
PHONE - 802-394-7728 FAX - 802-394-2524

RECEIVED
SEP 02 2003

July 22, 2003

Vermont Division for Historic Preservation
National Life Office Building
Drawer 20
Montpelier, VT 05620-0501

Dear Members,

For your consideration we would like to present slide pictures of a schoolhouse in our town which we feel deserves a place on the State Register. The schoolhouse, located at 187 East Street in West Rupert, displays a date of 1825 in the front of the building. However, we have recently learned that the plaque placed on this building was actually from another schoolhouse built previous to this one. When the number of students outgrew the 1825 District #3 schoolhouse a larger one was built and the original plaque was placed on the new building. In our deed search we have learned that the property on which the existing structure sits was purchased in 1849 and then the schoolhouse was constructed. We do have District #3 school registers at the Rupert Town Office that date back to 1884. Around 1976 an addition was put on at the rear of the building.

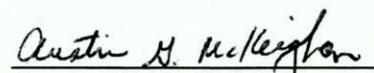
In 2002 the Rupert Selectboard cleared title to this building and it now houses the Town Office. Many alumni enter it's doors with fond memories of school days past; we feel it is time to honor this building with a place on the State Register.

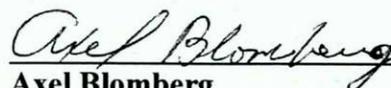
A campaign committee has been appointed by the Selectboard to raise funds to restore this former schoolhouse and the one in Rupert where our Library and Historical Society are now located (which is already on the State Register). We are proud of this piece of history in our town and hope to keep it active for many years to come.

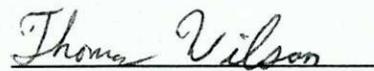
Sincerely,

The Rupert Selectboard,


Mark D. Lourie, Chairman

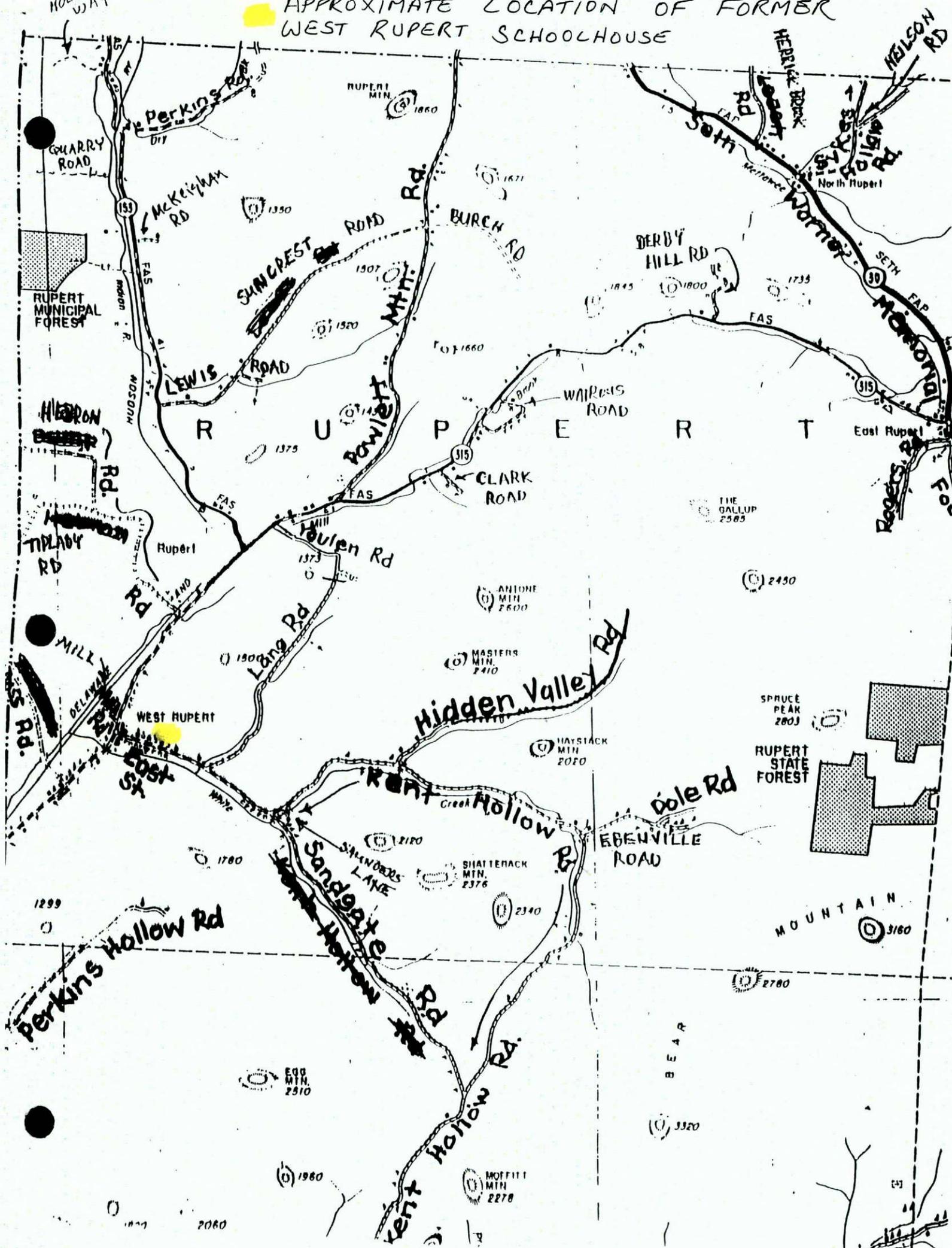

Austin G. McKeighan


Axel Blomberg


Thomas Wilson


Edward Lewis

APPROXIMATE LOCATION OF FORMER WEST RUPERT SCHOOLHOUSE



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Union Co-operative Store Bakery

other names/site number N/A

2. Location

street & number 46 1/2 Granite Street

not for publication N/A

city or town Barre vicinity N/A

state Vermont code VT county Washington code 023

zip code 05641

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register

other (explain): _____

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: specialty store

Current Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: warehouse

7. Description

Architectural Classification (Enter categories from instructions)

NO STYLE

Materials (Enter categories from instructions)

foundation CONCRETE
roof ASPHALT
walls BRICK
other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

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

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

Criteria Considerations (Mark "X" in all the boxes that apply.)

Property is:

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

Areas of Significance (Enter categories from instructions)

COMMERCE
ETHNIC HERITAGE/EUROPEAN

Period of Significance 1913-1930
 1936-c.1940

Significant Dates 1913
 1936

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation _____

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

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

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: University of Vermont Special Collections

10. Geographical Data

Acreage of Property less than one acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	699206	4896729	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Nathaniel Bailly/Graduate Student
organization University of Vermont Historic Preservation Program date 11/27/02
street & number 133 South Prospect Street telephone (802) 656-3180
city or town Burlington state VT zip code 05405

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

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

name John Dernavich

street & number 21 Metro Way, PO Box 567

telephone 802-476-6636

city or town Barre

state VT

zip code 05641-0567

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Union Co-operative Store Bakery
Barre, Washington County, Vermont

Section number 7 Page 1

Description

Exterior

The Union Co-operative Store Bakery, built in 1913 is a 1 ½ story, 3x3 bay, gable-fronted brick building with a small shed roof canopy across the front and a flat-roof addition to the side. The building is humble in appearance, its asphalt roof, brick walls and concrete foundation highlighted only by ornate wooden brackets that serve to support the canopy. The bakery is located within Barre's Granite Street neighborhood, dominated by industrial buildings, machine shops, and small residences. Directly adjacent is the much larger Socialist Party Labor Hall, which has been designated a National Historic Landmark, and whose once thriving and expanding co-operative store helped give birth to the need for this small bakery building. The building is in generally good condition and retains integrity of its location, design, setting, materials, workmanship, feeling and association.

The bakery faces northwest on Granite Street in Barre, Vermont. Adjoining the original rectangular block's northeasterly eaves side is a brick, single-story, 2x3 bay rectangular flat-roof addition with its rear eastern corner canted at a forty five degree angle to accommodate the property line. Using information gathered from local Sanborn Fire Insurance maps, it is apparent that the addition was constructed between 1916 and 1925. Measuring approximately 38 feet across the front façade and 48 feet along the side, the entire structure, including the main block and its addition, rests upon a cement foundation. The original rectangular block is topped with a forward-facing asphalt shingle gable roof and the northeast addition with a flat roof. The front façade of the main block plus the addition display five window and door openings while each side façade displays three in differing configurations. The rear façade is generally featureless. The single-pane and double-hung windows (which are also single-pane) are boarded over throughout the building, and nearly all openings are topped with splayed arch lintels,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Union Co-operative Store Bakery
Barre, Washington County, Vermont

Section number 7 Page 2

except for a garage opening on the southwest façade which is a later feature with modern materials. It is not clear when the garage opening was added, though the wood paneled overhead garage door and associated hardware suggest the mid to late 1960's.

The northwest (front) façade can be split into two distinct sections: that of the northeasterly flat-roofed addition and the southwesterly original gable-roofed block. The front elevations of both sections, including the cornice, form a continuous plane, but are separated by a small seam in the six-course common bond brickwork. The addition contains a double-hung window opening on the left and a wider but shorter opening extending to the foundation. This opening contains a double door constructed of vertical wooden planks and has been boarded over with horizontal planks and painted. The front façade of the original gable-roofed block displays a centrally located door opening flanked by two elevated double-hung windows whose lintels rest about three feet above the top of the door and two feet above the window located on the addition to the left. Sheltering this portion of the building is a shed roof canopy extending across both the center and the right bays. The canopy is attached to the building with three elaborate wooden brackets in the shape of trusses. Above the door and centered within the gable is a small, square ventilation opening with steel louvers.

The southwest façade displays a large paneled wood overhead garage door (approximately 10'x10') flanked by two elevated window openings. The grouping is oriented toward the left side (west corner), leaving a large portion of this façade featureless. A concrete and iron lintel above the multi-paneled garage door clearly reveals this feature to be a later addition.

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The southeast (rear) façade is punctuated only by a square ventilation opening having steel louvers centered within the gable. The canted rear wall of the flat-roofed addition can be seen toward the northeast. The northeast façade reveals three evenly distributed square, single-pane windows with iron strip lintels and brick header sills. The windows appear to be fixed and inoperable, and originally designed as such.

Interior

The interior is empty and very spartan, but many features remain largely intact. Visible interior surfaces include a concrete floor, exposed brick walls, and a gypsum wall-board ceiling. All window and door openings are visible and some glass panes have been broken. The addition area (likely used for storage and cooling) retains its beadboard wainscoting on the exterior walls. Three courses of brick directly below the wainscoting are corbelled outward. The addition is separated from the original building by a brick wall with two openings, including an average size doorway with a wood paneled frame and surround toward the southeast and a larger opening toward the northwest, approximately twice the width of the other door, having similar details and a wooden beam lintel.

The single room original block no longer retains its original L-shaped brick oven, though there is a clear outline of where it once was on the brick wall. This outline consists of carbon staining from hot fires and remaining brickwork from the edges of the oven's interior. Enough remains of the oven brickwork to decipher the vaulted oven ceiling and part of the groin at the corner. Approximately 1 ½ ft. from the bottom portion of the vault begins a concrete wall surface extending to the floor. This space is also distinguished by gaps in the brick masonry wall once used for ventilation.

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Site

The bakery completely fills its tiny lot located in the heart of Barre, Vermont's Granite Street neighborhood, comprised of granite sheds, machine shops and small residences in Barre's former immigrant north end. Bushes and small trees have grown against the building's front façade, covering many of its features. Immediately abutting the bakery's small lot is the Socialist Party Labor Hall owned by the Barre Historical Society, its large wooden shed, and a granite producing facility on the southwest side. The bakery is far back from the street, and accessible via an asphalt parking area/driveway shared by all three properties.

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Significance

The Union Co-operative Store Bakery at 46 ½ Granite Street in Barre, Vermont is simple in physical form, but stands as a reminder of profoundly significant events in Barre, VT and our nation as well. This small brick building has acquired national significance under National Register Criterion A for its direct association with the adjacent Socialist Labor Party (SLP) Hall (currently listed as a National Historic Landmark) and for the events and activities surrounding the bakery that played a significant role within the context of Barre's early Italian immigrant population and America's immigrant labor history. In addition, the bakery has acquired state and local significance under National Register Criterion A for its role within the context of a growing baking industry in Vermont and its function as a "springboard" for some of Barre's most well-known and successful bakers, including Batista Fumagalli and Gioseppi Piccolini.

The bakery was constructed in 1913 as a result of the increasing need for Italian baked goods in the surrounding Granite Street neighborhood. As an extension of the nearby Union Co-operative Store operating out of the labor hall, the bakery provided old-world style bakery goods for a growing Italian immigrant community that was recognized for its spirited involvement with the socialist labor movement. Italian immigrants involved in the Socialist Labor Party in Barre, many of whom were workers in the town's thriving granite industry, advocated better working conditions for employees, solidarity with fellow granite workers and textile workers, and greater security for their families. The labor hall was the venue for numerous meetings, gatherings and events associated with their daily activities.¹

¹ Socialist Labor Party Hall, National Register nomination

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While the labor hall served as a venue for radical pro-union speeches and tumultuous gatherings, the bakery led a less rousing but equally important existence. It was a place where the beliefs and philosophies of these particular Italian immigrants were practiced on a daily basis. This small old-world bakery thrived for over fifteen years in an environment that saw the increased size, profit, and commercialization of bakeries in Vermont and the nation. After 1927 when the Union Co-operative Store was devastated by the great flood, the bakery continued for two years before the head baker moved and established what would soon be Barre's largest and most popular bakery under the name of Fumagalli.

National Significance: *The bakery's operation helps immigrants meet basic needs in a new economy.*

The Union Co-operative Store in the basement of the SLP Hall, and later the bakery, became an integral part of life for the growing number of Italian immigrant laborers arriving in Barre. Along with their Scottish counterparts specializing in quarrying,² these Italian immigrants, many of them gifted stone cutters, arrived in the years before and after the turn of the twentieth century and settled most densely in the Granite Street area where the bakery stands. One year after the construction of the labor hall in 1900, the Co-operative store began providing food and necessary items for a community that would otherwise have found it difficult to acquire these items due to budgetary constraints. Throughout America, immigrants facing an industrial economy marked by an increasingly impersonal price/market network often relied upon these co-operative organizations for their community's stability.³ As with the labor hall, the Socialist Labor Party members within this Italian community were responsible for the bakery's construction in 1913.

² Lane, Karen. Labor's Heritage Magazine.

³ Ronco, William. Food Co-ops, 114.

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The bakery was not only a physical expansion of the existing co-op store but also served to reveal that the traditions of this cooperative movement continued to play an integral role within the Italian community in America. Furthermore, as it is described in greater detail hereafter, the bakery would serve to highlight the Italian community's strong union representation in Barre by being the first bakery in the town to adopt the union label for its baked goods.

The announcement in the *Barre Evening Telegram* of the new co-operative store's opening served to highlight the importance of the co-op within the Italian community. In Italian, it read: "...a number of householders in the city have been organizing themselves into a co-operative society for the purpose of securing their groceries at wholesale prices. They have decided to open a store this week in socialists hall, Granite Street."⁴ Soon, the store would become Barre's only Italian co-operative offering necessities such as coal and wood for fuel, dry goods, and eventually Italian food items imported from Boston. After a few years of operation, the store even began minting its own currency as business steadily increased.

The increasing demand by the Italian community for goods from the home country eventually led to the 1913 construction of the bakery at 46 ½ Granite Street. Though the co-operative store already had a bakery inside the labor hall at this time, there simply was not enough space to meet the demand for baked goods.

At the time of its construction the co-op bakery was said to be exceptional, and did not go unnoticed by the city. "Light and air are the conspicuous features of the new Co-operative bakery, which opened in the rear of the co-operative store on Granite street to-day..." begins a report in the Barre Daily Times on the bakery's first day of operation, when 1,200 loaves of bread were prepared. The article goes on to describe the building as one with a cement foundation, excellent utility connections and whitewashed interior walls containing a number of small "shutter holes" that served to ventilate the

⁴ Socialist Labor Party Hall, National Historic Landmark nomination.

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interior. In addition to these permanent elements of the building, the baking equipment is described as "of the most modern kind." Though the physical outline of the largest and most important piece of equipment, the oven, remains visible today, there is little remaining of the equipment that was used to mix and prepare the dough for baking.

As an adjunct to the co-operative store, the bakery is a testament to the lives of the immigrant population and their efforts to collaborate physically and economically to meet fundamental human needs in their newly adopted country. The building's history and continuing existence offers a significant glimpse into the lives of these immigrants in a way that is not expressed by the Labor Hall.

State and Local Significance: A local Italian bakery holds its own during rapid statewide expansion and commercialization of the baking industry.

The state and local significance of the co-operative store bakery is derived from its role as a small neighborhood bakery operating successfully within the context of an increasingly competitive and commercialized baking industry in Vermont. Baking was quickly moving from the small single-employee bakeries to the larger and more complex facilities in reaction to increased demand in the first half of the 20th century. The co-operative bakery itself did not change its approach to small, old-world style baking to a great extent over the years, but those who were in charge certainly took whatever opportunities they could to compete with area businesses. While the bakery's proprietors were thus inclined to expand their businesses, their activities within the bakery and their philosophies did not lose sight of the socialist ideals emphasizing the importance of the worker. Though the influence of increasing technology and commercialization in the baking industry can be seen in many of the co-operative bakery's exterior and

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interior details, it continued to be operated as a small neighborhood establishment from 1913-1930 and again from 1936-1940. Additionally, and on the local level, the bakery served as a "springboard" for the entrepreneurial actions taken by some of Barre's most talented and successful bakers.

Vermont census records of manufacturers in the years 1914, 1919, and 1929 reveal a distinct pattern of increasing commercialization in the baking industry, which both influenced the co-op bakery and provided a backdrop before which its activities as a small neighborhood bakery occurred. Each type of industry is categorized into levels of average annual profits. It can be assumed that the union co-op bakery falls into the "Less than \$5,000" category, as the known number of wage earners (3 to 4) is comparable to or less than other businesses within this category.

As a general rule, increasing commercialization tended to be hard on the smallest baking businesses within the state of Vermont. In the years from 1914 to 1919, the number of bakeries within the "Less than \$5,000" category decreased from 17 to 9 establishments, bringing this category's representation within the industry down from 20% to 12.7% of baking establishments within all other profit categories. In addition, the average number of wage earners in this category went down from 12 to 11 in this same period. Of particular interest is the decrease in the average number of wage earners in the "\$5,000 to \$20,000" profit category, which decreased from 145 to a mere 48 in this same time span, showing less need for bakery workers as technology and efficiency improved. Perhaps most striking is the decrease in total value of the product from bakeries in the "Less than \$5,000" category, decreasing from \$50,494 to \$28,418, while the baking industry as a whole showed a product value *increase* from \$359,302 to \$1,041,043. By 1919, the smallest bakeries represented only 1.1% of the industry's gross product; down from 3.6% five years previous.

In the years from 1914 to 1919, the baking industry as a whole saw a shift in the number of

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businesses owned by individuals, which was likely the result of consolidation into larger facilities. In this area, the number decreases from 70 to 55 during this five year period. Though the co-op bakery was owned co-operatively as its name implies (putting it in the "other" category, which actually saw an increase in ownership), the decrease in the number of establishments owned by individuals parallels the statistics mentioned in the paragraph above, and serves to illustrate the effect of commercialization on the "mom & pop" baking industry. Across the board, baking establishments owned by individuals, corporations, and "other" types show significant decreases in numbers of wage earners from 215 to 185, 90 to 60, and 52 to 44, respectively.

Analysis of the 1929 census records for the state of Vermont show that while the gross annual product of the baking industry increased only slightly, increasing commercialization of businesses significantly decreased the number of baking establishments. A comparison of the 1919 census and the 1929 census shows that the number of establishments decreased from 71 to 42, while the average number of wage earners increases from 289 to 342. The gross value of bakery products increases from \$2,532,919 to \$2,541,593. This decrease in the number of establishments, increase in average number of wage earners, and minor increase in the gross product of the industry serves to emphasize the significant and continuing shift in baking in Vermont from a multiplicity of smaller and moderately sized establishments to a lower number of large baking establishments employing a greater number of workers.

Construction of the Union Co-operative Store Bakery

The 1913 construction of the co-op bakery itself was clearly the result of this increase in the general commercialization and demand within the baking industry, and quite possibly the competitive nature of those involved with this particular establishment. In 1910, P. Negroni (head of the co-operative

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store's bakery previously located within the labor hall) moved to 334 North Main Street to start his own business, leaving Batista Fumigalli, former bakery employee, in charge of operations. Three years later, on October 1, 1913, the Barre Daily Times reported on the proposed construction of the bakery behind the labor hall and clearly emphasized its fine attributes:

The cooperative association, which has conducted a grocery and general merchandise business on Granite Street for several years, is preparing to extend the scope of its establishment by erecting an annex to be used for bakery purposes... When it is finished, the Cooperative organization will have one of the largest provision establishments in the city."

Considering Fumagalli's position with the co-operative store's bakery, it is without a doubt that he played a major role in the decision making process that led to the building's construction, and that motivations may not have been only to meet the increasing need for Italian baked goods but to maintain competition with a former employer as well.

Influences of Increasing Commercialization and Technology on the Bakery Building

In the first part of the twentieth century when the bakery was built, a high degree of importance was placed upon improved efficiency and technology in bakeries in general. The type of building construction and the equipment inside a bakery was at the time a primary factor in its success. Trade journals in the baking industry reported on the increasing technology of bakery equipment and the expectations of sanitary conditions within the bakery itself.⁵ Though this particular bakery was concerned primarily with producing Italian goods using old-world methods, a certain amount of influence from the

⁵ National Baker, 1913, January.

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baking industry in America and in Vermont can be seen in the descriptions of the bakery's interior equipment.

The oven was, of course, the most important feature within the building. Though much of the accompanying bread-making machinery was considered to be "the most modern kind," descriptions of the oven reveal a wood fired appliance that was constructed entirely of bricks and concrete. Situated in the eastern corner of the building's main block, the oven was described by Joseph Piccolini⁶ (the son of a baker by the same name who worked at the bakery in the 1930's) as being dominated by an archway on its interior and having the capacity to bake 100 to 150 loaves of bread at one time. The archway can be deciphered today from the remaining masonry material on the wall where the oven once stood.

There is no surviving bread preparation and baking equipment, but the Barre Daily Times description of equipment as very "modern" provides a hint as to what was likely used. Automatic dough mixers and cooling racks were most certainly utilized in a bakery of this small size. As the technology of dough mixers improved in the early 1900's, the machines were becoming smaller and could fit more easily into small spaces. One advertisement for a dough mixer in a 1913 issue of National Baker Magazine describes a combined dough and egg mixer made by the J.H. Day Company as both space-saving and economical:

This outfit affords the baker a most useful mixing equipment, occupying but little floor space and operated at a great saving of power expense. Both machines are operated by the same motor, but each machine can be run separately if desired. It is a combination capable of handling a wide range of work, and its capacity adapts to bakeshops of average size and smaller, where floor space must be economized. It will increase quality, output and profit, in addition to eliminating the cost of one motor.⁷

⁶ Piccolini, Joe. Taped Interview.

⁷ National Baker, January 1913, pg 57.

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When the bakery was constructed in 1913, the subject of sanitation was a heated issue in the bakery industry. In larger cities such as New York, small bakeries made use of any space they could find, including cellars beneath buildings. The bakery industry feared that these particular bakeries were bound to have a higher risk of product contamination.⁸ Barre's co-operative bakery clearly did not have to confront space issues, but was indeed constructed in a manner that complied with the rigorous standards of the time. Adequate ventilation, non-porous surfaces, and employee cleanliness were stressed as the most important sanitation measures taken by any bakery, and were of key importance to this one in particular. Shutter holes were built into the brick veneer walls to allow for ventilation. The porous brick interior walls were painted with a white coating to insure cleanliness. Though only scant sections of paint remain to this day, advertisements of the time describe the paint as a "lasting, dustproof, waterproof coating that resembles tile and can be washed with soap and water without injury."⁹ According to the Barre Daily Times, the baking crew was also as clean as can be. The bakery's directors enforced a cleanliness policy that required "each employee of the bakery from the head baker down to the less-skilled helper... to discard his street clothes and don a regulation garb as soon as he begins work."¹⁰

Efforts to Remain Competitive in a Changing Business Climate

In May of 1914, the bakery took a significant step in the efforts to work within the context of increasing commercialization by being the first bakery in Barre to adopt a union label for all of its products. As the result of negotiations with the local chapter of the Bakery and Confectionery Workers' International Union, the label represented the bakery's continued devotion to worker solidarity and quality

⁸ National Baker, pg 38.

⁹ National Baker April 1913 pg 65.

¹⁰ Barre Daily Times, December 15, 1913.

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of life in a business enterprise that was beginning to see the merger of dominant businesses into larger conglomerates.¹¹ On the 20th of that month, the Barre Daily Times Reported:

Barre local, No. 153 of the bakery and confection workers' international union of America have just completed negotiations with the management of the Union Co-operative store and bakery, whereby they are to put the union label on all products of their bakery. This is the first concern in Barre to put out its bakery products with the union label on them. The officers of the Central Labor Union have been cooperating with the bakery workers' union for some time in an endeavor to have the bakers' union label put into use by all bakeries in Barre and this is the first of their efforts.

The threat of large business mergers and organization within the state of Vermont had just recently been brought to the forefront with the formation of the Vermont Master Bakers' Association at a convention in Montpelier in December, 1912. The meeting, held at the Vermont State Capitol building, brought together nearly thirty of Vermont's leading baking representatives, including F.D Ladd of Barre. It was reported that this new association "would prove to be of great value to the bakers of Vermont."¹² The decision of Barre's bakery to adopt the union label represented a desire to retain solidarity with other bakery workers and to remain competitive without losing sight of its socialist underpinnings within this developing context.

By 1915, Negroni's bakery at 334 North Main Street became Passerini & Bonardi, another Italian-owned bakery that expanded to include the neighboring parcel at 332. Barre directories show that Bonardi left the partnership in 1919 and Passerini continued on his own until 1935. The expansion and longevity of this business stands to highlight the accelerating bakery industry in which the co-op bakery

¹¹ Kaufmann, A Vision of Unity, pg 65-67.

¹² "Vermont Bakers Organize" National Baker Jan 1913 p.33

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existed. Fumagalli continued to run the small bakery, regardless, in the same way it had been run since its construction two years prior.

Indeed, Fumagalli endeavored to operate the bakery as a small, old-world style bakery catering primarily to the Italian immigrant community within the immediate area. It remained unique in that it was the first true Italian bakery in Barre, adding greatly to the vitality of the surrounding neighborhood and its thriving Italian Community. The Granite Street neighborhood was a central component of the increasing industrialization and development of the whole of Barre, but seemed to have a particular vitality and spirit to it as a result of its ethnically diverse population and variety of contributing businesses, including the bakery. Richard H. Blow offers his recollections of the Granite Street neighborhood to which the bakery contributed:

I never tired of watching the ever changing street scene. Each establishment had its own particular smell whether it was of new leather, fresh bakery goods, tobacco or at the Tomassi Store the smell of cheeses, salami, fresh Italian bread, to name a few. Up Enterprise Alley, at the back of the Barre Restaurant the odor of lobster and steaks filled the air. Even the coal yards gave off their own smell and over it all the ever-present smell of the gas works, and always there was the fresh horse dung.

Emilia Cassani, who worked as a clerk in the co-operative store reported that most of the business at the co-op store and bakery was by delivery, offering their goods to a range of boarding houses around the Granite Street neighborhood.¹³ According to Barre directories, Batista Fumagalli ran an additional baking business across the street from the SLP Hall and the union co-op bakery. His residence was listed as being in this same location at 47 Granite Street. It is apparent that Fumagalli managed the two bakeries at the same time, but the types of bakery items sold from this location across the street are unknown. It could be that this was a small business enabling him to make extra money for himself and his family.

¹³ Cassani, Emilia. Taped Interview.

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Unfortunately, fate was not kind to the Union Co-operative Store and bakery (or to the rest of Barre) with the disastrous flood in November of 1927. The Winooski River swelled far beyond its banks to inundate Barre and many other Vermont towns with quantities of water not before seen by these Vermonters. The co-op store and the accompanying bakery narrowly survived the flood, but were not able to remain in business much longer. By 1929, the co-operative store had failed and management changed hands, resulting in a new store called Cassani & Gloria Grocers. It is not known whether the new management operated the store as a co-op, but it seems unlikely. Emilia Cassani expressed her belief in an interview that the co-operative had failed and that her father-in-law's efforts to continue the business also failed quickly due to the end of credit buying.¹⁴

After the Great Flood of 1927

The flood was simply not enough to douse the entrepreneurial spirit of Batista Fumagalli. Just before the disaster, Fumagalli had achieved the position of vice president of the co-op store, placing him in a position to be especially aggrieved by the store's difficulties. His passion for baking, however, was not lost with the floodwaters. With his brother Renzo, he began a new baking business called "Modern Bakery" in the co-op bakery building in 1928. Even the name of the bakery suggests a keen awareness of the trend of increasing commercialization, sanitation, and efficiency. These two years of operation within the Union Co-operative Store Bakery would be a noteworthy step in the development of Fumagalli's career in the Barre, Vermont baking industry. Evidently, business was booming and by 1930, the decision to expand the bakery was made. Batista Fumagalli and his brother moved to a new location at 16 Brook

¹⁴ Ibid.

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Street, leaving the small bakery building vacant. Fumagalli's new bakery establishment, "B. Fumagalli & Co.," grew and prospered for over twenty years at its new location, becoming one of Barre's largest and most well-known bakeries.

It is important to note that while Fumagalli was expanding his business in the typical American way, that is, with spirited entrepreneurship and business acuity, the ideals and philosophies extant within the Italian community since the inception of the co-operative bakery were not lost. In fact, it was reported that during the Great Depression Batista Fumagalli formulated a work schedule for his employees that included two weeks of work and one week off, thus allowing a greater number of people to work. In this sense, the socialist work ethic adhered to by Fumagalli enabled the bakery to thrive during harsh economic times while allowing more people to benefit by working. Furthermore, he was described as a wonderful man who helped many people and who was loved and respected.¹⁵

The bakery at 46 ½ Granite Street stood vacant for a period of time after Fumagalli moved out, but by 1936 it was again occupied and used for baking old-world Italian bread. Gioseppi (Joseph) Piccolini ran a substantial business from the building, delivering his goods primarily to private residences, but also to area grocery stores such as A & P and Chickini. Bread made in the bakery was simple, and included Vienna bread, French bread, butter roles and round loaves placed on a layer of cornmeal directly on the masonry surface of the oven. Loaves sold for 10 cents if delivered and 8 cents if purchased at the store. Piccolini's son, Joe, vividly recalls driving his father's trucks for deliveries, displaying the words "Gioseppi Piccolini & Sons" on the side. Most of all, he recalls the taste of the bread fresh from the oven.¹⁶ As perhaps another telltale sign of the times, Gioseppi Piccolini's business finally succumbed to

¹⁵ Ibid.

¹⁶ Piccolini, Joe. Taped interview.

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the pressure and competition of larger bakeries in the early 1940's. Piccolini closed the establishment and went on to work for Batista Fumagalli at his flourishing Brook Street bakery.

The small bakery building has changed hands a number of times and has been used primarily for storage since Piccolini's vacancy about 1940. In 1958, the bakery was sold to Rock of Ages Granite Company and used for granite storage. With this change of ownership to a business requiring large amounts of storage space, it is likely that the brick oven was removed at this time. The title was transferred a number of times during the 1960s and soon came to be owned in 1964 by Rouleau Granite Company, which used the building for storage until 2001. Since this date, the building has been owned and leased by John Dernavich for storage use.

There can be no doubt that the Union Co-operative Store bakery played an integral role within the Italian immigrant community of Granite Street. On the State and local level, the bakery's significance is revealed in its ability to persevere in a rapidly changing business climate within Vermont. The influence of this led to efforts to maintain cleanliness and utilize new technology, which can be seen today in fading layers of white interior paint and special wall ventilation holes. In terms of its national significance, the construction of the bakery building showed that it had become an important division of the Union Co-operative Store's business. Beyond this, the bakery became a testament to the spirit of Italian business entrepreneurship in the city of Barre by serving as a platform for growth in an increasingly competitive industry. During its periods of significance, the Union-Co-operative Store Bakery and its associated activities made clear that the Italian work ethic and philosophies of the Socialist Labor Party in Barre were adaptable to America's capitalist nature in industry. In fact, these philosophies proved invaluable to Batista Fumagalli during the difficult economic times of the Great Depression.

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The Interior. National Park Service, 2000.

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U.S. Government. *United States Department of Commerce Bureau of Census, Fifteenth
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National Register of Historic Places Continuation Sheet

Section number 10 Page 1

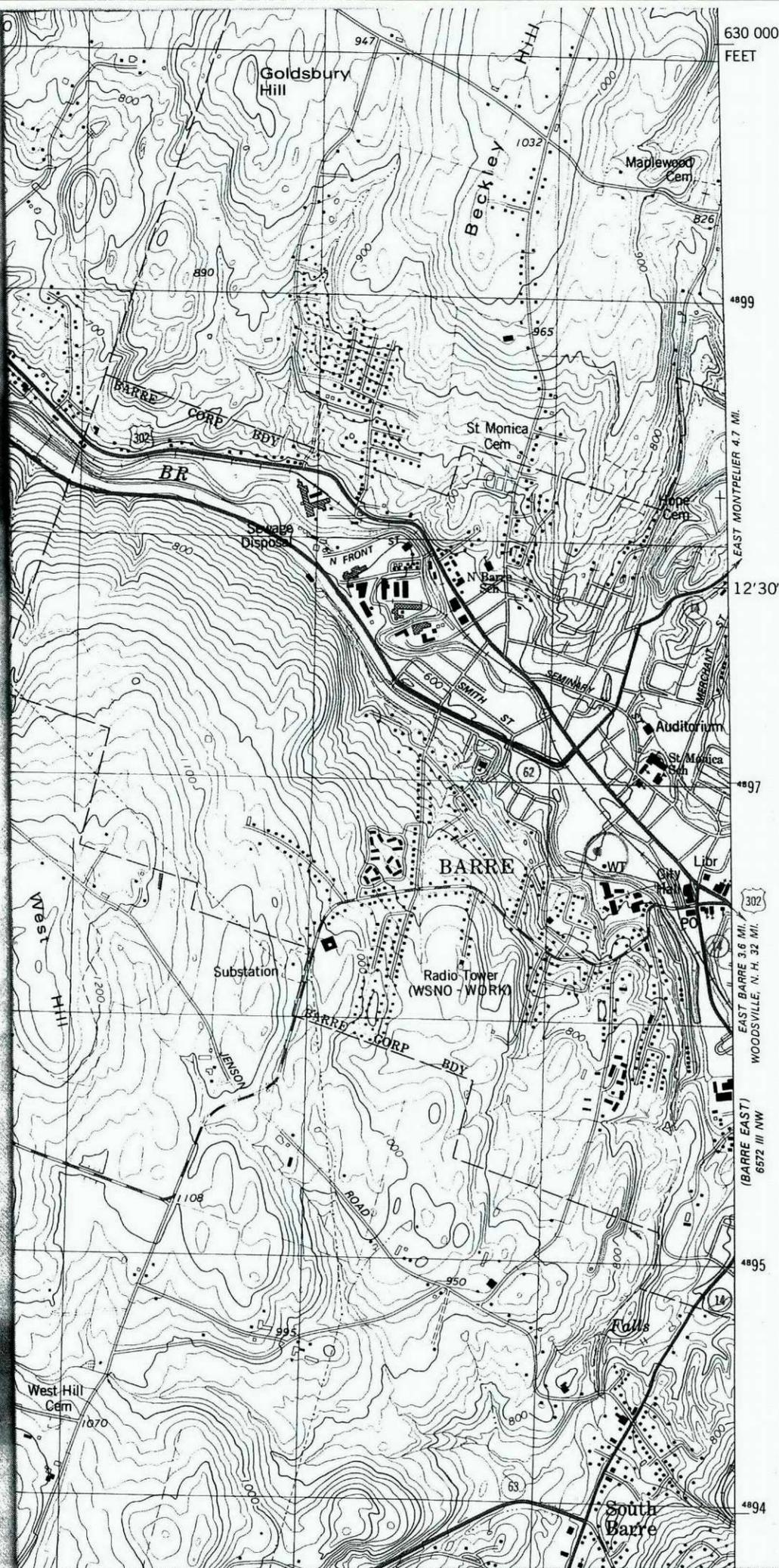
VERBAL BOUNDRY DESCRIPTION

The building encompasses the entire parcel of land, the shape being identical to the footprint of the building. The legal parcel number is 0685-0048-0000.

BOUNDARY JUSTIFICATION

The bakery encompasses the entire parcel of land, which is generally square-shaped.

POOR QUALITY
ORIGINAL LIGHT



630 000
FEET

4899

EAST MONTEPELIER 4.7 MI.

12'30"

4897

302
EAST BARRE 3.6 MI.
WOODSVILLE, N. H. 3.2 MI.

(BARRE EAST)
6572 III NW

4895

4894

Union Cemetery
St. Monica
West Hill
Maplewood

7 699206 4896729
Zone Easting Northing







United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Christian Street Rural Historic District

other names/site number n/a

=====

2. Location

=====

street & number Christian Street, Hemlock Ridge Drive, and Jericho Street

not for publication n/a

city or town Hartford vicinity n/a

state Vermont code VT county Windsor code 027

zip code 05001

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this _____ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _____ meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide _____ locally. (_____ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official/Title Date

State or Federal agency and bureau

=====

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register
 See continuation sheet. _____

determined eligible for the
 National Register
 See continuation sheet. _____

determined not eligible for the
 National Register _____

removed from the National Register _____

other (explain): _____

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>15</u>	<u>10</u>	buildings
<u>1</u>	_____	sites
_____	_____	structures
_____	_____	objects
<u>16</u>	<u>10</u>	Total

Number of contributing resources previously listed in the National Register 0

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: single dwelling

Domestic multiple dwelling

Domestic secondary structure

Agriculture animal facility

Christian Street Rural Historic District, Hartford, Windsor Co., VT

Historic Functions (continued)

<u>Agriculture</u>	<u>agricultural field</u>
<u>Landscape</u>	<u>forest</u>
<u>Landscape</u>	<u>wall</u>
<u>Funerary</u>	<u>cemetery</u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Domestic</u>	<u>multiple dwelling</u>
<u>Domestic</u>	<u>secondary structure</u>
<u>Commerce/Trade</u>	<u>business</u>
<u>Agriculture</u>	<u>animal facility</u>
<u>Agriculture</u>	<u>agricultural field</u>
<u>Agriculture</u>	<u>agricultural outbuilding</u>
<u>Landscape</u>	<u>forest</u>
<u>Landscape</u>	<u>wall</u>
<u>Funerary</u>	<u>cemetery</u>

7. Description

Architectural Classification (Enter categories from instructions)

Federal
Greek Revival
Italianate
Craftsman

Materials (Enter categories from instructions)

foundation stone
roof metal
walls brick
weatherboard
other asphalt-shingle

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

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

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

Christian Street Rural Historic District, Hartford, Windsor Co., VT

Criteria Considerations (Mark "X" in all the boxes that apply.)

Property is:

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

Areas of Significance (Enter categories from instructions)

Architecture
Agriculture
Religion

Period of Significance 1775-1953

Significant Dates n/a

Significant Person (Complete if Criterion B is marked above) n/a

Cultural Affiliation n/a

Architect/Builder n/a

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

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

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Christian Street Rural Historic District, Hartford, Windsor Co., VT

Geographical Data

Acreeage of Property 198 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	715823	4841245	2	18	717098 4840844
3	18	717072	4839945	4	18	715736 4840585

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Paula Sagerman, Historic Preservation Consultant

organization n/a date May 2, 2003

street & number P.O. Box 128 telephone (802) 348-7122

city or town Williamsville state VT zip code 05362

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**Christian Street Rural Historic District
Hartford, Windsor County, Vermont**

The Christian Street Rural Historic District is an agricultural hamlet located in the extreme northeastern corner of the Town of Hartford, Vermont. The historic district lies near the west bank of the Connecticut River on a relatively flat terrace. The spine of the historic district is Christian Street, which runs north-south and parallel to the Connecticut River. Intersecting and terminating at Christian Street is Jericho Street, which runs east-west. Interstate 91 bisects the historic district within property #9, but is not visible from Christian Street. The historic resources are clustered but moderately spaced near the intersection of Christian Street and Jericho Street and include eleven primary resources and fifteen outbuildings. All of the properties are on Christian Street except for one on the north side of Jericho Street. Most of the 198-acre historic district consists of open fields and lawns except for scattered trees. The two properties that comprise most of the acreage of the historic district (#6 and 9) back up to the Connecticut River and Interstate 91 and are mostly open space used as pasture and hay mows. Most of the forest in the historic district is adjacent to the river on these two properties. Historically, the historic district included seven farmsteads, one boardinghouse, two farm laborers' houses, and one cemetery. Today, the ten houses and cemetery remain intact, as well as two historic barns, two historic automobile garages, and a historic chicken house. There are also two archaeological resources, the remains of blacksmith shop foundation (on #6) and the below-grade remains of a brickyard (on #2), that do not have enough integrity to be contributing resources but that are important features of the historic district. Non-contributing resources are limited to a modern residence and eight modern outbuildings. Three of these outbuildings are compatible agricultural structures that replaced earlier structures destroyed by fire, and most of the other outbuildings are modest in size and located behind the primary resources. The historic district retains its integrity of location, setting, materials, workmanship, design, feeling, and association.

The Town of Hartford is located at the confluence of the Connecticut and the White Rivers in central-eastern Vermont. The Town has five villages: White River Junction, Hartford, Wilder, Quechee and West Hartford. The historic district is north of Wilder village. The historic district boundary follows the outer perimeter property lines of the parcels that lie adjacent to the roads in the district. The historic district is bounded by the Connecticut River and late twentieth-century development to the north, south and east. North and south of the historic district, the land is generally flat and to the west the land rises to the early hilltop hamlets of Dothan and Jericho. A branch of the Dothan Brook runs southeast through the historic district and crosses Christian Street between Properties #6 and 9.

Both Christian Street and Jericho Street are paved. Christian Street is also Vermont Route 5, which runs from the Massachusetts border to the Canadian border and experiences a lot of traffic. In the historic district, Christian Street is about one-half mile from the Connecticut River. Jericho Street on the other hand, experiences very little traffic. There are four houses on the west side of Christian Street; two south of Jericho Street and two north of Jericho Street. North of these houses is a large historic barn that has been converted to a multi-unit residence. There are five houses on the east side of Christian Street, and one house on Jericho Street. All of the houses are in relatively close proximity to each other, typical for a Vermont hamlet, and all face the road. They also have similar moderate setbacks, except for two homes that have large setbacks due to banks adjacent to the street

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NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 2

Christian Street Rural Historic District
Hartford, Windsor County, Vermont

(#7 and 8). At the south end of the historic district, on the east side of the street, is the Christian Street Cemetery (#1). At the front (west) of the cemetery is a mortared rubble stone wall with concrete copings, and centered on the front wall are two matching gateposts. A fieldstone wall lines the south and west boundaries of property #6, at the northwest corner of Christian and Jericho Streets. Otherwise, the historic district is unusual in that it lacks stone walls. Vegetation near the houses and outbuildings is limited to lawns and scattered trees. There is a small wooded area behind #5 and 6A and woodlands on #9 on both sides of Route 91.

There is a diverse assortment of historic farmhouses with a wide range of construction dates and styles, from the c. 1775 Federal style Hazen House (#9) to a 1906 Craftsman style house (#8). The former is a side-gable 2-1/2 story symmetrical house with a Federal-style front entry. The latter is a bungalow with a jerkinhead roof. Others include the 2-1/2 story side-gable c. 1828 Federal style Buell House (#4), which is symmetrical and has a Palladian window and unusual layered soffit molding; the 1-1/2 story c. 1825 Cape Cod-type Dutton-Sprague House (#2), which is the only brick house in the historic district and has brick end chimneys; the 1-1/2 story side-gable c. 1839 Classic Cottage Chapman-Newton House, which has a Greek Revival front entry with a grooved surround with bulls-eye corner blocks, and an attached horse and carriage barn and workshop (#6); the c. 1850 1-1/2 story front-gable Greek Revival style Dutton-Gillette House (#3), which has bold entablatures and pilasters and Greek Revival front entry; the vernacular front-gable 1-1/2 story c. 1870 Hazen farm laborer house (#9A); the vernacular front-gable 2-1/2 story Italianate 1900 Edward Newton House (#7); and the vernacular Italianate 1-1/2 story front-gable c. 1880 Boardinghouse (#11). The only non-historic house is a 1964 Shed style house (#5). Another primary resource is a large 1900 high-drive dairy barn that has been converted to a multi-unit residence (#10).

Outbuildings include a vernacular c. 1980 shed (#2A), a c. 1850 Side Hill English barn with a sliding barn door (#6A), a small 1978 shed (#6B), a small c. 1940 shed (#7A), a vernacular c. 1930 garage (#7B), a c. 1960 garage (#7C), a 1982 garage (#8A), a c. 1930 garage (#9B), a 2000 farm stand (#9C), a 1994 horse barn (#9D), a 1981 cow barn (#9E), a c. 1930 chicken house (#9F), a 1975 woodworking shop (#9G), and a 1995 garage (#11A). The two remaining historic barns in the historic district (#6A and 10) have prominent locations near the street and most of the non-contributing outbuildings are tucked behind the primary resources. Although the barn at #6 is no longer used for agricultural purposes, its current use as a woodworking shop has ensured its preservation. The non-contributing outbuildings at #9 are in the location of agricultural buildings that were destroyed by fire in 1963.

All of the buildings are wood frame except for the brick house (#2). It was constructed with bricks from an early nineteenth-century brickyard that was located behind the house. The exact location of the brickyard is not discernible. Most of the historic houses have stone foundations, except for one which has a brick foundation (#7), and one which has a concrete foundation (#8). Most of the historic houses have clapboard siding although the siding has been covered in synthetic siding at properties #6, 7, and 9A. Architectural trim is limited to flat-stock cornerboards, window and door casings, and molded cornices. One house has a Federal-style front entry (#9) and one has a

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**NATIONAL REGISTER OF HISTORIC PLACES
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**Christian Street Rural Historic District
Hartford, Windsor County, Vermont**

Federal-period Palladian window (#4). One house has Greek Revival grooved door and window casings (#6), and another has Greek Revival elements such as corner pilasters and entablatures (#3). The latter house also has an Italianate porch with a cut-out railing and chamfered posts. The only other houses with porches are the Edward Newton House (#7), which has an Italianate porch with curved brackets, and the Boardinghouse (#11), which has a modern porch. Most of the historic houses have standing-seam metal roofs, except for Properties #2, 7, 8 and 10, which have asphalt-shingle roofs. The one non-contributing house (#5) has plywood siding and an asphalt shingle roof.

All of the primary historic resources are in very good condition, as are most of the outbuildings. All but two of the houses are single-family homes; one has been divided into apartments (#10), and the other is offices (#3). These are also the only houses with non-contributing additions. The addition to the Edward Newton House (#10) is in the rear and difficult to see from the street. The Gillette House (#3) recently (2001) lost its cattle and horse barns to a large and highly visible rear addition.

Before settlement began in the historic district in the 1770s, Hartford was covered with forests of maple, beech, birch, hemlock and oak trees. During the late eighteenth and early nineteenth-century, the historic district land was cleared for pasture and cropland, and the production of potash, leaving small patches of forest for cordwood and sugaring. The historic district was probably 90% cleared of forest during most of the nineteenth century. A 1992 ortho photo shows that the historic district is still about 90% cleared. Most of the wooded areas are adjacent to the Connecticut River and just west of Interstate 91 on Properties #6 and 9. Two properties retain most of their historic acreage and open farmland (#6 and 9). One of these is protected by a conservation easement (#9). This is also the only active farm in the historic district. It is used for horse boarding and riding, and raising beef cattle.

Both Christian and Jericho Streets were regular travel routes by the 1770s. Christian Street was straightened in front of #9, and widened over the years to accommodate vehicular traffic, although it still has relatively small shoulders. Christian Street is now part of Vermont Route 5, and is used by traffic traveling from White River Junction to Norwich, and White River Junction to Hanover, New Hampshire. Jericho Street remains a relatively quiet local road, as it leads only to the rural area of Hartford known as Dothan.

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**Christian Street Rural Historic District
Hartford, Windsor County, Vermont**

1. Christian Street Cemetery, c. 1778, contributing

The Christian Street Cemetery is a flat 1.8 acre parcel on the east side of Christian Street at the south end of the historic district. A c. 1900 historic stone fence lines the front (west) edge of the cemetery. It is a mortared rubble-stone wall about three feet in height with a concrete coping and a centered entry gate. The gate has mortared rubble-stone pillars that rise about 1-1/2 feet above the wall and peaked stone copings. Aside from the lawn, there is little vegetation in the cemetery.

The cemetery contains several hundred graves and headstones dating from the late eighteenth-century to the present. Buried there are residents of the historic district and the nearby hamlets of Dothan and Jericho, as well as other areas of Hartford. There is a wide variety of headstones in the cemetery, ranging from the earliest small slate stones, nineteenth-century marble headstones, and late nineteenth-century and early twentieth-century obelisks. The stones are arranged in rows parallel to the street. All these historic headstones are randomly located at the front 2/3 of the cemetery. The more recent granite headstones are located at the rear of the cemetery.

The cemetery was originally 1/3 acre and part of the original Hazen tract (see #9). It was first used as the Hazen family plot, and the first person buried there was probably Thomas Hazen's son Silas (1754-1778), a soldier in the Revolutionary War. The cemetery had been enlarged to one acre by 1822, when it is mentioned in a deed for another property. At an unknown time, it acquired by the Christian Street Cemetery Association. It was enlarged again in 1931 (by this time it was owned by the cemetery association), then in 1972, when it reached its current size. The cemetery is still owned by the cemetery association.

2. 2449 Christian Street, Dutton-Sprague House, c. 1807, c. 1825, c. 1950, contributing

This multi-section dwelling is located on a flat open two acre lot on the east side of Christian Street. It has a small setback from the street and consists of a brick Cape Cod type main block, wood frame rear ell, and wood frame attached rear section. At the southwest corner of the property is a wood frame shed (A). Lining the north boundary of the property is a row of deciduous trees, and there are a few old apple trees between the house and shed. Behind the lot is a large field under separate ownership.

The brick main block is an asymmetrical three x two bay Cape Cod type house. It has a rectangular footprint oriented parallel to the street, a stone foundation, brick masonry walls with small interior brick end chimneys, a side-gable asphalt shingle roof with no overhang and a front boxed cornice, flat-stock window and door casings, a vertical-board front door with HL-type hinges and a Suffolk latch, and irregularly-spaced six-over-six wood windows.

The rear ell spans most of the main block and has a rectangular footprint oriented perpendicular to the street. It has clapboard siding and an asphalt-shingle roof with no overhang. Spanning the south elevation is a shed-roofed porch with square columns. At the roof ridge are two brick chimneys. Off-center on the south roof slope are two gabled dormers, and centered on the north

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**Christian Street Rural Historic District
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roof slope is a large gabled dormer. At each end of the south elevation are doorways; the left door is vertical board and has a Suffolk latch, and the right door is a modern door. Between these are irregularly-spaced twelve-over-twelve wood windows. The north elevation has irregularly-spaced six-over-six windows. The south dormers each have one squat six-over-six window and the north dormer has paired squat six-over-six windows.

The rear section spans the rear of the ell and projects south of the ell. It has a rectangular footprint oriented parallel to the street. It has clapboard siding, an asphalt-shingle side-gable roof, flat-stock cornerboards, cornice returns and cornices, and regularly-spaced twelve-over-twelve windows. Off-center on the north gable wall is a concrete block exterior chimney.

The main block was constructed about 1825, the wood frame ell dates to the late eighteenth-century or early nineteenth-century, and the rear section dates to about 1950. None of the sections appear to have had any major alterations. The porch appears to date to the twentieth-century, and the dormers and concrete block chimney date to the late twentieth-century. The brick section and rear section are in good condition, and the ell is in fair condition.

The wood frame ell of the house was probably constructed by Nathaniel Dutton. Deeds show that Dutton acquired the property from Joshua Hazen (#7) no later than 1806, but possibly earlier than that. It is unlikely that Hazen built a house here as he already lived up the street. Nathaniel Dutton (1747-1823) was born in Wallingford, Connecticut. About 1770, he married Joshua Hazen's cousin Sarah (~1749-1825), reportedly in Hartford. It is unknown where they lived originally. Both Nathaniel and his son Elijah are listed as heads of households in the Christian Street area in the 1810 and 1820 census, so perhaps one was living on the subject property and the other across the street (#3).

In 1785, Nathaniel's eldest child Clarissa (1770-1831) married Capt. Philip Sprague (1765-1856), who had recently settled in the nearby hamlet of Dothan after serving in the Revolutionary War. In 1822, the Duttons sold the property to the Spragues, although census records indicate that the Spragues continued to live in Dothan after this. At some point in the early nineteenth-century, there was a clay pit behind the house that was used as a brickyard. It is possible that the Spragues built the brick house shortly after acquiring the property, and it was used to house the brickyard manager and workers. After Clarissa's death, Sprague married his second wife, Olive. After Olive's death, the property was inherited by Philip and Sarah's tenth child Jedediah (1805-1876). On the 1855 Doton map and 1869 Beers map, the house is labeled J. Sprague, although the census records indicate that Sprague was living in Dothan and these maps also show a J. Sprague living in Dothan. It is possible the property was used by the Spragues for farming and possibly still as a brickyard, and the house was rented out to farm laborers.

In 1858, 60 acres of the property, as part of the Philip Sprague estate, were sold to neighbor Nathan Gillette (#3). (Gillette (1803-1878) was related to the Duttons and Spragues: his wife Sarah was Nathan Dutton's granddaughter and Philip Sprague's niece through marriage. Also, Jedediah Sprague married a Christian Street Gillette.) This was probably all of the brick house lot except for

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**Christian Street Rural Historic District
Hartford, Windsor County, Vermont**

one acre that contains the house and the open lot to the north of the house that borders on property #5. Nathan and Sarah Gillette's sons Henry and Edward later inherited this property. Jedediah Sprague remained the owner of the house and lot to the north.

In 1876, Jedediah's will left all of his property to his wife Athela, and their widowed daughter Julia Marsh was allowed to inhabit the house until when and if she remarried. It is unknown how long she lived there, but she is not listed in the 1884 town directory. Jedediah's son Eugene later acquired the house, and he sold it in 1930 to Harry B. Elliot, who had recently purchased the Gillette farm (#3). In 1937, Elliot sold the subject property to Elisabeth Cameron, who owned it until 1966. The property was farmed until at least 1937.

A. Shed, c. 1965, non-contributing

This 1-1/2 story three bay x three bay wood frame shed is located in the southwest corner of the property near the cemetery (#1) and has a large setback from the street. It has a rectangular footprint oriented perpendicular to the street, a concrete foundation, board-and-batten siding, a front-gable asphalt-shingle roof with an off-center ridge and a slight overhang, and an interior concrete block chimney near the rear gable wall. At the northeast corner is an inset porch supported by a square post. The shed has regularly-spaced six-pane fixed windows (that appear to be reused sash from six-over-six windows), and a vertical-board door with diagonal braces at the inset porch. The shed was constructed around 1965 and is in fair condition.

3. 2458 Christian Street, Dutton-Gillette House, c. 1850, contributing

This 1-1/2 story wood frame Greek Revival former residence is located on the west side of Christian Street at the southern boundary of the historic district. Attached to the rear of the original house is a large two-story, two-section addition. The building has a small setback from the street and sits on a flat open 1.5 acre lot. South of the building is a large paved parking lot. The building is currently used as offices.

The front-gable main block has a rectangular footprint oriented perpendicular to the street, a cut granite foundation, clapboard siding, and a standing-seam metal roof with a boxed cornice. An interior brick chimney emerges from the south roof slope, which also has two skylights. At the right end of the north elevation is a shed-roofed wall dormer. A full-facade shed-roofed porch wraps around the south elevation and meets a square-cornered bay window at the south elevation; the porch and bay window share the same roof. The bay window has a brick foundation. The main entry is in the second bay of the four-bay front elevation. The main block is encircled with a full entablature and also has bold corner pilasters and molded window cornices, and the main entry has a full entablature and bold pilasters. The porch has a cut-out railing, chamfered columns with molded capitals, and a full entablature. The entry to the porch is at the south side bay. The main entry has a double-leaf wood door; each leaf has a vertical light. Most of the windows are regularly-spaced six-over-six wood units. The bay window has one-over-one windows, the dormer

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**Christian Street Rural Historic District
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has a two-over-two window, and the north elevation has irregularly-spaced six-over-six windows and a fixed six-pane window.

The two-section addition spans the rear gable wall of the main block. It has a concrete foundation, clapboard siding, gabled asphalt-shingle roofs, and a variety of window types. The section behind the main block has a full-facade shed-roofed dormer at the south roof slope and a one-story shallow projection at the north elevation. The south elevation has regularly-spaced triplet multi-pane casement windows and the north elevation has a pair of one-over-one windows next to the projection and regularly-spaced double-hung windows with false muntins at the second story. The rear section of the addition has a projecting two-story gabled pavilion at the right end of the south elevation. At its west elevation is a shed-roofed entry porch, and at the south elevation is a three-bay inset porch. The gable wall has a bay window at the first story and a triplet six-over-six window at the second story surmounted by a fanlight window. Otherwise, the south elevation has regularly-spaced six-over-six windows. The north elevation of the rear section has an off-center entry with a door with a tall vertical light. The first story has irregularly-spaced six-pane windows and the second story has regularly-spaced double-hung windows with false muntins.

The entire building is in excellent condition. The main block dates to around 1850, and the rear sections were constructed in 2001. The main block does not appear to have had any major alterations, and the skylights date to 2001. The rear sections replaced a historic rear wing and attached rear shed. The wing had the same footprint as the front section of the extant rear addition. It consisted of a 1-1/2 story front-gable structure with a full-facade enclosed porch at the south elevation. The shed had a slightly smaller footprint than the rear section of the extant rear addition, and was only one story. Until 2001, two historic barns also stood on the property. The 2002 lister's card notes that they were both in poor condition. The 1983 lister's card notes that there were three historic barns and a milk house.

This house was constructed for the Nathan Gillette family, and it is likely that it is the second house built in this location, as Gillette's predecessors lived in this location since the eighteenth-century. In 1787, Joshua Hazen (#7) sold one-half of Proprietor's Lot No. 7 to Nathaniel Dutton; this land probably included the subject property. Dutton (1747-1823) was Gillette's grandfather-in-law. He was born in Wallingford, Connecticut, and about 1770 he married Joshua Hazen's cousin Sarah (~1749-1825), reportedly in Hartford. It is unknown where they lived originally, but the 1800 census indicates it was not on Christian Street. In 1806, Dutton also bought from Hazen the lot across the street (#2). The same year, Dutton sold to his son Elijah (1776-1838), an 80 acre lot on Lot No. 7. In an 1812 deed, this is described as Elijah's "home lot," so it is likely there was a house on the property by this time. Also, both Nathaniel and Elijah Dutton are listed as heads of households in the Christian Street area in the 1810 and 1820 census, so perhaps one was living on the subject property and the other either across the street (#2) or in the house to the north (#4). (Elijah's sister Clarissa married Philip Sprague, who had acquired the lot across the street (#2) from Elijah's father in 1822.) Sarah Cornelia Dutton (1812-1897), the daughter of Elijah and Susan (1785-1844) Dutton, married Nathan Gillette (1803-1878) in 1833.

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In 1840, the subject property, as part of the Elijah Dutton estate, was sold to Nathan Gillette. The 1840 census lists both Susan Dutton and Nathan Gillette as heads of households in adjacent locations, so perhaps there were two houses on the property at the time, or one of them was living in the brick house (#2). Nathan was a selectman and deacon of the Second Congregational Church of Hartford for many years. In 1845, Nathan Gillette purchased the 40-acre lot to the south from his brother-in-law Lorenzo Dutton. (This land had previously been owned by Nathan's cousin Billa, whose daughter married Lorenzo.)

The Gillette family was an early and long-time resident of Christian Street. Nathan Gillette's great-grandfather Ebenezer Gillet (1705-1776) was one of the charter proprietors of Hartford, and owned Lot No. 7, on which the subject property is located. He never came to Hartford, and left this share to his son Lieutenant Israel Gillet, who probably sold it to Thomas or Joshua Hazen. Israel (1738-1829) and his brother John were early settlers of Hartford from Connecticut. They both settled on Christian Street, and later four Gillette families lived within sight of each other. Israel built a house south of the cemetery (#1), and the rest of the houses were constructed south of what is now the intersection of Christian Street and Route 5. Israel and his wife Susannah (1743-1821) were the parents of Israel, Jr. (1776-1835), who was Nathan Gillette's father.

The 1850 agricultural census shows that Nathan Gillette's farm was a typical farm for Hartford and Vermont. It was 150 acres and included two horses, four milk cows, two oxen, two other cattle, twenty-nine sheep, and two pigs. It produced an average amount of Vermont's agricultural products of the time: wheat, buckwheat, rye, corn, oats, wool, peas and beans, potatoes, apples, butter, cheese, hay, maple sugar, and honey. In 1860, the sheep herd was increased to fifty, and instead of producing any cheese, an impressive amount of butter was produced, 700 pounds.

In 1858, the 60 acre lot across the street (#2), as part of the Philip Sprague estate, was sold to Nathan Gillette. This was probably all of the brick house lot except for one acre that contains the house and the open lot to the north of the house that borders on property #5.

Nathan and Sarah's son Edward A. (1857-1929) lived on the farmstead his entire life. He and his wife Angie (1855-1935) were married in 1888, and acquired the farmstead after his mother's death. Edward and his brother Henry (1859-1887) also acquired the lot across the street (#2). Behind the brick house during the early nineteenth-century there had been a brickyard. Edward revived the brickmaking industry in the late 1870s, and much of the brick used to construct buildings at Dartmouth College during the presidencies of Dr. Bartlett (1877-1892) and Dr. Tucker (1893-1909), was made there. The house that originally stood behind the brick house that is now on Jericho Street (#11) was used to house brickmakers. The brickmaking concern was closed in the early twentieth-century, and the boardinghouse was moved to Jericho Street shortly thereafter.

In 1929, the Gillette farm was sold to building contractor Harry Elliot. This included the homestead lot and the Sprague lot across the street. Elliot also bought the brick house lot that was surrounded by the Sprague lot. He sold the subject property in 1932, and the property was sold a couple of more times until 1936, when it was purchased by janitor Rochie Smith. At this time a horse barn

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and adjoining cattle barn was still standing on the property. Smith sold the property on the west side of the street in 1943 to construction equipment company-owner Marcus Pippin, when apparently the property was still being farmed to a degree as the deed mentions farm equipment, one cow, two heifers, and one bull. The deed also mentions that the house includes two apartments. The Pippin family owned the property in 1987. By then, it had been reduced to 1.6 acres. The new Dothan Brook School occupies a portion of the Gillette farm.

4. 2492 Christian Street, Buell House, c. 1828, contributing

This two-story wood frame Federal style I-house is located on a .9 acre open lot at the southwest corner of Christian Street and Jericho Street. Attached to the rear of the main block is a large two-story rear ell. The symmetrical five bay x one bay main block has a small setback from the street and a two-section rear wing. The main block has a rectangular footprint oriented parallel to the street, a cut granite foundation, clapboard siding, and a side-gable standing-seam metal roof with deep overhangs and boxed cornices. At each gable end is a large interior brick chimney. Architectural trim includes flat-stock cornerboards and window and door casings, molded cornices and cornice returns, and an unusual layered roof soffit board. The centered front entry has a multi-pane transom window, double-hung multi-pane 2/3 length sidelights, and a six-panel wood door. Above the entry is a Palladian window consisting of a multi-pane round-arched double-sash window flanked by multi-pane double-sash windows that match the front entry's sidelights. The main block also has regularly-spaced twelve-over-twelve wood windows. The building is currently a single family home and is in good condition.

The rear ell was constructed in two sections and has a long rectangular footprint oriented perpendicular to the street. It has clapboard siding and a gabled standing-seam metal roof. At the north roof slope are three large gabled wall dormers. Large interior brick chimneys emerge from the front and back of the roof ridge. The front section of the ell is one-quarter the size of the rear section and provides secondary entries to the house via both the south and north elevations. These entries have modern wood doors and the south entry has a small gabled overhang supported by knee braces. The first story of the front section has twelve-over-twelve wood windows and the second story has six-over-six wood windows. The rear section of the ell is unfinished. Most of the first story is used as a garage and has two large segmental-arched openings at the south elevation. The second story of the south elevation and the first story of the north elevation have regularly-spaced six-over-six wood windows.

The lister's card for the property notes that the house was constructed in 1798, but it is possible it dates to the 1820s. The Palladian window reportedly came from the 1798 Dothan Church that closed in 1844, and was razed several years later. It matches the window in a drawing of the church. Because the front entry's sidelights match the Palladian window, the sidelights were probably installed at the same time as the Palladian window.

It is difficult to determine who built the house and when it was built. The Federal-style I-house type occurred in Vermont from the late eighteenth-century until the early nineteenth-century. The

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house may have been built by a member of the Hatch family, as there was a Jesse Hatch living there in 1830. It may have been built by a member of the Dutton or Gillette family, who intermarried and built homes to the south and across the street. The 1820 census lists both Nathaniel Dutton and his son Elijah as heads of households, so perhaps one was living at this house, and the other, the house to the south (#3).

In 1835, the 90 acre property was sold by Jesse Hatch to Albert Buell. The boundary description suggests that the Newton farmstead to the north (#6) was part of this property, because the northern boundary was Joshua Hazen's land (#7). The southern boundary was the Elijah Dutton farm (#3). Buell (1807-1887) and his wife Nancy (1812-1895) were from Norwich, Vermont, and had been married in 1833, in Norwich. The 1840 census shows that the Buells were living on the subject property by then. The agricultural census records show that Buell operated a typical Hartford and Vermont farm. In 1850 he had one horse, four milk cows, two oxen, four other cattle, forty sheep, and one pig. That year he produced a typical amount of wheat, buckwheat, rye, corn, oats, wood, peas and beans, potatoes, apples, butter, cheese, hay, and maple sugar.

The Buells had no children. After Albert's death, Nancy inherited his estate. In 1892, she sold the property to Charles Dana, who was married to Laura Gillette, Nathan Gillette's daughter (#3). The deed states that this does not include the house and outbuildings, but subsequent deeds do not provide information on this separation. The Danas never lived in the house. In 1929, The Danas' daughters Emma and Mary, who were living in Florida, sold the Buell Farm to Harry Elliot, who had also purchased two neighboring farms around the same time (#2 and 3). He rented the house to oil and gas salesman Albert and Bomhower and his wife Gertrude. In 1949, the property was purchased by Laurence Nichols (1910-1974). Nichols was the president of the White River Paper Company in White River Junction (a village in Hartford), and lived there until 1969. The current owner of the property purchased it in 1970.

5. 2521 Christian Street, Newton-Morse House, 1964, non-contributing

This Shed style house is located on a 3/4 acre lot on the east side of Christian Street, across the street from the foot of Jericho Street. It has a moderate setback from the street and a long irregular footprint oriented perpendicular to the road. Under the house, the grade descends from west to east, and there are a few scattered trees on the property.

The one-story wood frame house has a poured concrete foundation, plywood siding with vertical "battens," and gabled and shed asphalt-shingle roofs. There are three sections to the house: a shed-roofed garage in front, a front-gabled main block with an exposed basement, and a gabled enclosed porch that connects the garage and main block. The one-bay garage has a solid garage door that faces the street, and no other exterior openings. The enclosed porch provides the main entry to the house via a wood-framed glass door at the south elevation. The house has a variety of irregularly-spaced windows, including individual and paired large vertical fixed windows over awning windows, multi-horizontal-pane windows, and awning windows. The house is in good condition. Attached to the rear (east) gable wall is a wood deck.

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The house was constructed in 1964, on a parcel subdivided from the Newton farmstead (#6). It was built for Marion Newton, the granddaughter of Andrew Newton, the first Newton to settle on the property. Marion was the aunt of the current owner of the Newton House. The subject house is still occupied by a descendant of the Newton family, the son of the current owner of the Newton House. The house is a good example of the modern Shed style, and the prominent front garage displays the influence of the post World War II automobile culture.

6. 2546 Christian Street, Chapman-Newton House, c. 1780 and c. 1838, contributing

This property is particularly significant because it is one of two properties in the historic district that retains a historic barn and has remained in one family for two hundred years. This property straddles Christian Street and includes one acre at the northwest corner of Christian Street and Jericho Street and one 13-1/2 acre parcel across the street. The smaller parcel contains a house and a detached shed (B) and the larger parcel contains a barn (A). Lining the south and west boundaries of the smaller parcel is a fieldstone wall. This parcel also has scattered deciduous trees. At the northwest corner of the larger parcel is a fieldstone foundation. At the front of the larger parcel are scattered deciduous and evergreen trees, and at the rear are a haymow and woodlands.

The house is a wood frame 1-1/2 story Classic Cottage with a moderate setback from the street. It has a kitchen wing, attached carriage barn, and a workshop attached to the carriage barn. Spanning the rear of the carriage barn is an enclosed porch. Together these sections form a long irregular footprint oriented parallel to the street. The main block has a cut granite foundation and the other sections have fieldstone foundations. All the sections have aluminum siding over clapboard siding, and side-gabled standing-seam metal roofs with small overhangs.

The symmetrical five bay by two bay main block has a rectangular footprint oriented parallel to Christian Street, boxed eaves, and a small brick chimney centered on the roof ridge. The centered Greek Revival entry has a six-panel wood door and three-quarter length sidelights enframed by a grooved surround with bulls-eye corner blocks. Other architectural trim includes thin molded cornices and cornice returns, corner pilasters, and flat-stock window casings. The regularly-spaced window openings contain vinyl replacement windows with false muntins.

The kitchen wing and carriage barn have contiguous front and rear walls and form a rectangular block oriented parallel to the street. This block is set back from the front wall of the main block and projects slightly from the rear wall of the main block. A tall brick chimney emerges off-center from the roof ridge and marks the location of the interior wall between the kitchen and carriage barn. To the right of the chimney, on the front elevation, is a vinyl pedestrian door. To the right of this is a large carriage opening now containing a double-wide synthetic garage door. To the left are two window openings containing vinyl replacement windows with false muntins. The shallow enclosed porch is spanned by a bank of multi-horizontal-pane windows.

The attached workshop is at the north end of the complex and has a rectangular footprint oriented parallel to the street. Its front wall lines up with the front wall of the main block and its rear wall is

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set back from the rear wall of the carriage barn. The entry to the workshop is via the south gable wall, and contains a large paneled wood door with an iron latch. This section has regularly-spaced wood twelve-over-twelve windows. All of the sections of the house are in very good condition.

The kitchen wing probably predates the main block as it has an open-hearth cooking fireplace with a bake oven. This information has also been passed down from generation to generation of the Newton family. It is possible the wing dates to 1779, when the first resident of the property settled here. The main block was constructed c. 1838. This information has also been passed down from generation to generation and the style of the house coincides with this date. The carriage barn appears to date to the first half of the nineteenth-century. The workshop may date to the eighteenth-century, and was reportedly a school that was moved to this location. The only major alterations to the house have been the addition of aluminum siding and the replacement of the windows, which were wood six-over-six units. The fieldstone walls behind the house were constructed in the late twentieth-century after the parcel at #11 was subdivided from the farmstead.

The property was originally owned by Hartford proprietor Eleazer Hebard, who did not live here. He sold the property to Thomas Hazen III (#9), who in 1770 gave the lot to his son Joshua "for love and good will." Joshua Hazen settled on land just north of this property (#7). In 1779, Joshua sold a square acre of land at the northwest corner of what is now Christian Street and Jericho Street to his father's brother-in-law, Simon Chapman (1723-1792). Chapman probably built the first house on the property, as well as a blacksmith shop across Christian Street on a 14-acre parcel of land he bought from Thomas Hazen in 1781. Today the property has virtually the same boundaries (#11 was originally with the subject property). After Chapman's death, his son Erastus (1760-1821) acquired the property and judging by the 1800 census, was living here at that time. He also inherited blacksmith tools, so apparently he continued to operate the blacksmith shop. Both Simon and Erastus belonged to Joshua Hazen's militia during the Revolutionary War.

In 1806, Erastus Chapman sold the property to Andrew Newton (1781-1868) of the nearby hamlet of Dothan. The deed mentions "Chapman's dwelling house" which stands "west of the turnpike road (Christian Street) and north of the road leading to Dothan (Jericho Street)." By then, the property had grown to about 40 acres. Chapman and Newton were cousins by marriage. The Chapmans moved to New Haven, Vermont. Judging by the 1810 census, Andrew Newton moved his family to this location. In 1823, Newton married his second wife Catherine (1785-1854), who was Joshua Hazen's daughter. The Chapman blacksmith shop may have been converted to a house, as a building in this location appears on the 1855 Doton map with the label "D. Field." Painter David Field is listed in the 1850 census in this location. The 1869 Beers map shows that the building was gone by then. Andrew Newton purchased additional property, and by 1850, owned 100 acres.

The only son of Andrew and Catherine Newton was Joseph W. (1828-1902). The main block of the house was reportedly constructed when Joseph was ten years of age, in 1828. Joseph married his wife Celina in 1855, and they lived with his parents, then inherited the property after their deaths.

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The 1850 agricultural census, the first census to list individual farms, shows that Andrew and Joseph Newton operated a typical Hartford and Vermont farm. They had three horses, four milk cows, two oxen, one cattle, seventy sheep, and two pigs. They grew wheat, rye, corn, oats, peas and beans, potatoes, and apples, and produced wool, butter, cheese, and maple sugar. By 1860, the farm, under Joseph's management, had grown to 140 acres and the Newtons were able to afford one servant. By 1870, the farm had grown to 170 acres. In 1871, Joseph Newton purchased the Andrew T. Hazen farmstead. This included a thirty-acre parcel just north of the Newton house (#7). Joseph Newton continued to manage both farms, and the Hazen house was rented to John Bomhower and his family.

The 1884 town directory lists Joseph Newton as a cattle breeder, wool grower with 100 sheep, and as having a sugar orchard of three hundred trees. He is also the only farmer in the historic district that is also listed as a dairy farmer. At this point he owned twelve milk cows, which was a relatively large number for Hartford, when most farmers only had a handful of cows and the largest number in town was twenty-four. He also produced 1,000 pounds of cheese in 1880, which was a large amount locally. Most farmers listed in the 1880 agricultural census and 1884 town directory were still focusing on sheep raising and maple sugaring.

In 1900, Joseph Newton and his third son Edward B. (1867-1945) demolished the Joshua Hazen house (#7) and built a vernacular Italianate house (#7) and a large dairy barn (#10). At Joseph's death in 1902, Edward inherited the former Hazen property, which included this new house and barn. Joseph's eldest son Frederick A. (1857-1928) inherited a half-interest in subject property, and continued to live there with his family. His siblings James (of Manchester, New Hampshire) and Catherine (of Standish, Maine) each inherited a quarter interest in the Newton farmstead. At this point the original farmstead had been reduced to the extant lot, plus a 53-acre lot in Norwich, Vermont, and the 1/4 acre lot behind the house (#11). After Frederick's death (he had no children that survived into adulthood), James bought out the interests of his family members, and rented it out. His daughter Lettie inherited the property and has occupied the house since 1950 with her husband Howard Morse, who recently passed away. In 1964, a 3/4 acre lot across the street from the house was subdivided from the property and a new house was constructed for Lettie's sister Marian (#5).

A. Barn, c. 1850, contributing

This 1-1/2 story Side-Hill English Barn is located on the east side of Christian Street, across from the farmhouse. It has a large setback from the street and it set into a bank that descends from west to east, resulting in an exposed basement at the rear. The barn has a rectangular footprint oriented parallel to the street, a fieldstone foundation, vertical board sheathing, and a side-gable standing-seam metal roof. The timber frame structure is a mix of hand-hewn and sawn timbers; the sawn timbers were cut with an up-and-down saw. Spanning the south gable wall is a one-story addition with a fieldstone foundation, horizontal board siding, and a corrugated metal shed roof. Centered on the front (west) elevation of the barn is a full-height sliding door that has been fixed shut. Within this door is a wood board pedestrian door. At the left end of the front elevation is a

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horizontal window. The north gable wall and rear elevation both have two horizontal windows. At the basement of the rear elevation is a large opening. At the front elevation of the addition is a wood board pedestrian door. At the side (south) elevation is a vertical window and a horizontal window. The exterior of the barn is weathered but the structure is sound.

The barn appears to have been constructed during the third quarter of the nineteenth-century but is possibly older. At the northeast corner of the barn there was a silo that was destroyed in the 1938 hurricane. The barn remained in agricultural use until about the 1960s, when the Morses had over one hundred chickens and a few cattle. It is now used as a woodworking shop.

B. Shed, 1978, non-contributing

This 7' x 16' wood frame shed is located north of the house and has a moderate setback from the street. It is oriented perpendicular to the street, sits on concrete blocks, and has vertical board siding, a corrugated metal shed roof, and large four-pane windows flanking a wood board door at the front (south) elevation. According to the lister's card for the property, the shed was constructed in 1978. It is non-contributing due to its age.

7. 2574 Christian Street, Newton, Edward, House, 1900, contributing

This 2-1/2 story wood frame vernacular Italianate house is located on a 1-1/2 acre parcel on the west side of Christian Street. It has a large setback from the street atop a knoll and consists of a main block and rear wing. Behind the house are three detached buildings: a shed (A) and two garages (B and C). Encircling the house are large evergreen trees and there are a few scattered deciduous trees on the property. The house is currently a four-unit apartment building.

The front-gable sidehall-plan main block has a rectangular footprint oriented perpendicular to the street, a brick foundation, vinyl siding, and a slightly overhanging open-eave steep asphalt-shingle roof. The siding conceals all architectural trim except for the thin molded roof cornices. A large brick chimney emerges from the center of the roof ridge. At the front elevation is a full-facade Italianate porch. At the north end of the rear gable wall is a small entry porch. Projecting from the east end of the north elevation is an enclosed partially below-grade entry vestibule to the basement.

At the right end of the front elevation is a pair of entry doorways, each with a wood door with a square upper light. The rest of this elevation has regularly-spaced one-over-one windows; except for the gable which has a triplet of vertical casement windows. At the left end of the first story of the south elevation is a picture window flanked by vertical casement windows. At the right end is a large square window flanked by one-over-one windows. Above each of these windows at the second story is a one-over-one window. The north elevation has irregularly-spaced one-over-one windows.

The front porch has chamfered columns, curved brackets, a wood railing with square balusters, an entablature, and a hipped asphalt-shingle roof. The rear porch has a shed roof, a square post, and a

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wood railing with square balusters. The basement entry has stone cheek walls, clapboard siding, flat-stock door casings and cornerboards, a front-gable roof, and a double-leaf vertical-board door with tapered jambs.

The 1-1/2 story rear wing has a rectangular footprint oriented perpendicular to the street, a concrete foundation, vinyl siding, and gabled asphalt-shingle roof with two brick chimneys emerging from the ridge. Its north wall is contiguous with the north wall of the main block, and its south wall is set back from the south wall of the main block. The north roof slope has a full-facade shed dormer, and the south roof slope has a two-bay shed dormer. Off-center on the north elevation is an entry protected by a gabled overhang supported by knee braces. The doorway has a wood door with three horizontal lights. The wing has a mix of vertical casement windows, individual and paired one-over-one windows, and one picture window flanked by one-over-one windows.

The main block was constructed in 1900, and except for the addition of the synthetic siding does not appear to have had any major alterations. One of the front doors was probably added when the house was converted to apartments. The picture window and casement windows date to the late twentieth-century. The rear wing appears to date to the mid twentieth-century, and its casement windows appear to date to the late twentieth-century. The house is in very good condition.

The house was constructed by the Newton family, who had their primary farmstead on the property to the south (#6). Joseph W. Newton had purchased the subject property in 1871 from the Andrew Tracy Hazen estate. The house and adjacent barn (#10), which was also constructed in 1900, replaced a house which had been constructed around 1775 by Hazen's uncle, Joshua Hazen. Captain Joshua Hazen (1745-1796) was the eldest son of Thomas Hazen III (#9).

The property was originally owned by Hartford proprietor Eleazer Hebard, who did not live here. He sold the property to Thomas Hazen III, who in 1770 gave the lot to his son Joshua "for love and good will." Joshua was the first Hazen to immigrate to Hartford from Woodbury, Connecticut. He and his wife Mercy (1748-1824) settled on this property in 1770. Their first home was reportedly a log cabin, and the 1775 house was a Cape Cod, and stood where the barn is now (#10). The house was reportedly used as a tavern. Joshua also built a barn that remained standing until the early twentieth-century. Joshua Hazen served as an officer of the Vermont militia during the Revolutionary War, represented the town in the state legislature, was one of the delegates to the convention that met in 1777 to establish the constitution of the State of Vermont, and was a selectman and justice of the peace for several years.

Joshua Hazen had two sons; it is unknown why they did not acquire the property. Instead, the next family to occupy the property was that of Joshua's nephew from across the street (#9), Andrew Tracy Hazen (1804-1863). Andrew married his wife Sarah (1810-1894) in 1831, and they had a typical Hartford and Vermont farmstead, although in 1850 they had a relatively large number of sheep, 200. After Andrew's death, the family moved to Norwich, Vermont, and two of his sons became leather manufacturers. In 1871, Joseph Newton purchased the Andrew T. Hazen

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farmstead. Joseph Newton continued to manage both farms, and the Hazen house was rented to John Bomhower and his family.

In 1900, the extant house and barn (#10) were constructed for Joseph Newton's son Edward B. (1867-1945), who operated a dairy and horse farm until at least the 1930s. After Edward's death, the farm was sold to Chauncey and Nettie Colton, who continued to operate the farm. At this point the 178 acre property included the house lot that ran up to the town line, and land across the street, north of the Hazen farm and into Norwich. The Coltons started subdividing the property and by 1982, it was only 1-1/2 acres. In 1960, Nettie Colton sold the farm to Pippin Construction, and it was held in corporate ownership until 1982, when it was purchased by the current owner, who has operated it as an apartment house.

A. Shed, c. 1940, contributing

This 10' x 12' wood frame shed is located southwest of the house. It has a rectangular footprint oriented perpendicular to the street, clapboard siding, a front-gable asphalt-shingle roof, a four-panel wood door in the front (east) gable wall, and two vertical windows in the south elevation. The shed is in very good condition and according to the lister's card, dates to 1940. It appears to have been constructed in the first half of the twentieth-century.

B. Automobile Garage #1, c. 1960, non-contributing

This two-bay wood frame garage is located behind (west of) the house. It has a rectangular footprint oriented perpendicular to the street, clapboard siding, a front-gable sheet metal roof, and a full-facade opening at the front gable wall. The garage is in good condition. The lister's card notes that it was constructed in 1960. Its vernacular appearance makes it difficult to date, but it appears to have been constructed in the third quarter of the twentieth-century. It is non-contributing due to its age.

C. Automobile Garage #2, c. 1930, contributing

This one-bay wood frame garage is located northwest of the house. It has a rectangular footprint oriented perpendicular to the street, clapboard siding, a front-gable sheet metal roof, a garage bay at the front gable wall, and a small window at the south elevation. The garage is in fair condition. The lister's card notes that it was constructed in 1930. Its vernacular appearance makes it difficult to date, but it appears to have been constructed in the second quarter of the twentieth-century.

8. 2707 Christian Street, Hazen Farm Foreman's House, 1916, contributing

This two-story wood frame Craftsman style bungalow is located on a 3/4 acre lot on the east side of Christian Street. The lot is flat and sits below a steep slope that drops off at the street shoulder. There are a few scattered trees on the property, and the Dothan Brook runs just north of the house.

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The house faces northwest and has a large setback from the street. To its southwest is a detached garage (A).

The house has a square footprint, concrete foundation, wood shingle siding, and a slightly overhanging jerkinhead asphalt-shingle roof with a small brick chimney emerging from the ridge. Architectural trim includes molded wood cornices and cornice returns and flat-stock window and door casings and cornice fascia. The symmetry of the house is offset by the off-center front entry and gable-roofed entry porch. The entry has a wood door with a square upper light and the porch has a wood railing with square balusters, thin square corner posts, and flat-stock cornice fascia. The front elevation has regularly-spaced one-over-one wood windows. The rear elevation has paired one-over-one windows and banks of one-over-one windows. The northeast elevation has an off-center entry with a wood door with a square upper light, and one-over-one windows at the first story and a square awning at the second story kneewall.

According to the Hazen family, the house was constructed in 1916, as a farm foreman's house. The 1932 will of Allen Hazen lists it as a tenement house. Today, it is occupied by the widow of Henry Allen Hazen (1909-1963), great-great-grandson of Thomas Hazen III (#9). The house does not appear to have had any major alterations and is in very good condition. The porch appears to date to the late twentieth-century.

A. Automobile Garage, 1982, non-contributing

This two-bay wood frame detached garage sits southwest of the house and faces north. It has clapboard siding, a front-gable asphalt-shingle roof, flat-stock wood trim, a "hay door" infilled with clapboards, and two modern paneled wood overhead garage doors. The garage was constructed in 1982 and is non-contributing due to its age.

9. 2727 Christian Street, Hazen House/Brookside Farm, c. 1775, contributing

This 173-acre farmstead is located on the east side of Christian Street at the north end of the historic district. It has been called Brookside Farm since no later than 1881. The property is bounded to the east by the Connecticut River and is traversed by Interstate 91. There are scattered trees at the front of the property, including a two-hundred year old cedar tree. Most of the property is open fields, and there are wooded areas adjacent to Interstate 91. At the front of the property is a cluster of buildings including the farmhouse, a garage (B), a farm stand (C), a horse barn (D), a cow barn (E), a chicken house (F), and a wood working/mechanical shop (G). The property surrounds #8 and also includes a house south of #8 (A).

The farmhouse is the closest building to the street and has a large setback from the street. It is a 2-1/2 story wood frame five bay by two bay Federal style dwelling with a two-story rear ell. The main block has a rectangular footprint oriented parallel to the street, a cut granite foundation, clapboard siding, and a side-gable slightly overhanging standing-seam metal roof with two small centered brick chimneys emerging from the top of the front (west) roof slope. Where not

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concealed by the rear ell, the rear elevation of the main block is spanned by a shed-roofed porch. Centered on the rear roof slope is a gabled dormer.

The centered Federal-style front entry has a wide pilastered door surround, a multi-pane transom window, and a wide six-panel wood door. Other architectural trim includes molded wood cornices and cornice returns, and flat-stock skirt boards, cornerboards, and door and window casings. The house has regularly-spaced two-over-two wood windows. There is one window in each bay except for the first story of the south gable wall, which has four windows instead of two. The rear porch has a wood railing with square balusters, large square posts, and a standing-seam metal roof.

The rear ell projects from the left end of the rear elevation of the main block and its south elevation is contiguous with the south elevation of the main block. A shed-roofed projection spans most of the south elevation, and projecting from the rear gable wall is a gable-roofed enclosed entry vestibule to the basement. The ell has a stone foundation, clapboard siding, and a gabled standing-seam metal roof with an off-center brick chimney emerging from the ridge. The ell has irregularly-spaced one-over-one and two-over-two wood windows. The south projection has clapboard siding, a standing-seam metal roof, closely-spaced one-over-one wood windows, and a vinyl door at the west end. The rear vestibule has clapboard siding and a wood board door. The house is in very good condition.

According to Hazen family records, the main block of the house was constructed in 1775. It originally had a center chimney and a wood shingle roof. The chimney mass was twelve feet by eight feet and had a brick oven, a large east fireplace, small fireplaces on the north and south sides, and a small fireplace in the parlor chamber. The date of the ell is unknown, but the first story probably dates to the eighteenth-century and may be contemporaneous with the main block. The ell has always been used as a kitchen. In the 1830s, the house was re-clapboarded and the ell was raised to two stories. The first porch at the rear elevation of the main block dated to the nineteenth-century and by the end of the century was enclosed to create a wood shed. The extant rear porch dates to the early twentieth-century. The side projection was constructed as a porch by the late nineteenth-century.

In 1883, several changes were made to the house. It was raised one foot and a full basement was constructed with a new foundation. The center-chimney mass was removed and the extant chimneys were constructed. The original windows were replaced with the extant windows. In the late nineteenth-century and early twentieth-century, the front elevation had a full-facade porch. In 1963, the roof and attic of the house were destroyed by fire that also consumed most of the outbuildings on the farm. The roof was reconstructed with the same roofline and cornice details as those that existed before the fire. The side porch was enclosed in the early 1990s to expand the kitchen space. Otherwise the house retains its original appearance.

This is the oldest two-story house and one of the most significant properties in Hartford. The property has been owned by the same family and continuously farmed since about 1770, most of the historic acreage of the property has been retained, the farmstead setting of the farm cluster,

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agricultural fields and woodlands has been preserved, and the exterior of the farmhouse has not had any major alterations.

The property was settled by Thomas Hazen III (1719-1782) and his family, of Woodbury, Connecticut. Hazen first came to Vermont as a land speculator in the 1760s, and began purchasing property in Hartford in 1768. He eventually owned about fifteen parcels, but later resold most of them and retained land on both sides of Christian Street, bounded by the Norwich line, Dothan Street, the Connecticut River, and the southern boundary of the cemetery (#1).

In 1770, Hazen's oldest son Joshua (1745-1796) was the first of the family to settle in Hartford. He reportedly chose the location where the Hazen house now stands to build his own house, but in his absence, his father and brother Asa (1749-1819) cleared the lot to build a log cabin for themselves. When Joshua returned, they offered the house lot to him, but he agreed to instead settle across the street (#7). Thomas and Asa built the log cabin near the extant house. In 1771, Thomas brought his family to Hartford, including his wife Ann (1726-1802) and ten children in addition to Joshua and Asa.

Also, in 1765, after the State of New York had declared that all New Hampshire grants were void, the Hartford proprietors attempted to obtain a regrant from New York. In order to pay an agent to undertake this, Thomas provided the amount. For this, the proprietors granted Thomas 1,560 acres in the northwest corner of Hartford. The land was divided into 120 acre parcels, which were divided among Thomas and his children. Asa lived at the subject property and the rest of the children settled in the Hartford hamlets of Dothan, Jericho, and West Hartford. Jericho and West Hartford were part of the 1,560 acres, and Dothan was also owned early on by Thomas Hazen.

According to Hazen family records, the subject house was constructed in 1775, and while the roof was being shingled, the guns of the Battle of Bunker Hill were heard. After Thomas's death in 1782, his widow Ann remained at the house and their son Asa became the head of the household. He had married Susannah (1758-1820) in 1780, and they had ten children, including Allen (1795-1871) and Andrew Tracy (1804-1863). In 1788, Asa and his mother signed a contract in which Asa leased to her one-third of the house, one-quarter of a barn, one-quarter of the orchard, and twenty-five acres of farmland. After her death, this farmland was sold to Andrew Newton (#6).

Andrew Tracy Hazen acquired his Uncle Joshua's property across the street (#7). Allen Hazen acquired the subject property by buying out the interests of five of his siblings, and married Hannah (1804-1879) in 1832. During his ownership of the house, there were three barns, including a horse barn and a large sheep barn that had been built in 1870. According to the Hazen family, a sugar house had been built in the woods around 1860, but was taken down and rebuilt closer to the house due to "troublesome visitors." In addition to being a farmer, Allen was a selectman and represented the town in the state legislature.

From as early as the 1820s, to the 1870s, the primary animal raised on the farm was the sheep. The 1850 agricultural census reveals that Allen Hazen had four hundred sheep, one of the largest herds

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in Hartford. At this point the farm was 150 acres and except for the large number of sheep and high output of wool, it was a typical Hartford and Vermont farm. In 1860, the farm was worth \$10,000, one of the highest valued farms in Hartford. At this point it was 260 acres, and had 185 sheep; a lower number than in 1850 but still one of the largest herds in Hartford.

Allen and Hannah had four children, including Charles Dana (1842-1920s?), who bought the farmstead in 1871 for \$7,000. He married Abbie, a Christian Street schoolteacher, in 1868. In 1870, the agricultural census reveals that Allen was the manager of two farms, and Charles was the manager of one farm. It is possible that the farmstead was split between father and son and that Allen was also managing the Andrew Tracy Hazen farm across the street (#7). By this point, there were at least two houses on the farm, so it is also possible that the farm laborer's house on the property (A) was constructed by this time, although only one house appears on the Hazen property on the 1869 Beers map.

The 1870s were a time of transformation on the farm, when the number of sheep was reduced and the number of dairy cows was increased. In 1875, Charles bought a small herd of cows for dairy production and in 1881, purchased his first registered Jerseys. He was soon widely known as a breeder of fine Jersey cattle and producer of butter. The 1880 agricultural census also reveals that Charles reduced the size of his father's farm to 155 acres. Other important productions at the time were apples and maple sugar.

Charles's son Charles Dana, Jr. (1881-1913), remained on the farm with his wife Ellice, who he had married in 1908. In the early twentieth-century, Charles Sr. and Abbie began living in New York during the winter. After Charles Jr.'s death, Ellice moved away and the house was closed during the winter. A foreman living in one of the other houses on the property (A or #8) managed the farm while the Hazens were away. In 1919, Charles and Abbie deeded the property, which at this point had been reduced to 120 acres, to their son Allen (1869-1932), who was a successful civil engineer living in New York. Allen's will provided the farm to his nephew Henry Allen Hazen, which included two tenement houses, thirty cows, three heifers, sixteen calves, one bull, two horses, a tractor, a dairy outfit, and farming tools, machinery and equipment.

Henry Allen Hazen (1909-1963) was Charles Dana Jr.'s oldest child and only son. He married Palla (born 1920) in 1944; she is still living on the farm (#8). The 1963 fire consumed all of the outbuildings except for a garage (B) and a chicken house (F). The horse barn (D) was constructed on the foundation of one of the old barns. The c. 1930 chicken house was originally located next to the house and was moved in 1990 to its extant location. The farm is currently occupied by Henry and Palla's son Henry and his family, who constructed new farm buildings (C, D, E and G). They raise cattle, board horses, and produce hay, and have preserved the integrity of the farmhouse and farm setting. The Hazens have also ensured the future integrity of the farmstead by placing a conservation easement for the whole property with the Upper Valley Land Trust.

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A. 2651 Christian Street, Farm Laborer House, c. 1870, contributing

This small 1-1/2 story vernacular wood frame house is located on the east side of Christian Street in the southwest corner of the property. It has a small setback from the road and an attached garage/shed. The house has a rectangular footprint oriented parallel to the street, a stone foundation, asbestos siding, and an open-eave asphalt-shingle roof with a small brick chimney emerging from the east roof slope. Architectural trim is limited to flat-stock cornerboards, window and door casings, and cornice fascia. The entry to the house is at the left end of the south gable wall and has a small gabled overhang and a modern door. There are individual and paired two-over-two wood windows. The garage/shed has a rectangular footprint oriented perpendicular to the street and is slightly larger than the house. It spans the north gable wall of the house and projects west of the house. It has vertical board siding, a shed roof, and a modern overhead garage door in the exposed section of the south wall. The house is in good condition.

It is difficult to date this house, but it may date to as early as 1870, and no later than 1905. Census records indicate that there were two houses on the Hazen property in 1870, but the 1869 Beers atlas shows only one. The 1906 USGS map shows two houses on the property, with one is this location. The garage/shed appears to date to the late twentieth-century. The sketch plan on the 1983 lister's card shows a different attached garage/shed. The house was reportedly constructed by the Hazens as a farm laborer house, although it is possible it was originally constructed to house the extended family. It is listed in a 1932 will as a tenement house.

B. Automobile Garage, c. 1930, contributing

This wood-frame one-bay garage is located in the northwest corner of the farmstead cluster. It has a rectangular footprint oriented parallel to the street, clapboard siding, and a low-sloped gabled roof. Architectural trim includes flat-stock cornerboards, window and door casings and cornice fascia, and molded cornices. Off-center on the south gable wall is a paneled wood overhead garage door. Each eaves-side elevation has an off-center boarded-up vertical window opening.

According to the Hazen family, the garage was constructed about 1930. The garage does appear to have been constructed in the second quarter of the twentieth-century. It is in good condition and is one of the only remaining historic outbuildings on the property.

C. Farm Stand/Tack Room, 2000, non-contributing

This small one-story wood-frame structure is located northeast of the farmhouse. It has a rectangular footprint oriented perpendicular to the street, horizontal board siding, a side-gable corrugated metal roof, and a shallow inset full-facade porch supported by square posts. Off-center on the south elevation is a vertical-board sliding door flanked by squat one-over-one windows. At the right end of the north elevation is a vertical-board door. The gable walls each have a pair of horizontal four-pane windows. The building was constructed in 2000 as a farm stand, and is now a tack room. It is non-contributing due to its age.

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D. Horse Barn, 1994, 2000, 2001, non-contributing

This two-story wood frame horse barn is located east of the farmhouse. It has three parallel sections that form a rectangular footprint oriented east-west. The center two-story section has a concrete foundation (atop the foundation of a nineteenth-century barn that had burned down), vertical-board siding, and a gabled standing-seam metal roof. At the first story of each gable wall is a large sliding vertical-board door; within this door is a pedestrian door. At the second story of each gable wall is a small sliding vertical-board door. There is also a pedestrian door at the left end of the north elevation. Spanning the south elevation of the center section is a one-story enclosed addition; its roof is slightly lower than the roof of the center section. It also has vertical board siding and standing-seam metal roofing. It is spanned by a seven-bay canopy supported by square posts; the roof of the canopy is an extension of the roof of the side section. Spanning the north elevation of the center section is another seven-bay canopy supported by square posts with knee braces. The left three bays of the canopy are sheathed with vertical-board siding and the third bay is completely enclosed behind the siding. The standing-seam metal roof of this canopy is an extension of the roof of the center section. The center section of this horse barn was constructed in 1994, the south section was constructed in 2000, and the north section was constructed in 2001. The barn is non-contributing due to its age.

E. Cow Barn, 1981, non-contributing

This 1-1/2 story wood frame cow barn is located adjacent to the pasture north of the farm cluster. It has a rectangular footprint oriented east-west, vertical board siding except at the open north side, and a gambrel corrugated metal roof. The exposed four-bay north side has square posts with knee braces. At the east end wall is a large centered hinged vertical-board door under an off-center large sliding vertical board door. At the west end wall is an attic-level double-leaf vertical-board hinged door. The barn was constructed in 1981 as a cow barn, and is still used as such. It is non-contributing due to its age.

F. Chicken House, c. 1930, moved 1990, contributing

This small one bay by two bay wood frame structure is located in the southeast corner of the farm cluster. It has novelty siding and an overhanging corrugated metal shed roof. Architectural trim includes flat-stock cornerboards, window and door trim, and cornices. At the right end of the north end wall is a vertical-board door. The west elevation has two horizontal window openings, each with paired vertical six-pane windows. This chicken house was constructed around 1930, and was originally located near the farmhouse. It was moved in 1990. Although it has been moved, it retains its historic integrity and is still a contributing structure.

G. Woodworking/Mechanical Shop, 1975, non-contributing

This two-story wood frame building is located at the east end of the farm cluster. It has a rectangular footprint oriented east-west, T-111 plywood siding, and a low-sloped front-gable

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asphalt-shingle roof with a small concrete block chimney emerging from the rear of the roof ridge. The front (west) gable wall has two wood paneled overhead garage doors under a "hay door" flanked by squat one-over-one windows. At the left end of the south elevation is a wood pedestrian door with three upper horizontal lights. The side elevations have regularly-spaced squat one-over-one windows. The building is in good condition and was constructed in 1975 as a woodworking and mechanical shop. It is non-contributing due to its age.

10. 16 Hemlock Ridge Drive, Newton Barn, 1900, contributing

This large 2-1/2 story wood frame former high-drive barn is located on the west side of Christian Street at the north end of the historic district. It was historically associated with the house to the south (#7), but is now on a separate property. The structure has a moderate setback from the street on a gentle slope and in the rear is a gravel parking lot. North and west of the barn is a condominium development on land that was formerly farmland associated with the barn. The seven bay barn has a rectangular footprint oriented parallel to the street, clapboard siding, and a steep open-eave overhanging asphalt-shingle roof. Centered on the west elevation is an enclosed high drive leading to an earthen ramp that has been stabilized with a new fieldstone wall.

Architectural trim includes flat-stock cornerboards, window and door casings and cornice fascia. There is a large variety of door and window types. Centered on each gable wall is a large opening containing a ribbon of four vertical single-pane sash under two-pane fixed sash. Adjacent to this opening is a sliding vertical-board "barn" door that has been fixed open. At the second story of the gable ends are a pair of six-over-six replacement windows, and at the peak of each gable is a vertical louvered opening. At the basement of the east elevation there are ribbons of paired and triplet vertical casement windows; each ribbon is adjacent to a wood-framed glass door. At the first story are regularly-spaced one-over-one replacement windows each with an eight-pane transom, except for the center opening which has paired one-over-one windows. The second story has regularly-spaced horizontal awning windows flanked by fixed multi-pane horizontal windows. The first story of the west elevation has horizontal single pane awning windows with adjacent wood-framed glass doors, except for the end bays which do not have a doorway. The windows at each end have eight-pane transom windows. The second-to-end bays have a gabled overhang protecting the doorway and window. On either side of the high-drive, the window/door combination shares a multi-pane transom window. Under the high-drive are individual windows with eight-pane transoms. The front (west) elevation of the high-drive is spanned by a ribbon of six vertical single-pane windows under an eight-pane transom window. Each roof slope has several skylights.

The barn was constructed in 1900, and was renovated in 1989 to serve as condominium units. All of the windows and doors date to 1989, and the clapboard and trim were replaced in-kind. The large number of windows and the "busy" appearance of the exterior detract from its historic integrity, but the barn has retained its massing, material types, high-drive, and historic gable end openings, and is still recognizable as a barn, so it retains enough integrity to be a contributing resource. The barn was constructed by the Newton family as a dairy barn. See #7 for more information on the history of the barn.

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11. 51 Jericho Street, Boardinghouse, c. 1880, contributing

This 1-1/2 story wood frame vernacular Italianate house is located on a one-acre lot on the north side of Jericho Street. The flat lot is open with scattered mature deciduous and evergreen trees. The house has a large setback from the street and to its northeast is a detached garage (A). It has a sidehall-plan front-gable main block and a side ell, stone foundation, vinyl siding, and standing-seam metal roofs. The main block has a rectangular footprint oriented perpendicular to the street, and an overhanging open-eave roof. The ell projects east from the right end of the east elevation of the main block. Spanning its front elevation is a flat-roofed porch, and spanning its rear elevation is a shed-roofed addition. Wrapping around the addition is a deck.

The front entry to the main block has a solid wood door and is protected by a gabled overhang with turned corner posts. The front elevation has regularly-spaced vinyl windows and there is no fenestration on the west elevation. Centered on the front elevation of the ell is a solid wood door flanked by vinyl windows. The front roof slope of the ell has two skylights. The gable wall of the ell has a modern bay projection with a greenhouse-type window. The front porch of the ell has a wood railing with turned balusters, and turned posts. The deck has a matching railing. The house is in excellent condition.

The house dates to about 1880, and probably retains its overall original appearance. The vinyl siding, windows, skylights, and porch railings and posts date to the late twentieth-century. A 1960s photograph reveals that the house originally had two-over-two first story windows, six-over-six second story windows, the front entry overhang was supported by knee braces, and the front porch had a cut-out railing.

It is difficult to date the house because of its vernacular appearance and it has been moved. It was originally located behind the Dutton-Sprague House (#2). The house was constructed sometime between 1869, when it does not appear on the 1869 Beers map, and 1906, when it appears on a USGS map in its original location. The latter map does not show a building in the extant location of the house. It was probably constructed in the late 1870s, when the brickyard behind the Dutton-Sprague House was revived by Edward Gillette (#3), since it was reportedly used as a boardinghouse for the brickyard. The 1900 census shows that there was a boardinghouse for brickyard laborers in the general vicinity. The brickyard probably closed around 1910, so the house may have been moved shortly thereafter. Edward Newton's (#7) niece, who now lives at the Newton homestead (#6), reports that he moved the house. He died in 1945, so it was moved no later than that. At this point, the subject property was still part of #6. In 1948, the subject property was sold to the owners of #7, which had been Edward Newton's property until his death. Because it was moved over fifty years ago and retains its overall historic appearance, it qualifies as a contributing resource.

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A. Automobile Garage, 1995, non-contributing

This large 1-1/2 story garage sits northeast of the house and has a rectangular footprint oriented parallel to the street. It has a concrete foundation, vinyl siding, and a side-gable standing-seam metal roof. The front (south) elevation has, from left to right, a two-over-two window, a vinyl pedestrian door, and two solid overhead garage doors with multi-pane transom windows. The gable ends have regularly-spaced two-over-two windows. The garage was constructed in 1995, and is non-contributing due to its age. It replaced a shed/garage that was in the same location.

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Statement of Significance

The Christian Street Rural Historic District in Hartford, Vermont, is significant for its distinctive characteristics as a historic Vermont agricultural community and as one of the first settled hamlets in Hartford. It retains a cluster of intact farmhouses and several intact outbuildings, a historic cemetery, and a great deal of open agricultural land. The six historic farmsteads in the historic district depict the architecture and diverse agricultural activities of the typical, small-scale Vermont river valley farms that evolved from the late eighteenth-century to the mid twentieth-century. The historic district meets National Register Criterion A for its farming identity and its importance to Vermont's agricultural history and landscape. The historic district meets National Register Criterion C as an excellent example of an agricultural hamlet with intact farmhouses, outbuildings, cemetery, and agricultural landscape features. The period of significance of the historic district is 1775-1953, spanning the time between the construction date of the oldest remaining structure in the historic district to fifty years ago.

The Christian Street Rural Historic District retains historic features such as nine dwellings, two barns, two automobile garages, one chicken house, and a cemetery. About ninety percent of the historic district is cleared land that is still used as pasture land and hay mows. This is unusual for Vermont, which is now eighty percent covered in forest, and unusual for Hartford; the historic district retains more open agricultural land than any other hamlet or village in town. The diverse collection of vernacular farmhouses were constructed from 1775 to 1916, and all retain their historic integrity. There is only one primary non-contributing resource, a modestly-sized dwelling (#5). Most of the non-contributing resources are agricultural buildings that replaced historic agricultural buildings that were destroyed by fire. A resource in the historic district that is unique for an agricultural hamlet is a boardinghouse for the former brickyard (#11).

The collection of resources in the historic district reflects the eighteenth and nineteenth-century development of an agricultural community throughout Vermont's agricultural periods of subsistence/diversified farming, agricultural processing, sheep breeding, orchard farming, and dairying. Historic resources include the c. 1775 Hazen House (#9), the c. 1778 cemetery (#1), the c. 1780/1838 Chapman-Newton House and its c. 1850 barn (#6), the c. 1850 Dutton-Gillette House (#3), which replaced a turn-of-the-nineteenth-century house, the c. 1828 Buell House (#4), a c. 1880 boardinghouse (#11), the 1900 Edward Newton House and barn (#7 and 10), which replaced a c. 1775 Cape Cod house and barn, and the 1916 Hazen Farm Foreman's House (#8). Archaeological resources include a clay pit behind property #2 that was a brickyard during the nineteenth and early-twentieth century, and the remains of a foundation to a blacksmith shop on property #6. These archaeological resources provide a glimpse of the history of the historic district, but do not have enough integrity to count as contributing resources.

The historic district is unusual in that all the earliest settlers, the Hazens, Chapmans, Newtons, and Duttons, were all related by blood or marriage. These ties seem to be above-average when compared to other communities in Vermont. The historic district is also unusual in that two of the

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farms have each had only one family inhabiting them since the eighteenth century (#6 and 9). Another farm was inhabited by one family for about 150 years (#3).

Hartford was chartered in 1761, and was the first town chartered in Vermont after the end of the French and Indian War. The first settlers in Hartford were eastern Connecticut farmers, and the first permanent resident settled in 1763, in or near what is now White River Junction. However, several other areas of town were settled as hamlets or villages long before White River Junction became a village, and the historic district is one of Hartford's earliest hamlets. This is probably due to its location on the Connecticut River Road, now Route 5, and because it is where one of Hartford's first settlers, Thomas Hazen III (1719-1782) and his sons Asa and Joshua, chose to live. Farmers such as Hazen moved north into the wilderness to seek cheap and unspoiled farmland. Most settlers of the 1760s spent the warmer months clearing land and returned to Connecticut for the winter. Permanent settlement in Hartford and in the historic district began in earnest around 1770.

An undated (1760s or 1770s) Hartford proprietors map shows that the historic district was owned by Asa Hazen (#9), Eleazer Hebard (#1, 2, 5, 6, 7, 10 and 11), and Ebenezer Gillit (#3 and 4). The Hazen land had been purchased in 1768, by Asa's father Thomas Hazen III (#9), who had come to Hartford as a land speculator in the 1760s. Hebard's land was later purchased by Thomas Hazen III and given to Asa's brother Joshua (#7).

The Hazen family of Woodbury, Connecticut, was instrumental in the early settlement of Hartford. It was one of the first families to settle in Hartford and due to its large size, the family created a dozen farmsteads spread out near the northern border of Hartford in the hamlets of West Hartford, Jericho, Dothan, and Christian Street. By the 1770s, the Hazens owned a total of 3,560 acres in Hartford. The first two Hazen farmsteads were located in the historic district. In addition, Thomas Hazen III played a significant role in the founding of the Town of Hartford: in 1765, through his son Joshua, he provided the funds necessary for the Town of Hartford to petition New York for a regrant after Hartford's charter with New Hampshire was nullified. For his efforts, Hazen received the "Hazen Grant," 1,560 acres in northwestern Hartford. The Christian Street historic district is not part of this land; it is part of land purchased by Thomas Hazen III in 1768.

The first permanent settler in the historic district was probably Thomas Hazen's eldest son Captain Joshua Hazen (1745-1796). In 1770, Thomas Hazen, before moving to Hartford, gave Joshua what at that point was about half of the historic district "for love and good will." Joshua moved to the historic district the same year from Woodbury, Connecticut, with his wife Mercy (1748-1824). They intended to settle where the Hazen House now stands (#9), but after returning from a trip, Joshua found his father and brother Asa preparing a house site there, so instead he built a log cabin across the street (#7). In 1775, Joshua replaced his log cabin with a Cape Cod type house that reportedly became a tavern. It stood where the Newton barn is located (#10). Joshua Hazen served as an officer of the Vermont militia during the Revolutionary War, represented the town in the state legislature, was one of the delegates to the convention that met in 1777 to establish the constitution of the State of Vermont, and was a selectman and justice of the peace for several years.

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The second settlers in the historic district were Thomas Hazen III and his son Asa (1749-1819). Around 1770, they built a log cabin near what is now the Hazen House (#9), but did not move permanently from Woodbury until 1771, when they brought the rest of the family, including Thomas's wife Ann (1726-1802) and ten children in addition to Joshua and Asa. Hazen family records indicate that the extant Federal style house was constructed in 1775, and that while the roof was being shingled, the guns of the Battle of Bunker Hill were heard. This farmhouse survives virtually intact, and this property has been called Brookside Farm since no later than 1881.

Shortly after the construction of the farmhouse, the Hazens created a family cemetery at the south boundary of their land (#1). The first person buried there was Thomas Hazen's son Silas (1754-1778), a soldier in the Revolutionary War. By the early nineteenth-century, the cemetery had become the burial ground for Christian Street residents as well as people from other parts of Hartford.

In 1776, the pitches of historic district residents Thomas Hazen (#9), Joshua Hazen (#7), and Simon Chapman (Thomas Hazen's brother-in-law) were accepted by the original Hartford proprietors. In 1779, Simon Chapman purchased the square acre lot at the northwest corner of Christian Street and Jericho Street from Joshua Hazen, so perhaps the 1776 pitch was in this location (#6). The kitchen wing of the extant house may be the 1770s home of Simon Chapman. In 1806, Chapman's son Erastus sold the property to his cousin Andrew Newton (1781-1868) of the nearby hamlet of Dothan. Newton's father and Thomas Hazen III knew each other in Woodbury, Connecticut, and the Newtons had also settled permanently in Hartford in the early 1770s. Andrew Newton's second wife Catherine was Joshua Hazen's daughter.

In 1787, Joshua Hazen sold one-half of a proprietor's lot at the southwest corner of Christian Street and Jericho Street (#3 and 4) to his cousin Sarah's husband Nathaniel Dutton. Nathaniel (1747-1823) was from Wallingford, Connecticut, and he and Sarah (~1749-1825) were married in Hartford in 1770. Census records indicate they did not live on Christian Street until after 1800. In 1806, Joshua Hazen sold the Duttons another lot across the street (#2). Sometime between 1800 and 1812, the Duttons built a wood frame house on the east side of Christian Street (#2), and their son Elijah (1776-1838) built a house on the west side of Christian Street that was later replaced (#3). The house on the east side of the street survives as an ell to the brick house.

Early on in its history, the historic district was not just an agricultural hamlet. In the 1770s, a blacksmith shop was opened by Simon Chapman across Christian Street from his house (#6). The extant fieldstone foundation may be from this shop. Also, by the early nineteenth-century, the clay pit on property #2 was being used for brick production. The second inhabitants of this property, the Spragues, probably built the brick house on this property, the only brick house in the historic district. It survives intact. In 1822, Nathaniel Dutton sold this property to his daughter Clarissa's (1770-1831) husband Captain Philip Sprague (1765-1856). They were married shortly after Sprague served in the Revolutionary War and had settled in the nearby hamlet of Dothan. Census records indicate that they continued to live in Dothan, so perhaps the property was used as a

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brickyard and boardinghouse for brickmakers. Although the 1855 and 1869 maps of Hartford show their son Jedediah as inhabiting the property, he too lived in Dothan.

The last lot to be settled in the historic district may have been the Hatch-Buell House property (#4). It is unknown exactly when the house was constructed, but it was no later than the 1820s, when Jesse Hatch was living there. Because it is in close proximity to another house and all the other early houses in the historic district stand alone, perhaps this lot was subdivided by the Duttons (#3). This house survives intact.

By the late eighteenth-century, Christian Street reportedly earned its name from an incarcerated drunken and disorderly man who claimed that his arrest by justice of the peace Joshua Hazen was due to the fact that the area's residents were too religious. Although there was never a church in or near the historic district, its residents reportedly were faithful members of the Dothan Church, which had been constructed in 1798 in Dothan. This church was closed in 1844, and the Palladian window in the Hatch-Buell House (#4) reportedly came from this church, although the house was probably built much earlier than this.

The six-farmstead historic district was essentially settled by the 1820s, and the Christian Street hamlet also included several eighteenth-century farms just to the south of the historic district. The hamlet was probably served by a schoolhouse by 1807, when the town was divided into seventeen school districts. The extant one-room schoolhouse just south of the historic district appears to date to the mid nineteenth-century and was probably the second Christian Street schoolhouse. It closed in 1947.

Since the initial settlements in the historic district, several additions and subtractions have occurred during the period of significance. About 1838, the Chapman-Newton House (#6) was enlarged or completely replaced with a Classic Cottage. The attached carriage/horse barn may date to this time also, and the Side-Hill English barn across the street appears to date to the mid nineteenth-century. These buildings survive intact, and the English barn is the oldest surviving detached outbuilding in the historic district. Andrew and Catherine's only son Joseph W. Newton (1828-1902) lived on the property his entire life and he and his wife Selina inherited it after his parents' deaths.

About 1850, the Dutton-Gillette House (#3) was replaced by a Greek Revival house, which survives intact (although it has a late twentieth-century rear addition). Elijah Dutton's daughter Sarah (1812-1897) married Nathan Gillette in 1833, and Gillette purchased the property from Dutton in 1840, so it is likely Gillette constructed the extant house. Nathan Gillette (1803-1878) was a selectman and deacon of the Second Congregational Church of Hartford for many years. His family members were long-term residents of Christian Street (south of the historic district). His great-grandfather Ebenezer Gillet was one of the charter proprietors of Hartford, and coincidentally owned Lot No. 7, on which the Dutton-Gillette House is located.

Two small houses were added to Brookside Farm (#9) during the period of significance. A vernacular farm laborer's house (#9A) was constructed sometime between 1870 and 1905, and a

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Craftsman style farm foreman's house was constructed in 1916 (#8). Both these houses survive intact. This farm grew to include several outbuildings including a very large dairy barn. Most of these buildings were lost in a fire in 1963. The only surviving historic outbuildings are a c. 1930 garage (#9B) and a chicken house (#9F). Several late twentieth-century outbuildings including two barns have helped preserve the farmstead setting of the property.

The most drastic change to the historic district during the period of significance was the replacement of the Joshua Hazen house and barns with a 1900 house (#7) and dairy barn (#10), which both have been altered but still qualify as contributing resources. These were constructed by the Newton family (#6), who had purchased the property from the Andrew Tracy Hazen estate in 1871. The first inhabitant of the new buildings was Edward B. Newton (1867-1945), Joseph Newton's son, who operated a dairy farm there.

The last major change during the period of significance was a house moving. A c. 1880 boardinghouse that had likely been constructed to serve as housing for brickyard workers once stood behind the Dutton-Sprague House (#2). The brickyard first operated during the early nineteenth-century, then was closed at an unknown time. It was reopened by Edward A. Gillette (1857-1929), who lived across the street (#3), and whose father Nathan had purchased the property in 1858. Edward revived the brickyard in the 1870s or 80s, and much of the brick was used to construct buildings at nearby Dartmouth College during the presidencies of Dr. Bartlett (1877-1892) and Dr. Tucker (1893-1909). The boardinghouse was probably moved to its extant location after the brickyard closed, around the 1910s.

The cemetery (#1) remains intact and throughout its 225-year history has been used as a burial ground for local residents. The variety of slate, marble and granite headstones are a visual reminder of the generations of families that lived in the historic district and elsewhere in Hartford. It may be the oldest cemetery in Hartford. The early twentieth-century stone wall that lines the front of the cemetery is a significant feature of the historic district.

Like other rural areas of Hartford and Vermont, the Christian Street Rural Historic District has a long agricultural history that spans all of Vermont's agricultural periods. The settlers of the historic district would have first cleared the land for a house site and to prepare for subsistence agricultural production. Besides producing potash as the land was cleared of trees, early local farmers probably raised wheat, buckwheat, barley, rye, corn, oats, peas and beans, potatoes (for food, whiskey and starch), and hay, and produced butter, cheese and maple sugar. The early farms of the historic district ranged in size from about fifty acres to about two hundred acres. Houses that survive from the subsistence period (up to the 1820s) include the Dutton-Sprague House (#2), the Buell House (#4), part of the Chapman-Newton House (#6), and the Hazen House (#9). No agricultural resources survive from the subsistence period, but it is likely that the first farmsteads each had a detached English Barn.

Commercial farming began in Hartford as well as the rest of Vermont around the 1820s, and in Hartford, the sheep raising period also probably began by the 1820s. Vermont's sheep-raising

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craze began in the 1820s after William Jarvis imported Merino Sheep from Portugal to his farm in Weathersfield (about twenty miles away) in 1811. By 1840, there were over 16,000 sheep in town, eight times more than the human population. By the mid nineteenth-century, most of the land had been cleared for sheep grazing. Sheep remained in large numbers in Hartford until after the Civil War. The small area of "unimproved" forest (an average of 20% of the land) documented in the 1850-1880 U.S. Agricultural Census records for each historic district farmstead reflects the importance of cleared land during the sheep-raising period. One agricultural resource survives from the sheep-raising period, the c. 1850 Side-Hill English Barn at the Newton farm (#6). Judging by the open basement facing east toward the pasture lands, it was probably used to house sheep.

The first agricultural census, taken in 1840, did not report on individual farms, only on total productions in each town. Hartford farmers at this time had horses, cattle, sheep and pigs, and produced wheat, oats, rye, corn, potatoes, hay, maple sugar and wool. Zadock Thompson wrote in 1842, that the soil of Hartford was "rich and warm" and produced good grass and grain.

The 1850-1880 agricultural censuses reveal that throughout this period, the Christian Street farmers continued to grow staples such as corn, oats, wheat, potatoes, peas and beans, and hay, and produce wool, butter, cheese and to a small extent, maple sugar. Despite competition from the west and the repeal of the wool import tariff in 1846, sheep farming remained the dominant agricultural activity during this period, and in addition to being raised for wool, sheep breeding was also important. Andrew Newton (#6) had seventy sheep in 1850, and his son Joseph had one hundred and seventy sheep in 1880. Nathan Gillette had twenty-nine sheep in 1850, and fifty sheep in 1880. Allen Hazen had four hundred sheep in 1850 (one of the highest amounts in town that year) and one hundred and seventy sheep in 1880. Albert Buell had forty sheep in 1850 and twenty-five sheep in 1870. Apples were also a historic district product during this time, but not as much as in the hillier areas of town such as Jericho.

The 1850 agricultural census, the first one to list individual farms, reveals that the historic district farmers had average-sized and valued farms compared to other Hartford farms. They all had horses, milk cows, other cattle, sheep, pigs, and produced corn, oats, wheat, wool, potatoes, butter, cheese, hay. Only the Hazens (#7 and 9) produced maple syrup. At this point, it is likely that the Christian Street farmers were shipping their butter and cheese to New York and Boston, as the railroad had arrived to nearby White River Junction in 1848. The 1851 advent of the iced butter car enabled year-round shipments.

Geologist Edward Hitchcock wrote in 1861 that Hartford had "highly cultivated fields, and is an excellent farming town." The 1860 agricultural census for Hartford reveals that Allen Hazen (#9) had one of the most valuable farms in town. As far as dairying, cheese was no longer the main dairy product; every farmer produced butter, and only about half produced cheese. By 1880, no historic district farmers were producing cheese, and only a few Hartford farmers were producing cheese. Instead, the only dairy product was butter, and some local farmers were producing as much

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as 3,000 pounds per year. The highest amount in the historic district was at Joseph Newtons' farm (#6 and 7), 1,000 pounds.

By 1880, although dairying had become more prevalent in Vermont than sheep raising, dairy herds remained relatively small in Hartford. In the historic district, the highest number of cows was twelve, at Joseph Newton's farm, and the highest in town was twenty-four, while most local farmers only had a handful. Judging by the 1880 agricultural census and 1884 town directory, most farmers still focused on sheep raising and sugaring rather than dairy farming. As far as other agricultural productions at the time, historian William Tucker wrote in 1889 that the bottom lands of Hartford (such as the historic district) were productive of corn, wheat, hay and vegetables, but that fruit trees thrived better in the uplands.

Dairying probably became the most important agricultural activity in Hartford in the 1890s. The transition to dairying was natural as it was already a known occupation to the Christian Street farmers, just at a smaller scale. The production of butter and cheese continued, but by the end of the century was replaced with cream and fluid milk due to western competition. After the turn of the century, fluid milk production increased, and rail shipment of Vermont milk to urban centers started. Christian Street farmers probably sent their cream to the West Hartford Creamery, the Cabot Creamery in northeastern Vermont, or the Bellows Falls Creamery, about thirty miles to the south. In 1916, the Interstate Commerce Commission adopted new, lower freight rates for milk transported from Vermont to Boston. Milk production increased almost twofold in Vermont, and butter production decreased the same. The only remaining dairy barn in the historic district is the 1900 Edward Newton barn (#10). There was also a very large late nineteenth-century dairy barn at the Hazen farm (#9), that burned down in 1963. The only other known dairy barn was one of an unknown appearance at the Gillette farm (#3).

Brookside Farm (#9) has been continuously farmed since the 1770s, and the Hazens are currently raising beef cattle, providing horse boarding and riding, and producing hay. All but one (#4) of the other farms in the historic district remained active until at least the 1930s. In 1929, the Dutton-Gillette Farm (#3) was sold to Harry Elliot, who also purchased the property across the street (#2). He continued to operate a small dairy and cattle breeding operation into the 1930s. A horse barn and the dairy barn mentioned above stood on the property (#3) until 2001.

The Buell Farm (#4) may have been farmed until the 1920s, but there is no evidence of such. The Newton Farm (#6) remained a small but active farm until the 1960s, when a small dairy and poultry operation was discontinued. The Newton family descendants who still live on the property (as well as at #5) intend to preserve the historic barn, which is now being used as a woodworking shop. The Edward Newton farmstead (#7 and 10) remained active after his death in 1945, when it was sold to Chauncey and Nettie Colton, who operated what was probably a dairy farm, until 1960. In 1989, the barn was converted to condominiums. It has lost some integrity due to this, but remains a contributing resource. It may not have survived until now or the near future if it had not been adaptively reused.

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A decline in agricultural activity in the historic district during the 1920s and 1930s was not uncommon when compared to the rest of Hartford and Vermont. This decline was due to two factors: the economics of maintaining a small-scale farm and the availability of the automobile. The small dairy farms could not compete with the larger, technologically-advanced farms developing around the state and country. From 1900 to 1930, the number of farms in Windsor County decreased by 25%. The automobile enabled people to live in one place and work in another, and many farmers' children entered into other professions. The farmsteads became desirable places to live for people who did not farm for a living, particularly after the 1960s construction of nearby Interstate Routes 91 and 89. For example, the 1930s and 1940s resident of the Buell House (#4), Albert Bomhower, sold gas and oil. A later resident of this house, Laurence Nichols, was the president of the White River Paper Company. Harry Elliot, who lived in the historic district in the 1920s and 1930s (#2 and 3), was a building contractor. The Chapman-Morse House was a rental property in the 1930s and 1940s, until it became the permanent home of a member of the Morse family in 1950.

Most of the resources in the historic district contribute to its significance and the historic district is well represented by many architectural styles and building types. The farmhouse styles range from Vermont's earliest style, Federal, to the early twentieth-century Craftsman style. There are three Federal style houses, the Dutton-Sprague House (#2), the Hazen House (#9), and the Buell House (#4). The Dutton-Sprague House is the only brick house in the historic district and is the only visual reminder of the brickyard that was located behind (east of) the house. There is no above-grade evidence of the brickyard and its exact location is unknown. The house's end chimneys are a clue that the house dates to about the 1820s, when the transformation from a center chimney mass to end chimneys occurred in Vermont. The Hazen House is 2-1/2 stories and is reportedly the first two-story house constructed in Hartford. It has an early Federal-style front door surround with pilasters and a small transom window. The Buell House is 2-1/2 stories and has a Palladian window and unusual layered soffit molding.

Vermont's subsequent style, Greek Revival, is represented by the Classic Cottage Chapman-Morse House (#6) and the Dutton-Gillette House (#3). The Chapman-Morse House has a Greek Revival grooved door surround with bulls-eye corner blocks, and a later Italianate porch with a cut-out railing and chamfered posts. The Dutton-Gillette House has a front-gable orientation and bold entablatures and corner pilasters. Like in many of Vermont's rural hamlets, the Victorian-era styles in the historic district are limited to vernacular interpretations such as the Edward Newton House (#8) and the Boardinghouse (#11). Both are front-gable sidehall plan vernacular Italianate houses. The only historic twentieth-century house is the Hazen Farm Foreman's House (#8), a Craftsman style bungalow with a jerkinhead roof.

The diversity of the historic district includes an attached horse and carriage barn (#6) and two highly-visible historic detached barns. One of the detached barns is a mid nineteenth-century Side Hill English barn (#6A), and the other is a 1900 large High-Drive Dairy barn (#10), which represent the two most important agricultural periods in Vermont, sheep raising (#6A) and dairying (#10). There are also two historic automobile garages (#9B and 7C). The historic cemetery, which

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has a wide variety of historic headstones and a historic stone wall (#1), also contributes to the historic landscape. The foundation of Simon Chapman's blacksmith shop (on #6) is an important feature of the historic district. The only primary non-contributing resource is a 1964 house that may be eligible as a contributing resource once it reaches fifty years of age in 2014 (#5).

The historic setting of the historic district has survived while late twentieth-century development has occurred around it. Hartford experiences a great deal of development pressure due to its location at the juncture of Interstate Routes 89 and 91 and near Dartmouth College. To the north of the historic district is an industrial park and condominium development. To the west, on Jericho Street, are suburban-type homes, and to the south is the imposing Dothan Brook School and an office/industrial park. In addition, Interstate 91 traverses the historic district over the Hazen property (#9), but is not visible from Christian Street or any of the contributing resources. The integrity of the open landscape of the historic district should remain intact, because most of the remaining open space that would accommodate twenty-first century development is on the Hazen property (#9), which is protected by a conservation easement.

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Gwen Tuson, November 30, 2002

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Boundary Description

The boundary of the Christian Street Rural Historic District is delineated on the sketch map accompanying the nomination form. The irregular boundary follows the perimeter property lines of the tax parcels included in the historic district; these property lines are derived from the Town of Hartford tax maps #4. The Hartford tax parcels whose perimeter property line is part of the district boundary include: 4-0, 4-30-1, 4-30-101, 4-33, 4-33-1, 4-55, 4-56, 4-58, 4-59, 4-60, 4-60-1, and 4-61.

Boundary Justification

The historic district boundary is determined by surrounding late twentieth-century intrusions and geography. At the north, south and west boundaries there is a visual change between historic buildings and late twentieth-century development. North of the boundary is a condominium development and an industrial park. West of the boundary is a late twentieth-century neighborhood. South of the boundary is a recently-constructed large school and an industrial park. East of the boundary is the Connecticut River. The historic district boundary is sufficient to convey the historic significance of the Christian Street Rural Historic District.

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Section Contact Sheet/Negative ID

**Christian Street Rural Historic District
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Contact Sheet #1

- 0A - Hazen Farm Garage (#9B)
- 1A - Hazen House (#9)
- 2A - Hazen House front entry (#9)
- 3A - Hazen Farm Farm Stand/Tack Room (#9C)
- 4A - Hazen Farm Woodworking/Mechanical Shop (#9G)
- 5A - Hazen Farm, Horse Barn (#9E) on left, House (#9) on right
- 6A - Hazen Farm Horse Barn (#9E)
- 7A - Hazen Farm Cow Barn (#9D)
- 8A - Hazen Farm Chicken House (#9F)
- 9A - Hazen Farm Field east of farm complex (#9)
- 10A - Hazen Farm Laborer House (#9A)
- 11A - Newton Barn (#10)
- 12A - Chapman-Newton Barn (#6A)
- 13A - Chapman-Newton House (#6)
- 14A - Newton-Morse House (#5)
- 15A - Boardinghouse Garage (#11A)
- 16A - Boardinghouse (#11)
- 17A - Facing NW from #1
- 18A - Dutton-Gillette House (#3)
- 19A - Dutton-Sprague House (#2)
- 20A - Christian Street Cemetery (#1)
- 21A - Dutton-Sprague House Shed (#2A)
- 22A - 25A - not in historic district
- 26A - Edward Newton House (#7)
- 27A - Newton Barn (#10)
- 28A - Edward Newton Shed (#7A)
- 29A - Edward Newton Garage #2 (#7C)
- 30A - Edward Newton Garage #1 (#7B)
- 31A - Chapman-Newton Shed (#6B)
- 32A - Dutton-Gillette House (#3)
- 33A - Facing NW from #1
- 34A - Hazen House/Brookside Farm (#9);
- 35A - Facing south toward Hazen House/Brookside Farm (#9)

Contact Sheet #2

- 0 - Facing south on toward Dutton-Sprague House (#) and Dutton-Gillette House (#3)
- 1 - Facing northwest toward Buell House (#4)
- 2 - Facing north toward Chapman-Newton House (#6)
- 3 - Facing southwest toward Buell House (#4)
- 4 - Facing northwest toward Edward Newton House (#7) and Newton Barn (#10)
- 5 - Facing north toward Newton Barn (#10) and Hazen Farm Laborer's House (#9A)

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Section Photograph Labels Page 1

Christian Street Rural Historic District
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The following is the same for all photographs:
Christian Street Rural Historic District
Town of Hartford, Windsor County, Vermont
Photographs by Paula Sagerman
Negatives on file at the Vermont Division for
Historic Preservation

Photograph #1
Facing northwest on Christian Street toward
Properties 3, 4 and 6
November 2002

Photograph #2
Facing south on Christian Street toward
Property #9
January 2003

Photograph #3
Facing south on Christian Street toward
Property #2 and 3
May 2003

Photograph #4
Facing north on Christian Street toward Property
#10 and 9A
May 2003

Photograph #5
Property #1
Facing northeast toward Christian Street
Cemetery
November 2002

Photograph #6
Property #2
Facing northeast toward Dutton-Sprague House
November 2002

Photograph #7
Property #2A
Facing northeast toward Shed of Dutton-
Sprague House
November 2002

Photograph #8
Property #3
Facing northwest toward Dutton-Gillette House
January 2003

Photograph #9
Property #4
Facing southwest toward Buell House
May 2003

Photograph #10
Property #5
Facing northeast toward Newton-Morse House
November 2002

Photograph #11
Property #6
Facing northwest toward Chapman-Newton
House
November 2002

Photograph #12
Property #6A
Facing northeast toward Barn of Chapman-
Newton House
November 2002

Photograph #13
Property #6B
Facing northeast toward Shed of Chapman-
Newton House
January 2003

Photograph #14
Property #7
Facing west toward Edward Newton House
January 2003

Photograph #15
Property #7A
Facing south toward Shed of Edward Newton
House
January 2003

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photograph Labels Page 2

**Christian Street Rural Historic District
Hartford, Windsor County, Vermont**

Photograph #16
Property #7C
Facing northwest toward Garage #2 of Edward
Newton House
January 2003

Photograph #17
Property #8
Facing southeast toward Hazen Farm Foreman's
House
May 2003

Photograph #18
Property #9
Facing southeast toward Property #9
January 2003

Photograph #19
Property #9
Facing northeast toward Hazen House
November 2002

Photograph #20
Property #9A
Facing northeast toward Farm Laborer House
November 2002

Photograph #21
Property #9B
Facing northeast toward Automobile Garage
November 2002

Photograph #22
Property #9C
Facing northeast toward Farm Stand/Tack Room
November 2002

Photograph #23
Property #9D
Facing southwest toward Horse Barn
November 2002

Photograph #24
Property #9E
Facing southeast toward Cow Barn
November 2002

Photograph #25
Property #9F
Facing southeast toward Chicken House
November 2002

Photograph #26
Property #9G
Facing southeast toward
Woodworking/Mechanical Shop
November 2002

Photograph #27
Property #9
Facing southeast toward pasture east of farm
complex
November 2002

Photograph #28
Property #10
Facing northwest toward Newton Barn
November 2002

Photograph #29
Property #11
Facing northwest toward Boardinghouse
November 2002

Photograph #30
Property #11A
Facing northwest toward Automobile Garage
November 2002

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Property Owners Page 1

**Christian Street Rural Historic District
Hartford, Windsor County, Vermont**

1. Christian Street Cemetery Association
P.O. Box 283
White River Junction, VT 05001
2. Donald and Peggy Jones
P.O. Box 1454
Quechee, VT 05059-1454
3. Simpson Development Corporation
P.O. Box 1081
Norwich, VT 05055
4. John Koch
P.O. Box 330
Norwich, VT 05055-0330
5. Charter Trust Company (Morse)
80 South Main Street
Hanover, NH 03755
6. Charter Trust Company (Morse)
80 South Main Street
Hanover, NH 03755
7. William Drake
P.O. Box 674
White River Junction, VT 05001
8. Palla Hazen
2707 Christian Street
White River Junction, VT 05001
9. Sarah and Henry A. Hazen, Jr.
2727 Christian Street
White River Junction, VT 05001
10. David Harris
16 Hemlock Ridge Drive 101
White River Junction, VT 05001
11. Michael and Barbara Heyl
P.O. Box 1035
Norwich, VT 05055

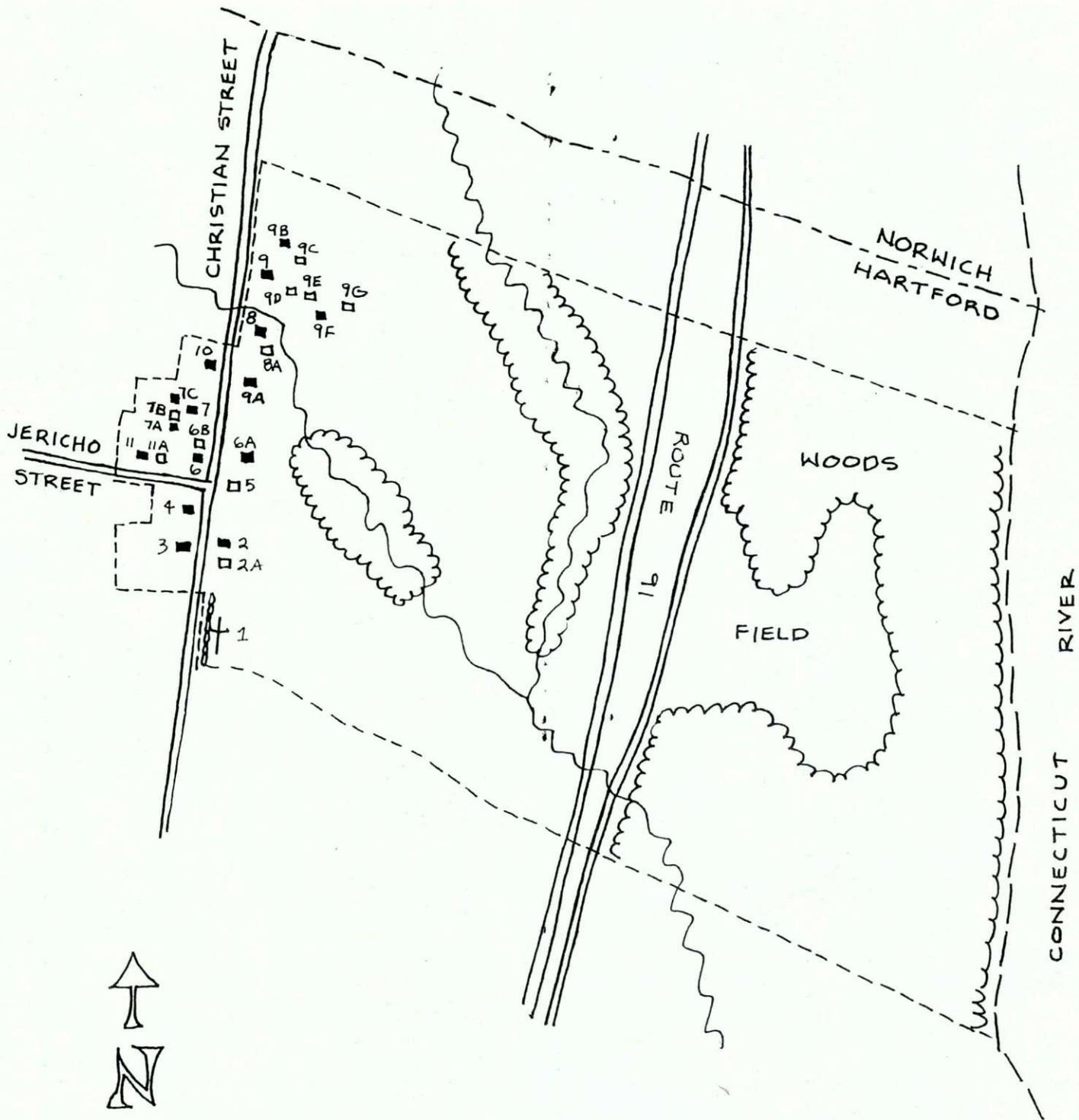
**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Table of Properties

**Christian Street Rural Historic District
Hartford, Windsor County, Vermont**

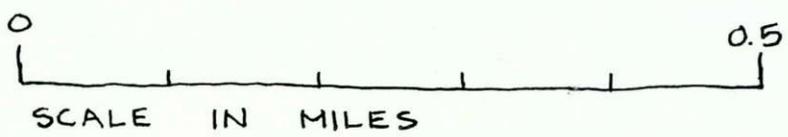
Map #	Historic Name of Property	Address	Date Built	Style	Contributing or Non-Contributing
1	Christian Street Cemetery	n/a	c. 1778	n/a	C
2	Dutton-Sprague House	2449 Christian Street	c. 1807 and c. 1825	Federal	C
3	Dutton-Gillette House	2458 Christian Street	c. 1850	Greek Revival	C
4	Buell House	2492 Christian Street	c. 1828	Federal	C
5	Newton-Morse House	2521 Christian Street	1964	Shed	NC
6	Chapman-Newton House	2546 Christian Street	c. 1780 and c. 1839	Classic Cottage	C
7	Edward Newton House	2574 Christian Street	1900	vernacular Italianate	C
8	Hazen Farm Foreman's House	2707 Christian Street	1916	Craftsman	C
9	Hazen House/Brookside Farm	2727 Christian Street	c. 1775	Federal	C
10	Newton Barn	16 Hemlock Ridge Drive	1900	High Drive Barn	C
11	Boardinghouse	51 Jericho Street	c. 1880, moved c. 1910	vernacular Italianate	C



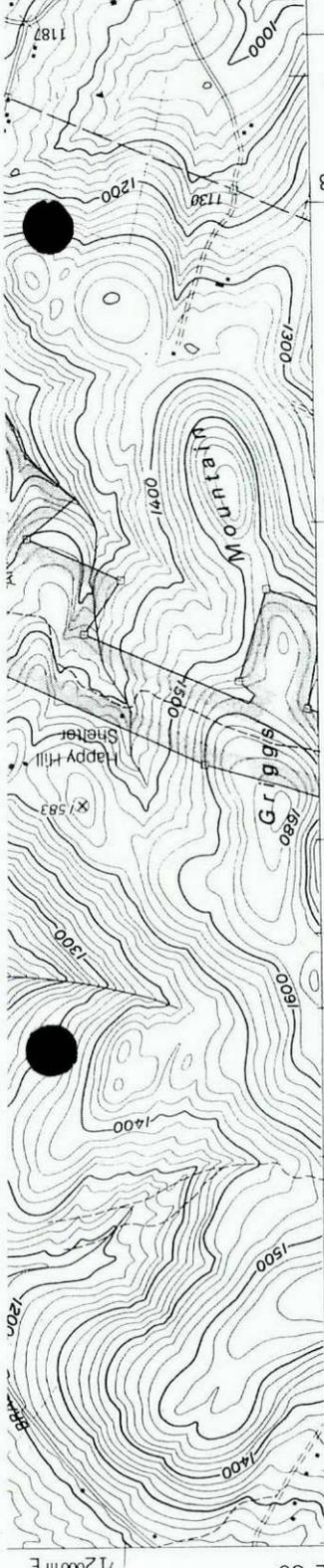
CHRISTIAN STREET
RURAL HISTORIC DISTRICT

HARTFORD
WINDSOR COUNTY
VERMONT

- CONTRIBUTING
- NON-CONTRIBUTING
- HISTORIC DISTRICT BOUNDARY
- == ROAD
- RIVER BANK
- ~ DOTHAN BROOK
- www EDGE OF WOODS
- oooo HISTORIC STONE WALL
- - - TOWN BOUNDARY



POOR QUALITY
ORIGINAL 0/2

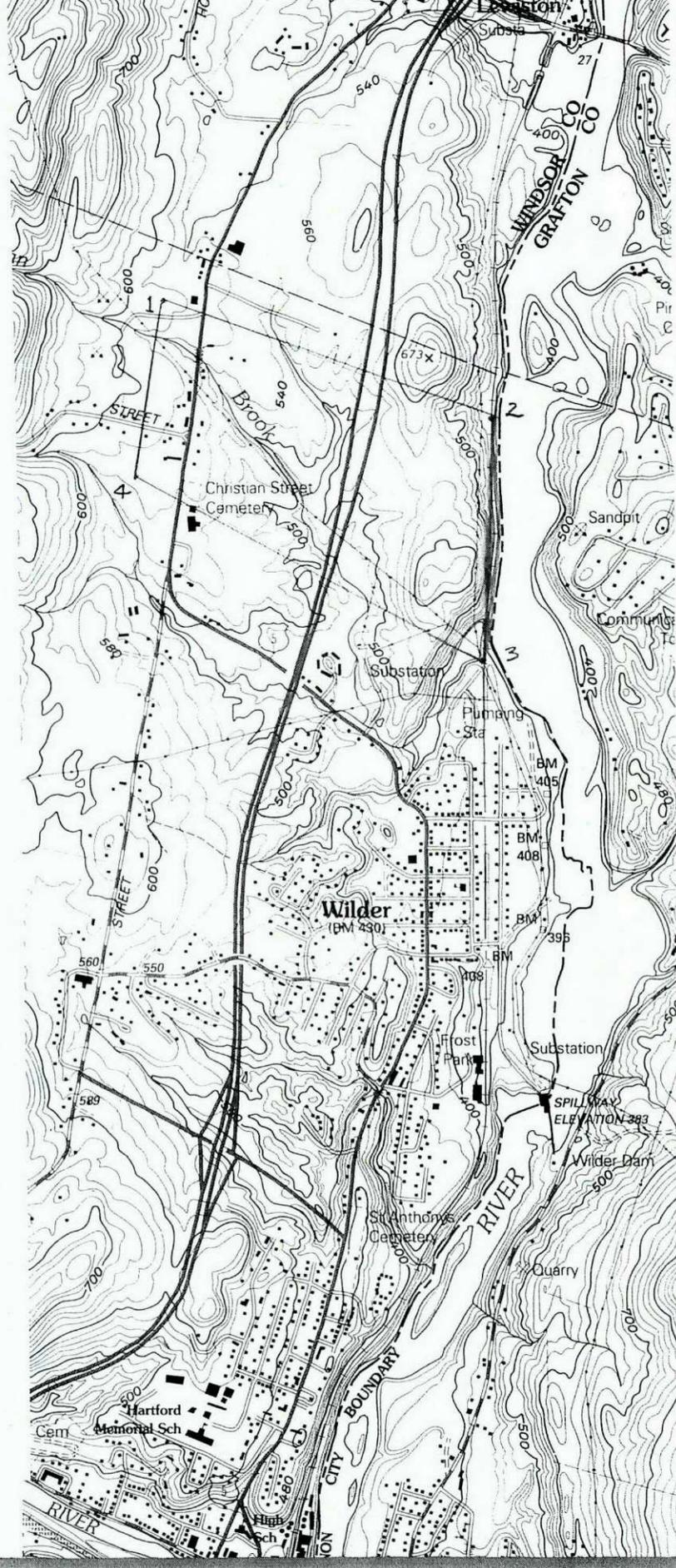
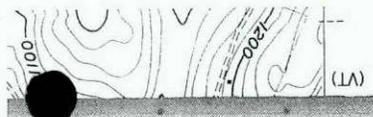


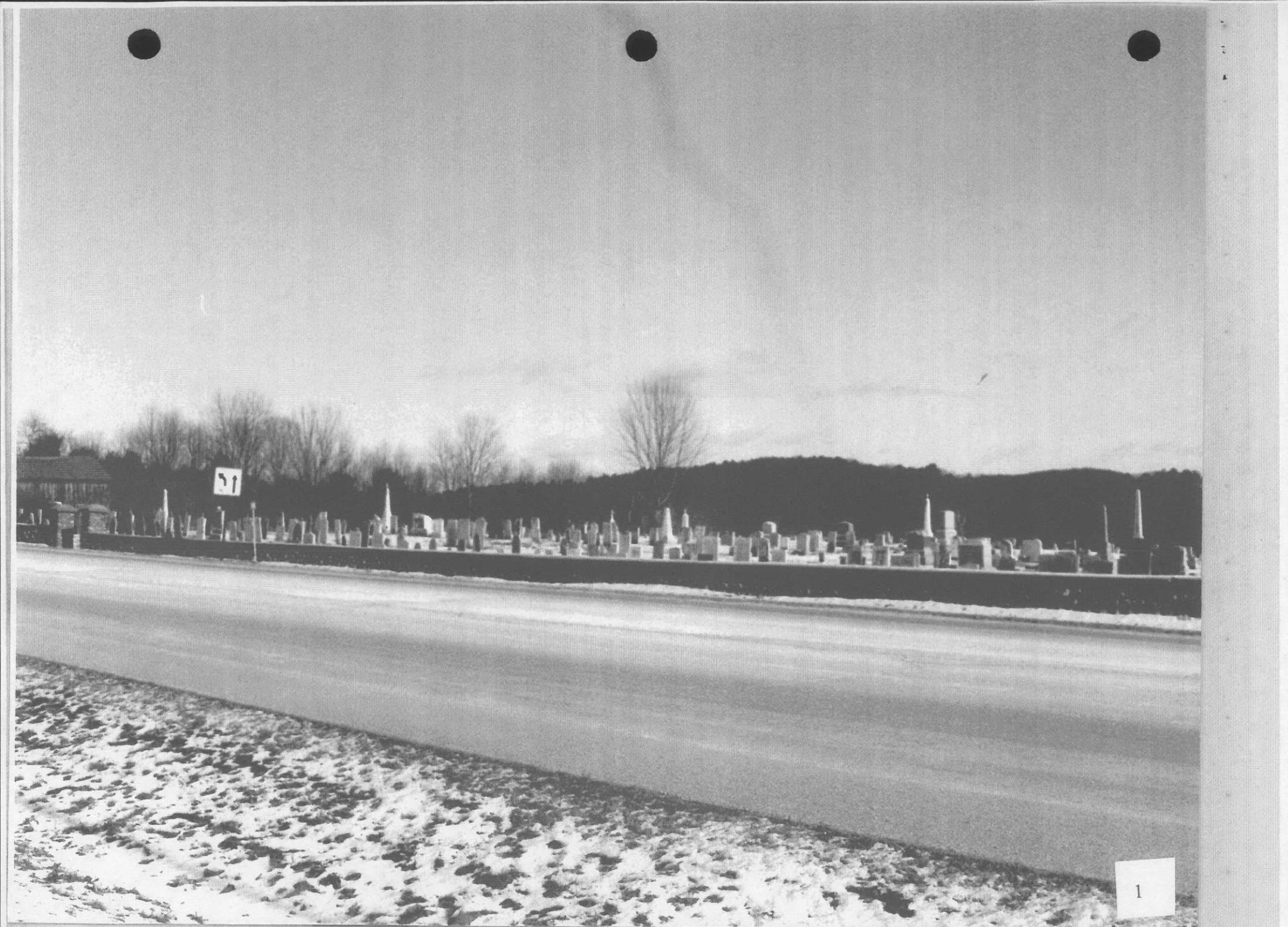
42° 30'
4843
4844
4845
(NH)
450 000 FEET
4846
4847000 m N
43° 45'
7120000 E

Christian Street
Rural Historic
District
Hartford,
Windsor County,
Vermont

- ① 18-715823E
4841245 N
- ② 18-717098E
4840844 N
- ③ 18-717072E
4839945 N
- ④ 18-715736E
4840585 N

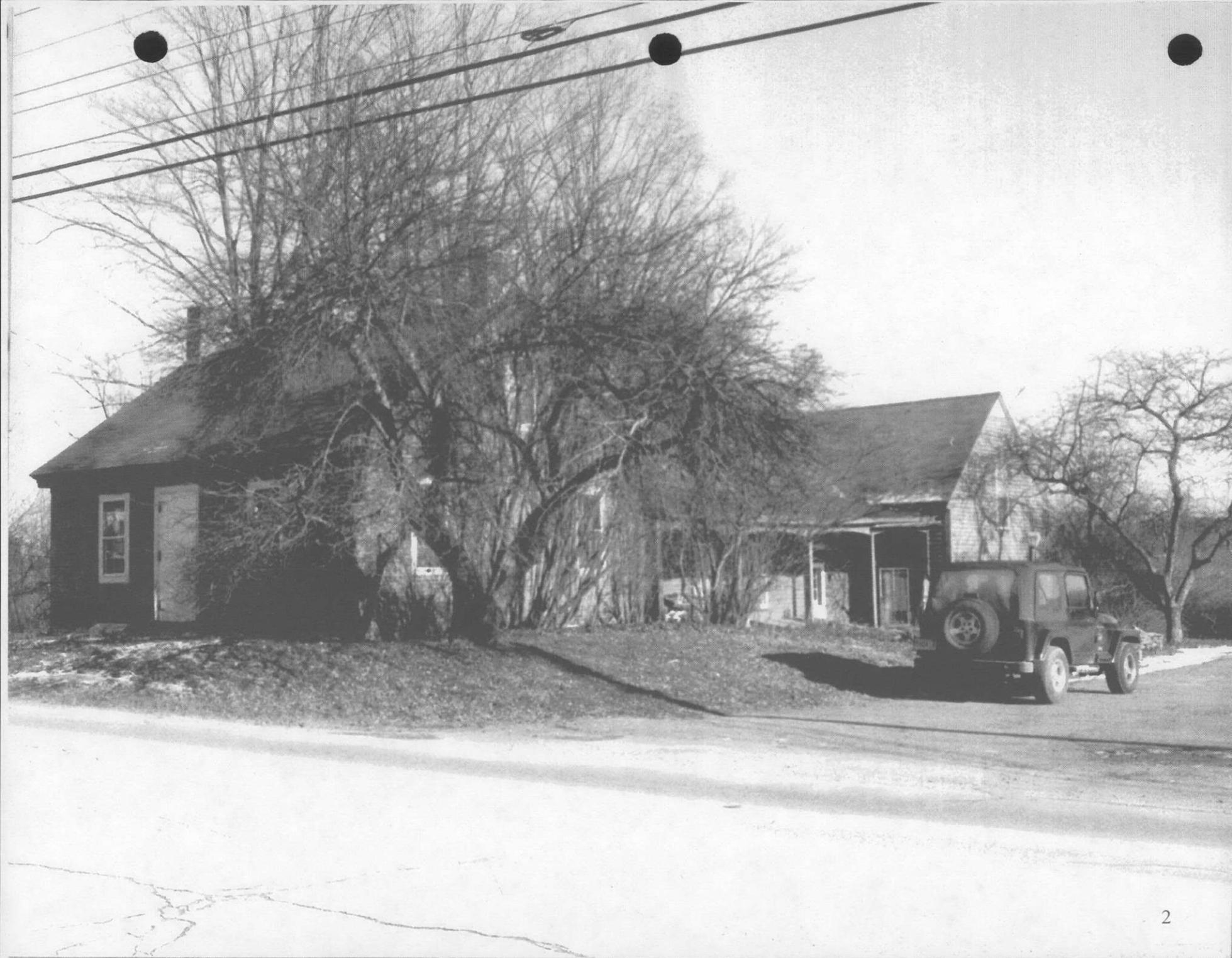
U.S. DEPARTMENT OF GEOLOGY
USGS science for a changing world





1







3,4,6



4





6A





9





Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)
www.ci.burlington.vt.us/planning

Mark Eldridge, AICP, Director
Ken Lerner, Assistant Director
David White, AICP, Comprehensive Planner
Jay Appleton, Project Planner/GIS
Owiso Makuku, Senior Planner
vacant, Planner
Lisa Chicoine, Zoning Clerk
Kathy Parrott, Department Secretary



13 August 2003

Suzanne Jamele, National Register Specialist
VT Div. for Historic Preservation
National Life Bldg., Drawer 20
Montpelier, VT 05620-0501

RE: 58-60 North Champlain Street, Burlington

Dear Sue,

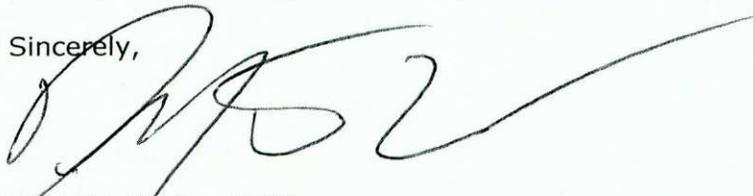
Yesterday the Burlington Historic Preservation Review Committee met to consider a request by the Burlington Community Land Trust and their consultant Liz Pritchett to evaluate the eligibility of 58-60 North Champlain Street in Burlington for listing on the National Register of Historic Places.

Liz Pritchett presented her research and findings which suggest the property is eligible for listing on the National Register under Criterion A for its historic association with the development of Burlington's Old North End neighborhood and the economic rise of Burlington as a lumber port in later part of the 19th century, and under Criterion C as a good example of a vernacular Italianate style duplex. A 1990's conversion from a duplex to a fourplex has resulted in a loss of integrity of the buildings interior; however on the exterior it continues to convey its appearance as a duplex with a symmetrical form and patterns of openings, Italianate style, and original materials and detailing.

Based on the materials presented and the ensuing discussion, the Committee does concur that the property appears eligible for listing on the National Register of Historic Places, and recommends that further research and documentation be developed to support a nomination.

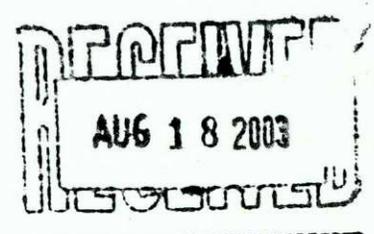
Please feel free to contact me with any questions you may have regarding this matter, and thank you for the opportunity to participate in this process.

Sincerely,



David E. White, AICP
Comprehensive Planner & CLG Coordinator

cc: Liz Pritchett



City of Burlington, VT
Certified Local Government Program

NATIONAL REGISTER OF HISTORIC PLACES
- Preliminary Review Report -

Name of Property: 58-60 North Champlain Street

Address: 58-60 North Champlain Street, Burlington, VT 05401

Owner: Burlington Community Land Trust

In Survey or Inventory: Yes **Survey Number:** 78-A-147

Review Requested by: Liz Pritchett for Housing Vermont & Burlington Community Land Trust

Date of Review: 8/12/03 **Date of Prior CLG Review:**

Materials Reviewed:

Photographs/Slides: Drawings/Illustrations:
Historic Photographs: Survey/Inventory Form(s):
Maps: Date of Site Visit:
Other Historical Information:
Other Information:

National Register Criteria Met: (Specify Historic Contexts)

(A) *Historic Association:* For its historic association with the development of Burlington's Old North End neighborhood and the economic rise of Burlington as a lumber port in later part of the 19th century.

(B) *Association with Famous People:*

(C) *Architectural Merit:* As a good example of of a vernacular Italianate style duplex.

(D) *Likely to Yield Important Information:*

Exemptions to Criteria Apply:

Cemetery: Moved Property:
Birthplace: Reconstructed Property:
Grave: Commemorative Property:
Religious Use: Less than 50 yrs. old:

Criteria Considerations Apply:

Level of Significance: Local: State: National:

Possesses Sufficient Integrity: Yes

Additional Comments: A 1990's conversion from a duplex to a fourplex has resulted in a loss of integrity of the buildings interior; however on the exterior it continues to convey its appearance as a duplex with a symmetrical form and patterns of openings, Italianate style, and original materials and detailing.

RECOMMENDATION:

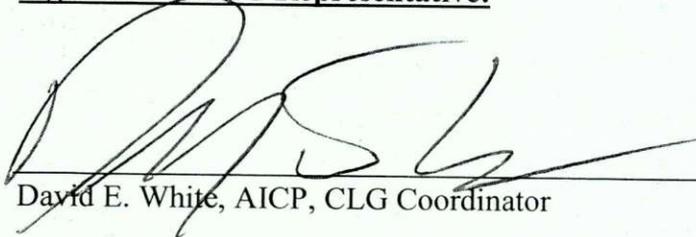
Preliminary Approval:

Preliminary Approval with Conditions:

Return for more information:

Denial:

Signature of CLG Representative:



David E. White, AICP, CLG Coordinator

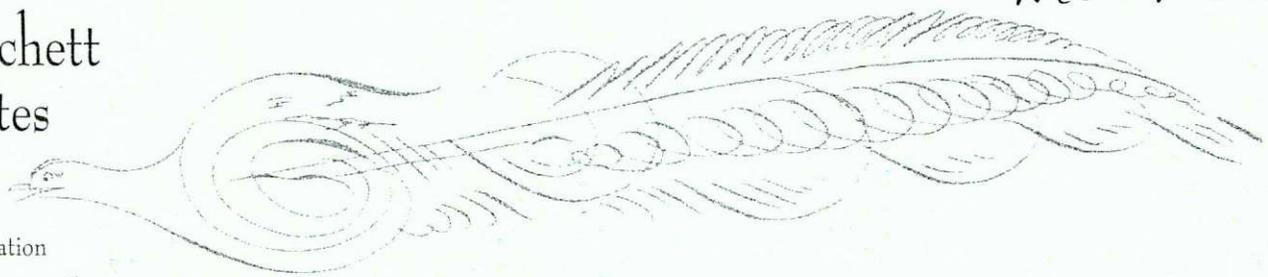
8/13/03
Date

Questions regarding this *National Register Preliminary Report* may be directed to:

Burlington Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401
802/865-7194

Liz Pritchett
Associates

Historic Preservation
Architectural Conservation



July 16, 2003

Burlington Historic Preservation Review Committee
David E. White, Comprehensive Planner
Burlington Department of Planning and Zoning
135 Church Street, Room 300
Burlington, VT 05401

Re: Request for Determination of National Register Eligibility
58-60 North Champlain Street, Burlington, VT

Dear David;

Please have your committee review the following information regarding the dwelling at 58-60 North Champlain Street in the Old North End of Burlington. Housing Vermont in partnership with Burlington Community Land Trust is undertaking a rehabilitation of the structure and plans to use the Historic Preservation Tax Credit as a funding source for the project. In order to be eligible for the tax credit a building must be listed on the National Register of Historic Places. After the Burlington Historic Preservation Review Committee provides their determination, this submission should then be forwarded to the Vermont Advisory Council on Historic Preservation for their review and comment.

I have conducted a site visit, and research of Burlington maps and deeds for the property. In my opinion the property is eligible for the NR on the local level for its historic and architectural merit. The property is currently listed in the Vermont Historic Sites and Structures Survey (see attached).

Under Criterion C the dwelling at 58-60 North Champlain appears eligible for the NR as a good example of a vernacular Italianate style duplex, and it is a better than average example of this building type in the residential neighborhood at the southwest corner of the Old North End. The multi-family dwelling is a c. 1880, cruciform plan, two and one-half story, gable front structure with a one and one-half story, gable roof rear wing. It was built as a duplex on the east side of the street, one and one-half blocks north of Pearl Street and the urban center of Burlington's downtown. Aluminum siding has been recently removed, revealing the historic clapboards underneath. Italianate style features include the two-story, rectangular bay windows centered at each side elevation of the main block, round headed windows with molded hoods in the gable peaks of the front block and bay windows, and chamfered posts with scrolled brackets at the two front porches. The symmetrical form of the building, which is a distinguishing characteristic of historic duplexes, is evident in the duplicate front porches and bay windows on each eaveside of

the main block, and mirror image fenestration patterns on each side of the building that reflect a similar mirror image floorplan inside. Other significant features include original two-over-two windows with splayed lintels and molded cornice caps, and a slate roof. The interior of the building was remodeled in the 1990s so that the original duplex floorplan having one two-story unit on each side of the building was modified to create four units (two on the first floor and two above with the original center demising wall still bisecting the structure from front to back). Despite changes to the interior, the dwelling at 58-60 North Champlain Street continues to convey its appearance as a historic duplex with its symmetrical form and fenestration patterns, double hung windows, bay windows, Italianate style front porches, and slate roof. Integrity of materials and workmanship have been compromised somewhat with changes to the interior features and finishes. Overall, however, the dwelling retains integrity of location, setting, design, feeling and association.

The dwelling at 58-60 North Champlain Street also appears eligible for the NR under Criterion A for its historic associations with this neighborhood in the Old North End that reflects the economic rise of Burlington as a center for the lumber industry in the second half of the 19th century. During the last decades of the 1800s, Burlington's population rose significantly due to the increased activity of the lumber trade, and the requisite number of laborers employed by the various companies that milled and shipped lumber nationwide. With the rise of this industry came numerous other commercial enterprises needed in the expanding city, and the Old North End grew concurrently during this period of development. Today, historic neighborhoods remain north of Pearl Street that continue to reflect their original character as a section of the city populated by residents of many ethnic backgrounds as well as college students at the University of Vermont.

The building at 58-60 embodies this local history. It was built around 1880 by John B. Robarge who, according to City Directories, was a blacksmith and later a carriage maker. According to city records, as early as 1873 Robarge purchased a number of lots near the west end of Pearl Street near Battery Park. On one of the lots, at the corner of North Champlain and Monroe Street, he operated a grocery store and lived in the house next door. For a time he was a partner in the carriage shop of Robarge and Deyette located at the corner of College Street and Winooski Avenue. By the mid-1880s it appears John Robarge had built the duplex at 58 North Champlain as the city directories list this address as his residence, and he owned several other dwellings nearby on Peru Street. Later he moved to a house at the south end of Front Street just north of the park.

By the end of the century the duplex began its long history as the home of various persons of different walks of life beginning in 1898 with Ceila Lyman, a widow. In 1902, Napoleon Legault and John J. Shea, both tailors, lived in the building, each in one apartment. Shea was also an alderman of the 3rd ward. It was later the home to clerks, a candy maker, and machinists, a fireman, bricklayer, and a janitor. By 1948, renter Oscar LaFlam, employed by the Vermont Spool and Bobbin Company, and his wife Viola, were among the first on the street to have a phone. Donald Benoit, an oil burner mechanic,

Request for determination of National Register eligibility
58-60 North Champlain Street, Burlington, VT
Page 3 of 6

with his wife Phyllis, moved into #60 soon after they purchased the property in 1947. By the 1980s Donald had become proprietor of his own business, Don Benoit Plumbing and Heating, and he and his wife continued to live in one apartment, while Robert F. Benoit (assumed to be a relative/brother), employed by Don, and his wife Debra Jean, a teacher, lived in #58.

During the last century, as the building was rented to a variety of persons, it also had a succession of owners. John Robarge owned the property until his death in 1908 when it was passed along with other real estate to his wife Almina Robarge. Almina later married J. Henry Lavigne, and in 1921 conveyed the duplex with an assessed value of \$2,800 to Wilfred and Clara Desautels. In 1943 Donald and Mary Antonicci purchased the property and two years later sold it to John and Celia Bove, who in another two years sold it to the Benois. Burlington Community Land Trust is the current owner.

I look forward to your comments on the committee's determination of the National Register eligibility of this property.

Sincerely,



Liz Pritchett
Historic Preservation Consultant

Cc: Sue Jamele, Vermont Division for Historic Preservation
Sue Cobb, Housing Vermont

Attached: State Register form
Photographs

Request for determination of National Register eligibility
58-60 North Champlain Street, Burlington, VT
Page 4 of 6

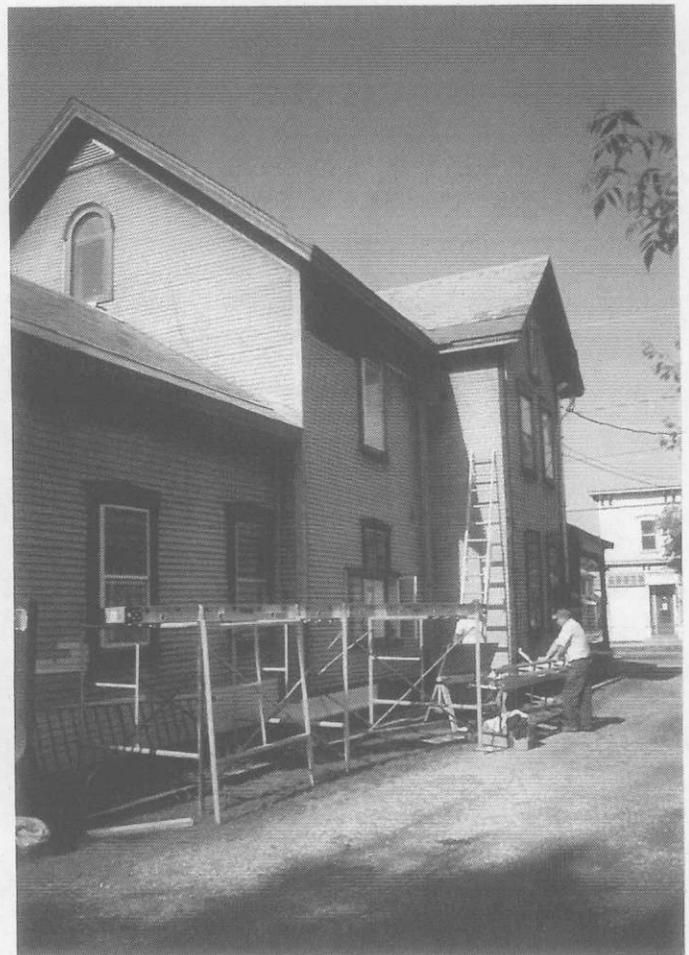
Photographs (Liz Pritchett 10/02, 6/03)

Context views looking NE on N. Champlain, 58-60 N. Champlain, far right
Bottom photo taken prior to removal of siding



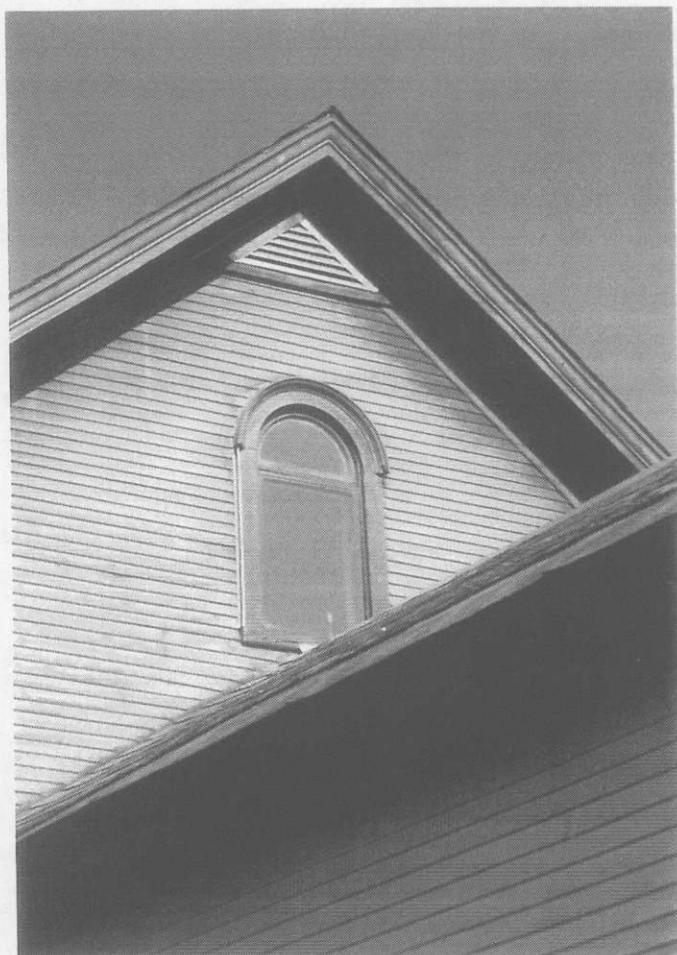
Request for determination of National Register eligibility
58-60 North Champlain Street, Burlington, VT
Page 5 of 6

Top: front block looking NE
Bottom: views of north elevation



Request for determination of National Register eligibility
58-60 North Champlain Street, Burlington, VT
Page 6 of 6

Top: south porch
Bottom: Hood and cornice moldings, left;
Interior view, right



44°30'

4928000m N.

4927

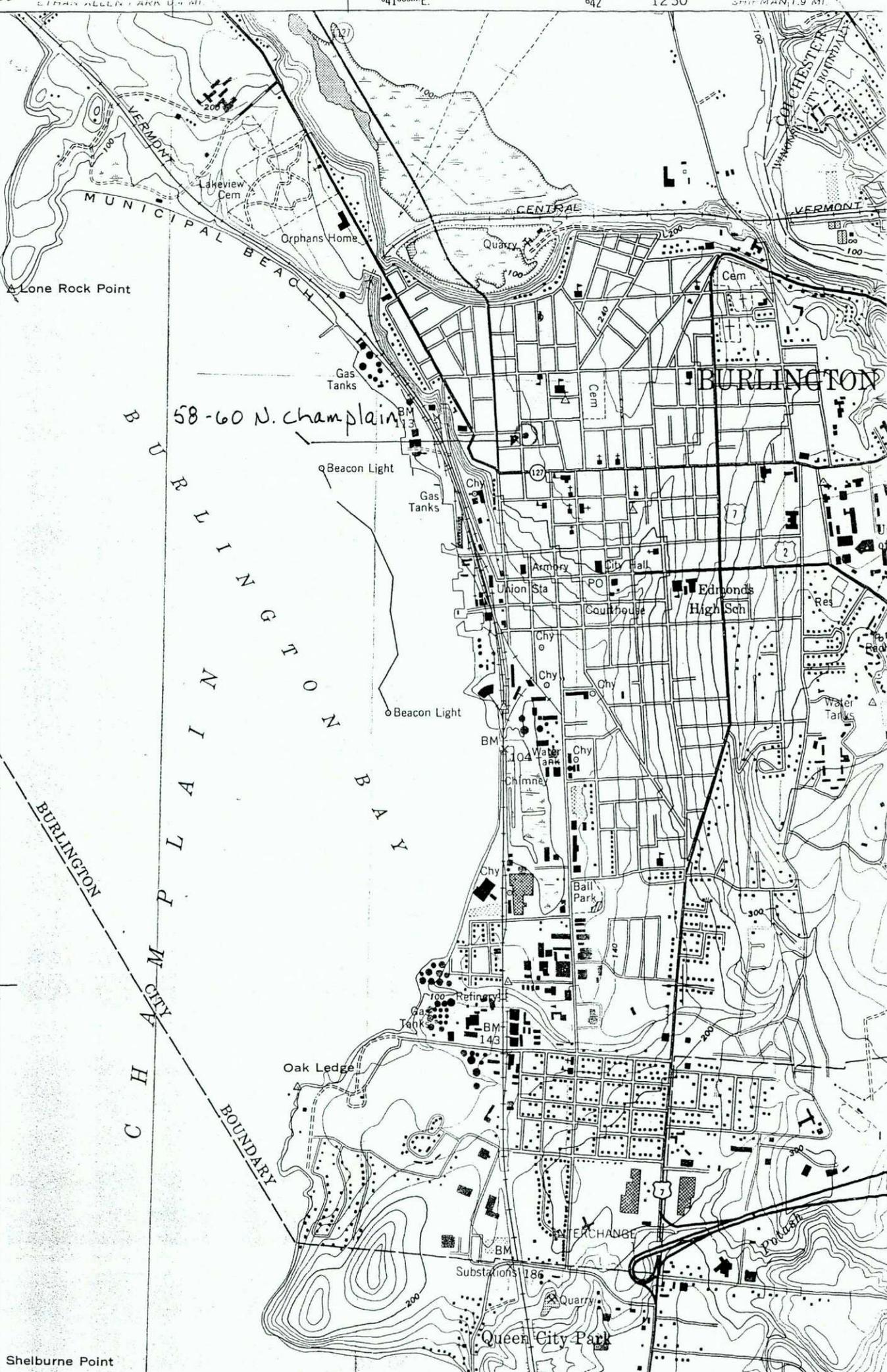
4926

4925

27°30'

4924

4923



Shelburne Point

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Chittenden
TOWN:
LOCATION: Burlington
60 North Champlain
COMMON NAME:
FUNCTIONAL TYPE: dwelling
OWNER: Donald R. & Phyllis Benoit
ADDRESS: 60 North Champlain
ACCESSIBILITY TO PUBLIC:
Yes No Restricted
LEVEL OF SIGNIFICANCE:
Local State National

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone Brick Concrete Concrete Block
2. Wall Structure
 - a. Wood Frame: Post & Beam Balloon
 - b. Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - c. Iron d. Steel e. Other:
3. Wall Covering: Clapboard Board & Batten Wood Shingle Shiplap Novelty Asbestos Shingle Sheet Metal Aluminum Asphalt Shingle Brick Veneer Stone Veneer Bonding Pattern: Other:
4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete
 - b. Other:
5. Roof Covering: Slate Wood Shingle Asphalt Shingle Sheet Metal Built Up Rolled Tile Other:
6. Engineering Structure:
7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys
Sheds Ells Wings Bay Window Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel
Jerkinhead Saw Tooth With Monitor With Bellcast
With Parapet With False Front Other:

Number of Stories: 2½

Number of Bays: _____

Approximate Dimensions: _____

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-147

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: apartments

ORIGINAL USE: double

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent Good

Fair Poor

STYLE: Italianate

DATE BUILT:

c. 1873

THREAT TO STRUCTURE:

No Threat Zoning Roads
Development Deterioration
Alteration Other:

LOCAL ATTITUDES:

Positive Negative
Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Gable front orientation. Cruciform plan. 1 x 1 bay side porches.
Fenestration - 2/2 sash. Plain surround. Round headed gable window.
Entrances - On side.
Enrichments - Chamfered posts, on side porches. These porches also have brackets on the posts.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This Italianate house contributes to the residential scale and proportion of the street. It seems to appear on the 1877 Bridseye map, suggesting a building date in the early 1870's. By 1890 it was a rental property owned by carriagemaker John Robarge, who lived down the street and owned considerable real estate in the neighborhood. Thus it met the same fate as most of the previously middle class North Champlain St., structures, when the post-Civil War lumber industry on the waterfront made the street a prime residential area for workers. The first known resident was Mrs. Cilia Lyman, a widow, in 1898.

REFERENCES:

1877, 1890, Sanborn maps; directories

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land Woodland
 Scattered Buildings
 Moderately Built Up
 Densely Built Up
 Residential Commercial
 Agricultural Industrial
 Roadside Strip Development
 Other:

RECORDED BY:

C. Richard Morsbach

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

6/21/78



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Tuesday, October 28, 2003, at 10:30 a.m. in Conference Room A/B on the sixth floor of the National Life Building, National Life Drive, Montpelier, Vermont.

- | | | |
|-------|--|-------|
| I. | Schedule/Confirm Future Meeting Dates | 10:30 |
| II. | Minutes – September 23, 2003 Meeting | 10:40 |
| III. | State Register Review & Designation | 10:50 |
| | A. State Hospital Farm, Duxbury | |
| IV. | Tom Torti, Commissioner, BGS | 11:30 |
| | Lunch | 12:30 |
| V. | Archeology and Act 250 | 1:30 |
| VI. | State Register Review & Designation Continued | 2:15 |
| | B. Carson House, East St. Johnsbury | |
| VII. | National Register Final Review | 2:30 |
| | A. Peacham Corner Historic District, Peacham | |
| VIII. | State House Expansion | |
| | A. Presentation of Revised Plans by Moe Finegold | 3:30 |



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

October 28, 2003

Members Present: Peter Mallary, Chair
Glenn Andres, Vice-Chair
James Petersen, Archeologist
David Donath, Historian
George Turner, Architect
Elizabeth Boepple, Citizen Member

Staff Present: Jane Lendway, Interim SHPO
Nancy Boone, State Architectural Historian
Sue Jamele, NR Specialist
Giovanna Peebles, State Archeologist
Eric Gilbertson, Deputy SHPO
Scott Dillon, Survey Archeologist
Shari Duncan, Administrative Assistant
Judith Ehrlich, Environmental Review Coordinator

Visitors Present: John Russell, Montpelier Resident
Tom Torti, BGS
Moe Finegold, Architect

The Vermont Advisory Council meeting was called to order by the Chair at 10:35 a.m. in 6th Floor Conference Room A/B, National Life Building, Montpelier, VT.

I. Schedule

Meetings are scheduled for November 18, December 16, January 14, all in Montpelier and February 12 in Burlington. The HP Grants will be reviewed at the February 12 meeting.

II. Minutes

The minutes had the following changes: page 2, change "Bailey" to "Bayley"; page 3, change "flood plain" to "floodplain" and strike the last sentence in section VII. George made a motion to accept the minutes as revised, Jim seconded. The vote was unanimous.

III. State Register

A. State Hospital Farm, Duxbury – The Council had previously received materials related to this review. Judy Ehrlich was in attendance to present this project to the Council. The Division is requesting that the Council list the State Farm Complex on the State Register of Historic Places to ensure protection as a significant historic site. Judy stated that part of the property is being sold off. Scott Dillon explained to the Council that there appear to be several archeologically sensitive areas on the lots that are to be sold and his concern is that the Division have an opportunity to comment on future projects that involve ground disturbance. Glenn expressed concern for the lack of maps available and Judy replied that time constraints prevented obtaining maps. Judy noted that very little information is available, as BGS didn't bring this project to the Division; she learned through the newspaper that this property was for sale. Judy expressed concern that there is a lack of communication with BGS and potentially there could be many situations like this one. Jim mentioned that he had been involved with the survey work in this area and supports that this area is archeologically sensitive. Glenn made a motion to place the property on the State Register of Historic Places under criteria A & C. Beth seconded. The vote was unanimous.

IV. Tom Torti, Commissioner, BGS

The Council invited Tom Torti to discuss the State House Expansion. Tom offered the following comments:

- No money for construction in this year's budget but there is funding to proceed through the construction documents.
- The design presented today will be the design that goes forward when money becomes available.
- Legislature approved this project to be done in two phases: 1) work in the back, into the hill, and 2) the east addition.
- 133 State Street is needed for core government functions and will not be considered as an option for legislative use, although, there are discussions about building a free standing structure next to 133 and the target date for that is 2010.
- The proposed design is intended to serve its purpose for approximately 50 years.
- A big portion of the program is for additional space needed by legislators in order for the public to be more involved in the committee process. Legislators want Vermonters to be able to conduct state business with them in the State House.
- Several space studies were conducted and this design responds to those needs. There is no space in the current State House for very large hearings, like those that were held for civil unions and Act 60.
- The Legislative Committee wants to keep services under one roof.

The Council voiced concern over the lack of public participation before this point and Tom stated that there is a Legislative Committee and that Committee is responsible for making the decisions. He encouraged the Council to attend the public hearing later in the evening and voice their concerns. The Council asked Tom what he thought the AC comment should address and he replied – what you don't like and what a better alternative might be.

V. Archeology and Act 250

Giovanna presented a draft motion to the Council relating to the use of the Division's Predictive Model. The Council generally endorsed the motion but asked Giovanna to make changes and come back in the afternoon with a final version to be voted on. (See V. below.)

Scott updated the Council on a project that appears to be happening on the Donovan Site (VT AD-01), the first site found in Addison County. District 6 Environmental Commission did a review of this proposed project, which is a semi-commercial horse farm/riding arena. In its initial review, the District Commission concluded the project would not require an Act 250 permit. The District Commission made the determination unaware that there was a State Register eligible property on the site. Scott is asking the District Commission to reconsider their initial decision. Scott brings this to the Council today for informational purposes only. Scott has a deadline of November 7 to submit a statement to the District Commission on why they should reconsider jurisdiction of Act 250 over this project. This project will most likely be on the November 18 agenda to request listing on the State Register.

VI. State Register Review & Designation Continued

B. Carson House, East St. Johnsbury – The Council had received materials prior to the meeting related to this project. Nancy passed around original photos of the building. The owner is requesting listing on the State Register. Staff is recommending that this get placed on the State Register under Criterion C. Glenn said the building was pretty much intact, very vernacular, one could see the changes made to the building, an example of a building for the two periods of 1860 & 1890. Glenn stated that this is the kind of building that is routinely put on the State Register as part of a district. He asked the question, "would you put this building on the National Register as a stand alone?" The Council had concerns if this building was a stand-alone. Nancy asked the Council to look at the building for local significance. The Council suggested that more historic context needs to be developed and that perhaps the owner could build a case for the historic significance of the house as a parsonage. They stated that more information was needed to make a determination.

V. Archeology and Act 250 Continued

At the request of the Council (see V. above.), Giovanna returned to the meeting with a final motion on the use of the Division's Predictive Model, based on comments and revisions discussed by them earlier in the meeting. David moved to accept the following motion, Jim seconded. The vote was unanimous.

The Vermont Advisory Council on Historic Preservation (Council) mandates the use of the Division for Historic Preservation's Environmental Predictive Model for Locating Precontact Native American Archeological Sites, approved by the Council on May 23, 2002, as a primary tool in identifying the location of significant archeological sites in Vermont. The model consists of a set of objective environmental characteristics that correlate with the expected

location of significant precontact archeological sites. These environmental characteristics can be directly observed and quantified, first, through map analysis and, second, through field verification. The Model predicts significant precontact site locations by scoring, environmental attributes that correlate with food sources, transportation corridors, sources of rock for tool making, soils conducive to human occupation, and other factors that strongly influenced prehistoric settlement and use of the landscape.

The Model is based on an analysis of the environmental characteristics of known significant sites. Application of the Model to Act 250 project areas comprises a consistent and objective method for scientifically determining archeological sensitivity and expected presence of significant sites. Use of this standard environmental Model for determining archeological sensitivity has been identified as an "accepted scientific practice" by the Vermont Environmental Board in the appeal by New England Land Associates from Land Use Permit 5W1046. The Council finds that use of the Model is an accepted practice that is necessary because the vast majority of archeological sites in Vermont have not yet been identified and are not visible on the surface. Significant archeological sites are not readily apparent yet deserve consideration and protection under Act 250.

VII. National Register Final Review

A. Peacham Corner Historic District, Peacham – The Council had previously received materials related to this review. George made a motion to nominate under criteria A, B & C. Dave asked whether Elkins Tavern, located up the road, should have been included, and Nancy answered that it was already individually listed on the National Register. Beth seconded, the vote was unanimous. The Council complimented the historical society for submitting such a good nomination. George asked whether the statement of significance could be used to create a broader context for early settlement patterns in the state.

VIII. State House Expansion

A. Presentation of Revised Plans by Moe Finegold

Architect Moe Finegold presented drawings and a powerpoint presentation on the latest revised design for the State House expansion, known as Option 7C. Mr. Finegold summarized several key principles that guided the project.

- The importance of retaining the collegiality of the legislative process
- Building to the east to allow residential woodframe structures to remain intact
- A desire to reclaim the "architecture of equality" of the original Silloway design
- The courtyard and media space can function as an "urban room"
- The design provides an additional accessible entrance on the east side

The new wall has been moved back to align with the west addition and widens the passageway from 8 to 10 feet. The wall will have a 'flame' texture finish. The meeting room will have a capacity of 200 people, with a small 'Romeo and Juliet' balcony overlooking the meeting space below. Access to the meeting room will be from the outside, either from the east entrance or across the open courtyard from the back of the State House. The south wall of the meeting room extends into the courtyard space by one bay. The architects explained that the extension anchors the glass wall and resolves the

complexity of forms. The west courtyard will be reopened in the project, allowing the blank windows in Room 11 to be reopened.

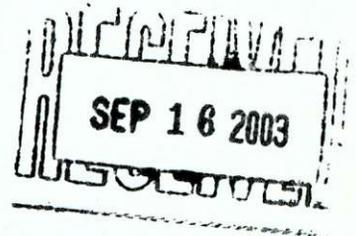
The project can be broken into two construction phases, one 8 months and the other 9 months. Construction will have to occur partly during the legislative session. Phasing adds about \$500,000 to the cost of the project.

The project consists of 86,000 square feet, with 60,000 square feet of rehab of existing space, and 26,000 square feet of new construction. There will be 15,000 square feet net program area increase. The glass walls will probably have mechanical screens on the interior, although this would not stop excess heat gain before it gets into the building. Another option is use of a glass that switches from clear to opaque. The next phase of the project is design development and it would take 4 to 5 months.

Several members of the Council plan to attend the public hearing on the project tonight at the State House. The Council will discuss the revised design at their next meeting, on November 18.

Jim moved to adjourn the meeting, Glenn seconded. The vote was unanimous.

Linda Carlson
P.O. Box 86
East St. Johnsbury, VT 05838
Telephone (802) 748-4362



September 4, 2003

Sue Jamelli
State of Vermont
Division for Historic Preservation
Drawer 20
Montpelier, VT 05620

Dear Sue:

I am requesting that my home at 95 Old Concord Rd, East St. Johnsbury, VT, 05838, be considered for listing on the State Register, based on information furnished to Judith Ehrlich by Mary Jo Llewellyn and recorded in your office in September 2001.

This house was built in 1845 as confirmed by research done years ago. If necessary, I can get more verification from the church records, which have not been put in order. That work is on my agenda. Many pastors and their families have lived here, and in 1989 the Third Congregational Church of St. Johnsbury (here in the village) sold the property to Deborah Colby Hampson. Deborah sold it to me in June 1996.

An anecdote told by my neighbor, Elaine Dole, is that, walking up the road one evening she saw a female figure standing in the upstairs bay window. Appearing friendly but formidable the figure also seemed very protective of the building. Elaine learned that no one was at home that evening, so I have a resident "ghost."

One more story: At a restaurant for dinner, conversation at my table requested me to give my address- my voice travels, and, from another table in return I heard, "Oh, the Parsonage! I was married there!" That connection led me to meet that person, and many others who still recognize my address as "the Parsonage." Because I moved here from out of state, by myself, this has been a real asset in meeting people. It has given me some authenticity as the latest steward of this special home.

I moved here because the house met all of my criteria:

- ¼ flat acre to mow surrounded by 1¼ acres of trees on one side and the back, which I own, and a former gravel pit, now overgrown and unable to be developed, owned by the town of St Johnsbury.
- sited to look over the village and Moose River- a perfect, pastoral retreat for me.

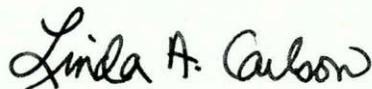
- located on dead end country road within walking distance of a dairy farm and fabulous views of Kirby and the village church and Post Office.

Enclosed are current interior photos of my "haunted" bedroom, part of a guest room (there are 2), the living room from the front of the house back into the breakfast area of the kitchen, and the bathroom upstairs.

During my third day in residence, after a long soak in the big tub, I released the plug and said to my daughter downstairs "What is that noise?" She replied, "All the water from the tub is in the foyer!" So, right away we covered the bathroom floor with a vinyl product that I will change to wood or tile. The wallpaper is Anaglypta with 2 coats of white paint- true to the latter 19th century. All the electrical service has been replaced, 2 new ceilings that look like plaster, and a brand new kitchen with an old sink and work island. I have no cabinets- only moveable "furniture" pieces and a new red linoleum floor. All the other original wood floors will be sanded and waxed. Other projects include exterior painting and roofing and interior painting and papering.

Please call me with any questions. Thank you for considering this application.

Sincerely yours,

A handwritten signature in cursive script that reads "Linda A. Carlson". The signature is written in black ink and is positioned above the typed name.

Linda A. Carlson

STATE OF VERMONT Division For Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form	SURVEY NUMBER:
	NEGATIVE FILE NUMBER:
	UTM REFERENCES: Zone/Easting/Northing
	U.S.G.S. QUAD. MAP:
	PRESENT FORMAL NAME: Carlson House
COUNTY: Caledonia	ORIGINAL FORMAL NAME:
TOWN: St. Johnsbury	PRESENT USE: residence
LOCATION: 95 Old Concord Road East St. Johnsbury Village	ORIGINAL USE: residence
COMMON NAME: Carlson House	ARCHITECT/ENGINEER: -----
PROPERTY TYPE: House	BUILDER/CONTRACTOR: -----
OWNER: Linds Carlson ADDRESS: P.O. Box 86 East St. Johnsbury, VT 05838	PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input type="checkbox"/> Restricted <input checked="" type="checkbox"/>	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>	STYLE: Greek Revival / Queen Anne
	DATE BUILT: c.1860 / c. 1890
GENERAL DESCRIPTION: Structural System 1. Foundation: Stone <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Concrete Block <input type="checkbox"/> 2. Wall Structure a. Wood Frame: Post & Beam <input checked="" type="checkbox"/> Balloon <input checked="" type="checkbox"/> b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> c. Iron <input type="checkbox"/> d. Steel <input type="checkbox"/> e. Other: 3. Wall Covering: Clapboard <input checked="" type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/> Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other: 4. Roof Structure a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other: 5. Roof Covering: Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input checked="" type="checkbox"/> Sheet Metal <input checked="" type="checkbox"/> Built Up <input type="checkbox"/> Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Other: 6. Engineering Structure: 7. Other: Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input checked="" type="checkbox"/> Chimneys <input checked="" type="checkbox"/> Sheds <input type="checkbox"/> Ells <input type="checkbox"/> Wings <input checked="" type="checkbox"/> Bay Window <input checked="" type="checkbox"/> Other: Roof Styles: Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/> Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/> Other: Number of Stories: <u>2 1/2</u> Number of Bays: <u>2 x 3, main block</u> Entrance Location: gable front, right bay Approximate Dimensions: 20 x. 40, main block	
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Archeological <input type="checkbox"/>	
Historic Contexts:	Level of Significance: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>

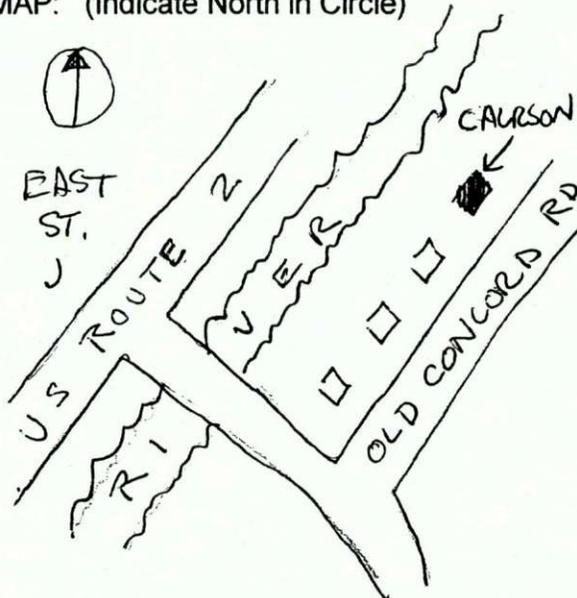
ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION: A 2 ½ story, south facing gable front, 2 x 3 bay main block with a 1 ½ story, gable roofed wing projecting from its rear gable. A 1 ½ story gable roofed horse or carriage barn is attached perpendicularly to the rear gable of the wing. The barn extends beyond the west wall planes of the main block and wing. The main block features cornice returns and a glazed and paneled Queen Anne front entry door that is covered by a hipped hood supported on scroll cut brackets. The south peak of the main block is sheathed with wood shingles. The main block also features a full height, gable roofed and pedimented, three-sided rectangular bay. Each level of the primary wall of the bay is lit by paired 1/1 sash windows, while the sides are lit by single, narrow 1/1 windows. The bay's closed pediment is sided with wood shingles, similar to the front gable peak. The west elevation of the wing features a Queen Anne style 2-bay wide hip-roofed porch supported on chamfered posts capped with small, scroll-cut brackets and enclosed by a wooden balustrade with square banisters and chamfered and beaded top and bottom rails. A gable roofed wall dormer with single sash is centered above the porch. Under the porch, a rear entry flanked by single windows opens into the wing. A second side porch entry opens into the main block through that sections rear gable wall. North of the wing's porch, an entry door opens into an unfinished shed portion of the wing. The main level of the barn is accessed at grade through the south eaves. The basement level is accessed from the rear(north) elevation. The main block and barn are roofed with sheet metal; the wing is roofed with asphalt shingles. There are historic brick ridge chimneys on both the main block and wing. The entire building is clapboarded and rests on a foundation made of brick. A small section of foundation has been replaced with poured concrete. Very recently many of the wooden sash were replaced with contemporary thermal windows with snap in muntins. The window openings were not altered. Access was not gained to the interior of the finished sections of the building but in tact Greek Revival style door and window surrounds were observed through several windows. Access was gained to the unfinished shed and barn, where all the framing was constructed of typical c. 1900 sawn dimensional lumber.

RELATED STRUCTURES: (Describe) n/a

STATEMENT OF SIGNIFICANCE: With the exception of the replacement sash and some sections of concrete foundation, the building is a generally well-preserved example of a house constructed in the second half of the 19th century in Vermont. Reportedly, it was a church parsonage for many years. The house is a well preserved example of a vernacular, Late Greek Revival house with later Queen Anne period changes, and is typical of many houses in Vermont. With the exception of the loss of many of its historic sash and partial foundation replacement, the house is virtually unaltered since its period of significance. The building retains integrity of location, design, setting, most materials, workmanship and feeling and appears to be eligible to the NR under Criteria C: Design/Construction.

REFERENCES:

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Woodland
- Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Roadside Strip Development
- Other:

RECORDED BY:
Mary Jo Llewellyn

ORGANIZATION:
Gilman Housing Trust

DATE RECORDED:
September 2001

Linda Carlson Residence, East St. Johnsbury, VT 8/01

1. View NW, showing front (south) and east elevations of main block. Note pilasters, cornice return, clapboards, historic and replacement sash, hipped front door hood, brick foundation.

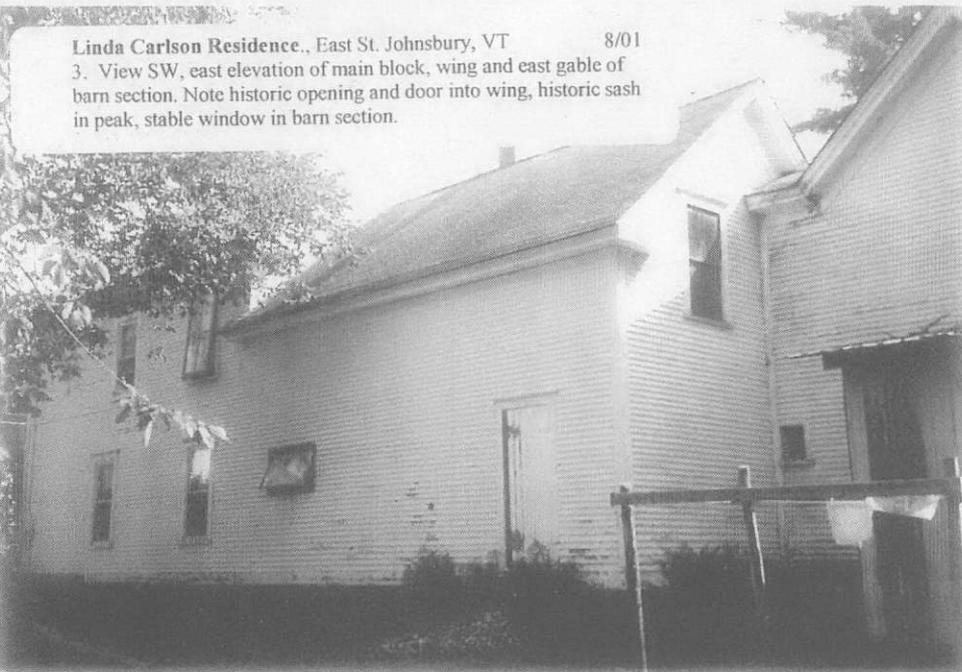


Linda Carlson Residence, East St. Johnsbury, VT 8/01

2. View NW, elevation of main block, wing, and shed attached to east gable of barn section. Historic wooden 2/2 sash in right upper bay, replacement sash elsewhere. Window openings not altered.



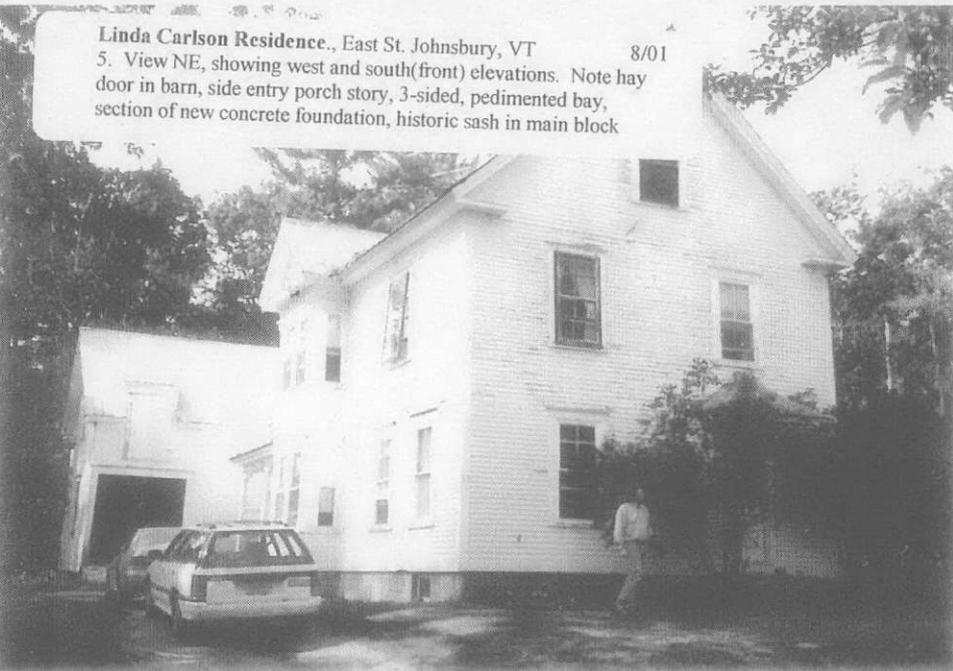
Linda Carlson Residence., East St. Johnsbury, VT 8/01
3. View SW, east elevation of main block, wing and east gable of barn section. Note historic opening and door into wing, historic sash in peak, stable window in barn section.



Linda Carlson Residence., East St. Johnsbury, VT 8/01
4. View SW, N gable of wing and E gable of barn section. Cornice returns on wing and barn, stable windows on N elevation of barn, basement level under barn main floor access from the north.



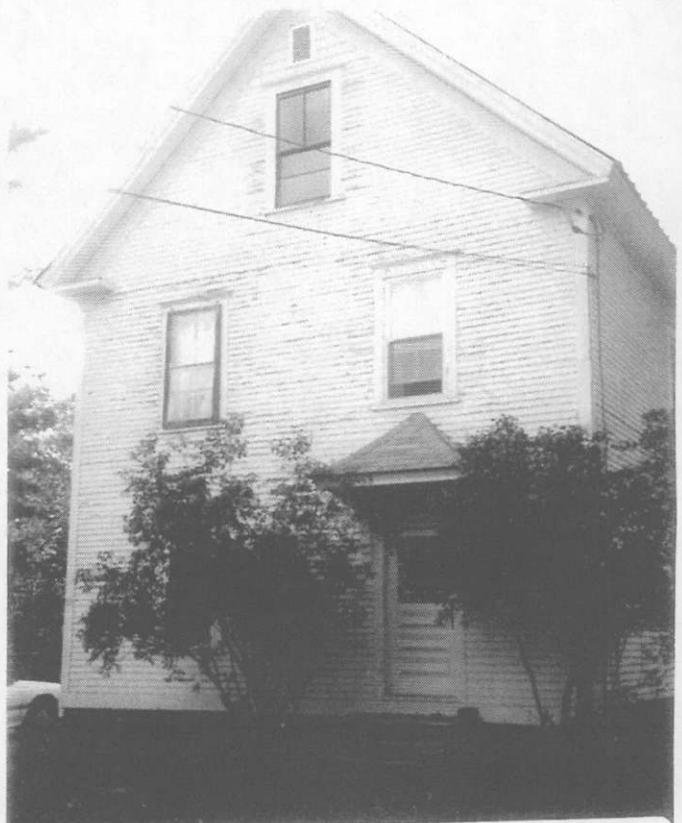
Linda Carlson Residence., East St. Johnsbury, VT 8/01
5. View NE, showing west and south(front) elevations. Note hay door in barn, side entry porch story, 3-sided, pedimented bay, section of new concrete foundation, historic sash in main block



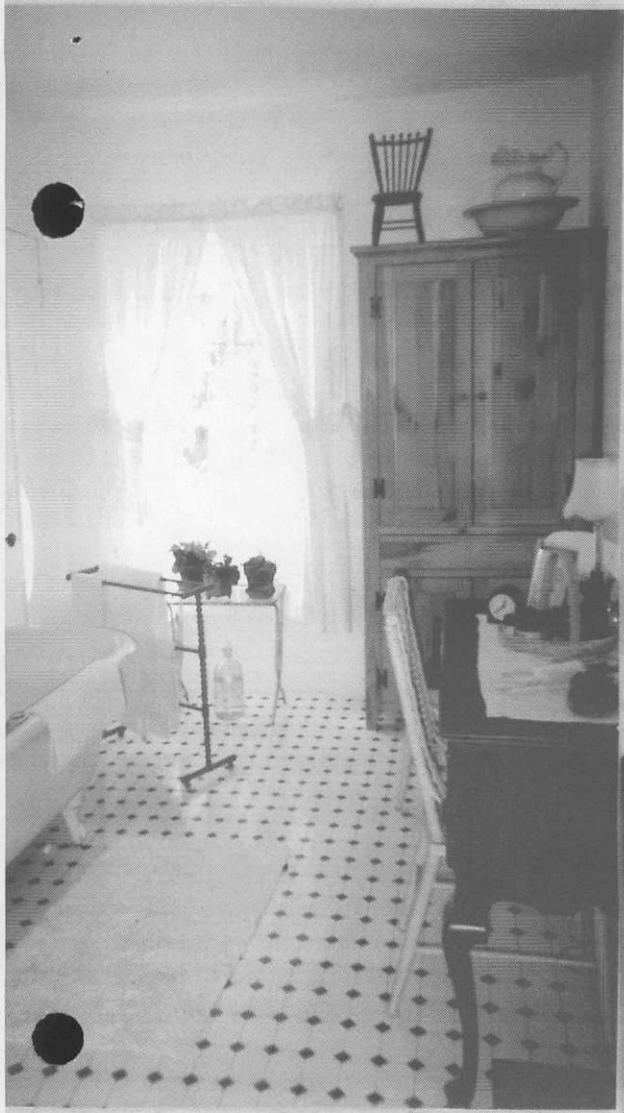
Linda Carlson Residence., East St. Johnsbury, VT 8/01
6. View SE, W elevation of wing and main block. Note gable-roofed wall dormer with historic sash, chamfered, bracketed porch



Linda Carlson Residence., East St. Johnsbury, VT 8/01
7. View SE, detail of side porch. Deteriorated sheet metal roof on porch roof, water damaged clapboards, historic details on posts and balustrade, shingled gable peak.



Linda Carlson Residence., East St. Johnsbury, VT 8/01
8. View NW, showing front facade. Note 2 historic sash, 2 replacement sash, Hipped door hood, Queen Anne style glazed and paneled front entry door, brick foundation, shingled gable peak.



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name PEACHAM CORNER HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number Bayley Hazen Road, Main Street, Church Street, Academy Hill, Old Cemetery Road,
Macks Mountain Road

not for publication

city or town Peacham

vicinity n/a

state Vermont

code VT

county Caledonia

code 005

zip code 05862

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Vermont State Historic Preservation Office

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

PEACHAM CORNER HISTORIC DISTRICT
 Peacham, Caledonia County, Vermont

Signature of commenting or other official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

<input type="checkbox"/>	Entered in the National Register. See continuation sheet.	_____
<input type="checkbox"/>	determined eligible for the National Register. See continuation sheet.	_____
<input type="checkbox"/>	determined not eligible for the National Register.	_____
<input type="checkbox"/>	removed from the National Register	_____
<input type="checkbox"/>	other (explain): _____	_____
	_____	_____
	Signature of Keeper	Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
51	21	buildings
3		sites
1		structures
		objects
55	21	Total

Number of contributing resources previously listed in the National Register 0

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: _____	Sub: _____
_____ DOMESTIC	_____ Single Dwelling
_____ DOMESTIC	_____ Multiple dwelling
_____ DOMESTIC	_____ Hotel
_____ COMMERCE/TRADE	_____ Specialty Store
_____ COMMERCE/TRADE	_____ Department Store
_____ COMMERCE/TRADE	_____ Professional
_____ GOVERNMENT	_____ City Hall
_____ EDUCATION	_____ School
_____ EDUCATION	_____ Library
_____ EDUCATION	_____ Education-related
_____ RELIGION	_____ Religious facility
_____ RELIGION	_____ Church-related residence
_____ FUNERARY	_____ Cemetery
_____ RECREATION AND CULTURE	_____ Monument/Marker
_____ AGRICULTURE/SUBSISTENCE	_____ Animal facility
_____ AGRICULTURE/SUBSISTENCE	_____ Agricultural outbuilding
_____ LANDSCAPE	_____ Plaza
_____ TRANSPORTATION	_____ Road-Related

Current Functions (Enter categories from instructions)

Cat: _____	Sub: _____
_____ DOMESTIC	_____ Single dwelling
_____ DOMESTIC	_____ Multiple Dwelling
_____ DOMESTIC	_____ Secondary Structure
_____ COMMERCE/TRADE	_____ Department Store
_____ GOVERNMENT	_____ City Hall
_____ GOVERNMENT	_____ Fire Station
_____ GOVERNMENT	_____ Post Office
_____ EDUCATION	_____ Library
_____ RELIGION	_____ Religious Facility
_____ FUNERARY	_____ Cemetery
_____ RECREATION AND CULTURE	_____ Monument
_____ AGRICULTURE/SUBSISTENCE	_____ Animal facility
_____ LANDSCAPE	_____ Plaza
_____ TRANSPORTATION	_____ Road-Related

7. Description

Architectural Classification (Enter categories from instructions)

Greek Revival

Federal

Materials (Enter categories from instructions)

foundation Stone

Roof Metal

Roof Asphalt shingle

Roof Wood

Walls wood

Walls Brick

Other n/a

8. Statement of Significance

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

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

Criteria Considerations (Mark "X" in all the boxes that apply.)

Property is:

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

Areas of Significance (Enter categories from instructions)

PEACHAM CORNER HISTORIC DISTRICT
Peacham, Caledonia County, Vermont

Settlement patterns

Architecture

Politics/Government

Period of Significance _____ 1776 - 1953

Significant Dates _____

Significant Person (Complete if Criterion B is marked above)

Chamberlin, William

Mattocks, John

Cultural Affiliation _____ n/a

Architect/Builder _____ n/a

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

See Continuation Sheets

Previous documentation on file (NPS)

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

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreeage of Property Approx. 100 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	725453	4912539	3	18	725901	4911605
2	18	725853	4912315	4	18	725396	4911244
	X	See continuation sheet.					

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Beatrice C. De Rocco

Organization Peacham Historical Association

date 11/15/2002

street & number P.O. Box 248; 275 Macks Mountain Road

telephone 802-592-3051

city or town Peacham

state VT

zip code

05862

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

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

name _____

PEACHAM CORNER HISTORIC DISTRICT
Peacham, Caledonia County, Vermont

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1Peacham Corner Historic District
Peacham, Caledonia County, VermontGeneral Description

The Village of Peacham is a relatively intact late 18th century/early 19th century Vermont hill town. It is set on a rise of land some 1310 feet above sea level and 800 feet in elevation above the Connecticut River several miles to the east. The initial clearing of the forests opened up vistas to the White Mountains of New Hampshire to the southeast, and Mount Washington some forty miles to the east, providing a dramatic setting for the new settlement and a broad geographical orientation. Originally organized around a Common at the high point of the village, the settlement by the 1840's had become concentrated at the crossroads just down the hill to the east. It was here that the road from the green joined the Bayley-Hazen Military Road (1776), one of the important north-south thoroughfares of the time. The settlement pattern and the architectural character of the village were well defined by 1860, and have survived substantially unaltered to this day. Two important layers within this early development give the village its physical distinction - the Federal style houses, barns, and churches of the late 1700's and early 1800s and the predominantly Greek Revival homes and institutional buildings of the 1840's, 50's and 60's. A few large homes were built on the edges of the village during the late 19th century, and a few summer homes were built at higher elevations in the early part of the 20th century. And in recent years, a few additional new homes have been built around the edges and in some of the vacant land created by the loss of the central Peacham Academy building. However, the pre-1860 buildings are still predominant and provide the essential character and continuity within the village. Nearly all of the properties in the district retain their integrity in regard to location, setting, design, materials, workmanship, feeling and association.

1860 marked the beginning of the Civil War period, and the emigration of many young men from Peacham and other Vermont towns. Many never returned. It was also the beginning of a shift in population to the newly emerging industrial centers, which tended to be in the river valleys and not up in the hills. With little in the way of subsequent population growth, the formal shape of the town has stayed somewhat frozen through time since the mid-19th century. From an architectural point of view, what is equally interesting is that 1860 marks the end of a primary use of hand-made and hand-finished materials for buildings, and the beginning of a new era of manufactured structural and finish materials. These new materials spawned the increasingly complex and ornate Victorian buildings of the 1870's, 80's and 90's, many of which replaced simpler, earlier buildings in towns like St. Johnsbury. But this layer never appeared in Peacham, so the earlier architectural character continues to be remarkably consistent. The continuity is further reinforced by the Colonial Revival style of the sprinkling of newer homes, and the almost uniform choice of white as the exterior color for the homes and institutional buildings, many with dark green louvered shutters. Occasional contrast is provided by red brick and by red or natural siding on a few of the homes and barns. Although the white color may not always be the original, it reflects a collective 20th century preference for interpreting early Vermont architecture in a particular way. The light color also highlights the fine detailing of many of the buildings.

Federal layer:

This early layer of buildings is concentrated at the crossroads, and in the scattering of early village

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farmsteads. The homes are mostly timber frame side-gabled buildings, one-and-a-half and two-and-a-half stories, with central chimneys or pairs of interior chimneys. The majority are gable-roofed examples of the Cape Cod and Classic Cottage house forms. A striking exception is the handsome Governor Mattocks home (# 1), a substantial hip-roofed Georgian house form with Adamesque detailing, set at the main crossroads and helping to define the village center. A similar hip-roofed farm residence (#31) survives on the northern edge of the village, although modified. Most of these early homes have attached wings and barns, and fit the general pattern of big-house, small-house, back-house, and barn. Many show signs of evolution, with more recent shed dormers, bracketed door hoods, and extensions. However, much of the original fabric survives in the stone foundations, featheredge horizontal wood siding, and finely crafted doors, windows, and transoms. A brick blacksmith shop dates from this period as does the original Methodist Church which has been transformed several times through its use by the Peacham Academy to its present role as a town building with post office, town clerk's office, and gymnasium. The Peacham Congregational Church was also built during this initial phase - it was moved soon after from the upper village green down to the crossroads area, and was overlaid with Greek Revival detailing characteristic of the next dominant architectural layer.

Greek Revival layer:

The Greek Revival buildings reflect the widespread interest in Classical references within the emerging American Republic. Some of the examples in the district are Classic Cottage house forms ornamented with Greek Revival detailing (#7, 10, 13, 15). But the full expression of the style came when houses were reoriented with the gable end to the street, allowing the development of full pediments and corner trim. Some homes, particularly those along the upper side of Main Street (#4, 5, 8), displayed fully developed Greek temple references, with elaborate pedimented gables above colonnaded verandas. Other homes (#19, 21, 35) had more modest Greek Revival details in the pedimented gable treatments and the detailing of corner trim as applied pilasters. Almost all of these homes featured fine entranceways, many with six-paneled doors surrounded by transoms and sidelights, encased within classically detailed architrave moldings. As indicated, the Congregational Church(38) took on Greek Revival characteristics. This was also the style chosen for the main building of the Peacham Academy in 1843 (since demolished), and for the William Mattocks House (3) which became an Academy residence. All but one of the Greek Revival buildings were built of wood, with horizontal siding; the other (#18) was done in brick, with stone lintels. Most of the Greek Revival homes continued to have associated barns and outbuildings.

Connected architecture:

The majority of homes from both the Federal and Greek Revival periods have connected outbuildings in the big house, little house, back house, barn tradition of northern and eastern New England. Some of these connections are not original (#41), and in some cases the main house has been rebuilt or altered while the outbuildings have remained unchanged (#44). But the connected outbuilding pattern seems to have been well established by the early 19th Century, and the pattern has been sustained by subsequent owners even when the original agricultural uses have disappeared. The main house and rear wing are generally clapboarded with matching trim; the back house and barn have

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simpler trim and some have unfinished vertical siding.

Subsequent developments:

Later 19th century homes were few in number and relatively simple in detail. They were mostly gabled front houses that continued the Greek Revival influence of the earlier period. The only notable change was the addition of verandas with scrollwork detailing. The village is generally without the elaborate Victorian layer that characterizes Danville, St. Johnsbury, and a number of other nearby centers. Some early 20th century summer homes on the edge of the village adopted very distinct styles, more in the shingled Arts and Crafts tradition, which reinforced their separate identity. Late 20th century buildings within the village have been very limited, and have tended to imitate the early 19th century vocabulary with simple side-gable forms, horizontal wood siding, and doors with transoms and/or sidelights.

The village landscape:

The village landscape continues to provide an important and appropriate setting for the early homes and outbuildings. The boundaries of the village today are much as they were in the mid-19th Century. They remain clearly defined by the surrounding rural landscape, with its mix of open agricultural land and forest. Active dairy farms sustain the traditional field patterns and uses. Farther a field, the distant views to the White Mountains remain a dominant feature of the village, and help explain the early appearance of inns, rest homes, and summer residences. There is only one paved road - the through road from Groton to Danville that incorporates part of the early Bayley-Hazen thoroughfare. The rest of the village roads are dirt and gravel, as they always have been. The only sidewalk is a gravel path separated from the paved road by a grass boulevard. The soft edges of these roads, combined with the mature trees and bushes, maintain a predominance of soft landscape that has always been characteristic of the village. Individual plantings, including terraced flower gardens on the sloping lawns of the village centre, also sustain traditional landscape patterns.

When approaching or viewing Peacham from afar, the mature landscape of the village itself, set within the more open field patterns of the agricultural uses that surround it, give it a distinctive identity. The high white steeple of the Congregational Church acts as a central point of reference, as it has since 1844, and its chiming of the hours still marks the daily passage of time for village residents.

1. Governor Mattocks House, 613 Bayley-Hazen Road. 1805. Contributing

This Federal Style hip-roofed residence was built in 1805 by the Buckminster Brothers who, though they were not architects, were Peacham's early carpenters and builders. They also constructed across the road a rather plain building to serve as a store, which continues to this day as such. The Mattocks house occupies a prominent location at the crossroads. It is a roughly square, two-story home with a stone foundation, original clapboard wood siding, and a low slope hip roof with a central chimney. The current roofing is standing-seam sheet metal. This dwelling is architecturally significant in that it retains many of its original features. The principal five-bay east façade has a central entrance, and the

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four-bay north façade has a similar entrance at the third bay. Both entrances feature columned trim, broken pediments with dentillated and molded cornices, large, six-paneled doors, and semi-circular transoms. The north entry transom has elaborate Adamesque tracery in the mullions. The south façade has an irregular pattern of openings, with a projecting one-story wing. The six-over-six windows have simple moldings, with the first floor windows having splayed wood lintels. A dentillated cornice articulates the eaves and there are paneled pilasters at the corners. The rear ell has three windows on the north and south sides, and an additional door to the house. The ell connects to a large, two-storied timber barn with vertical wood siding and corrugated metal roofing. The high drive has sliding doors on both north and south facades and there are two overhead garage-type doors on the west side. The barn, which is now used as a garage, has four windows to the north, one to the west, and one to the south - a number of these windows have their original twelve-over-eight sash.

This was the home of John Mattocks who was the first man to practice law in the three counties (Essex, Orleans, and Caledonia) known today as the Northeast Kingdom. He was Peacham's representative in the General Assembly of 1807. As brigadier-general of the militia in the War of 1812, he had muskets from the arsenal in Montpelier shipped directly to Peacham. Mattocks subsequently became Postmaster of Peacham, served three terms in the State Legislature, and three terms in the U.S. House of Representatives. He was elected Governor of Vermont in 1843 and served one term. In later years, the Mattocks House served as the first school for girls in the town and was known as the "Dames' School", having seats for ten or twelve students. In later years, it was the home of Howard Hebblethwaite, Peacham's long-time librarian, and then served as a duplex, an antique shop and an inn.

2. Peacham Academy Site, Bayley-Hazen Road. Contributing

This open site is a public park that marks the former location of the Peacham Academy. Chartered in 1795 by the State of Vermont, the Caledonia County Grammar School, better known as Peacham Academy, was originally located on the Common. The first school building was built there in 1797 by Edward Clark. It was a two-story building, thirty by forty feet. Ezra Carter, a graduate of Dartmouth College served as the first principal, and the number of enrolled students expanded rapidly. In 1842 Peacham Academy moved down the hill from the Common to this site in the center of the village. A new school house was built in 1842, which was expanded and remodeled in 1886, and lost to fire in 1976. A well-detailed wooden model of the building and a pier containing the original cornerstone occupy the center of the site and depict the Greek Revival building with its central gable-front pavilion flanked by matching wings.

The Academy graduated its final senior class in 1971 and all the buildings were sold after the Academy closed.

2a Kinerson Hall. 63 Church Street. 1960. Non-Contributing

Set back from the Bayley-Hazen Road, on the hillside above the Peacham Academy, site are two

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buildings that were originally part of Peacham Academy. After the Academy closed in 1971 the buildings were sold to the Peacham School, a private co-ed high school. In the late 1970's, the buildings were transformed into affordable housing for seniors. Since May 2002 the buildings have been owned and administered by the Gilman Housing Trust, a non-profit corporation.

The upper building, Kinerson Hall, was built in 1960 and served originally as a boys' dormitory for students at Peacham Academy. Kinerson Hall is an elongated one-floor bungalow-style non-contributing building with an ell. It includes five 1-bedroom and one 2-bedroom apartments with a common room, guest bedroom and bath. It is of block and frame construction, with vinyl siding and one-over-one vinyl double-hung windows with some vinyl casings. It has a gabled asphalt shingle roof with a cupola at the intersection of the short ell with the main roof axis.

2b. The Science Building. 63 Church Street. 1965. Non-Contributing.

The Science Building was built in 1965 and served originally as a teacher residence and science laboratory. The Science Building is a two and a half story simple gable-roofed structure with three 2-bedroom and one 1-bedroom apartments. It is of wood frame construction with brick veneer on the first level, wood lap siding on the second floor, six over six wood double hung windows and asphalt shingle roofing. It has a symmetrical floor plan with a central hall and staircase.

Access roads for both buildings enter from Church Street, and there is a small parking area in front of Kinerson Hall.

Both multi-unit buildings are simple in detail and their set-back from the Bayley-Hazen Road makes them unobtrusive. They are non-contributing because of their recent construction.

3. William Mattocks House, 555 Bayley-Hazen Road. 1847. Contributing

This Greek Revival style house was built in 1847 by William Mattocks, a lawyer and son of Governor Mattocks. It is an imposing building, approximately 70x30 feet, two full stories high, with the gable front façade facing east onto the main street of the village and providing views to the White Mountains and Mount Washington. The front third of the building is somewhat narrower; the change in the geometry of the gable roof and the irregular window patterns suggest that the building was constructed in several phases. The foundation is stone, the wall finish is wood clapboard, and the gable roof finish is standing-seam metal. There is Greek Revival detailing throughout the house. The molded cornice returns with the full entablature to pediment the gable ends and there are paneled corner pilasters. The main entrance door on the north has a transom and sidelights. The windows have replacement six-over-six sash. To the south, sun rooms for two former apartments were added, covering all but three bays. A one-story garage ell has been added at the west rear façade, with space for two automobiles.

In the early 1890's, W.H. Bayley bought the buildings and converted the property into a hotel, called

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the Mountain View House. It was purchased in 1930 by Mrs. Alma Parker Harvey, a Peacham native and widow of George Harvey who was ambassador to the Court of St. James during the Harding administration. Mrs. Harvey created extensive gardens around the house. Peacham Academy later acquired the house and it became a dormitory and dining hall for Academy students.

The present owners plan to restore the house to its original concept as a single dwelling.

4. The Shedd House, 535 Bayley-Hazen Road. 1824. Contributing

This house and the Cobb House (# 5) immediately to the south form a fine pair of one-and-a-half story temple front Greek Revival homes from the 1820's. Together with their sloping lawns in front and substantial outbuildings behind, they help define the character of the village center. The Shedd house sits on a granite foundation and is finished with wooden clapboards and a standing seam metal roof. On the east side facing the road, the house has four bays and features a first story colonnade of paneled columns and paneled pilasters supporting an elaborately detailed pedimented gable with unusual Greek Revival frieze elements on the two gable window lintels. The ground floor windows in the recessed wall behind the colonnade have fully detailed six-over-six sash with louvered shutters. Both the paneling and the surrounding architrave moldings extend to the porch floor, suggesting French doors, and one unit opens to provide access. The main entrance with its Gothic paneled door, three-quarter-length sidelights, and molded pilasters occupies the second bay on the north side. A later door hood with scrollwork brackets dates from the late 19th century. The full entablature from the pedimented front gable continues along both side facades. A rear addition is more simply detailed, and a series of sheds connects the house to the barn. The building is a good example of New England connected architecture - the big house, little house, back house, barn idiom. The big house has four windows and the main door on the north side, with the two most westerly windows having the original twelve-over-twelve sash. The little house has become a family room with an open loft overhead. It has two modern windows on the north side and two southern facing windows on the south side - they are unmatched and now open onto a porch that has been enclosed. The present south side of the porch has two modern windows and a door opening onto the side lawn. The back house with its wood shed and privy connects to the barn. The barn, in turn, is connected to the old one and-a-half story carriage shed currently used as a garage. There is storage space above it, and it is roofed with asphalt shingles as is the barn. Since the buildings were built on a slope to the south, there is a large opening under the barn. Granite pillars and a tree trunk help to support the house in the earth-floored basement, where there is still a well and a granite cistern.

From the time the house was built in the 1820's, only five owner-names appear in the two registries: Josiah Shedd, Lafayette Strobridge, Lydia Strobridge, Adolf Koch and Edmund Brown.

Dr. Shedd served as Peacham's physician from 1807 until his death in 1851; both he and his wife were generous benefactors of the Academy and the Congregational Church. Lafayette Strobridge was a farmer, ran a tavern and a livery stable and used the land across the road as his pasture. He was the last survivor of the old-time shoemakers. (A sign "Sanford and Strobridge", probably from the 1850's,

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remains in the barn today as evidence of this enterprise) Adolf Koch a teacher and minister, born in Germany, was proud of the fact that he had served this country in World War I., World War II., and the Korean conflict. Recently, Edmund Brown, retired history professor, was president of the Peacham Historical Association for many years. Under his leadership, the publication of The Peacham Patriot was begun and the historical collections were more professionally organized.

5. Dr. Cobb House, 511 Bayley-Hazen Road. 1826. Contributing

This 1820's one-and-a half story, three-by-five bay Greek Revival home, like the Shedd house (# 4) next door, has a temple front. It is clapboarded, has a standing-seam metal roof, and rests on a granite and fieldstone foundation. It has a fully pedimented gable containing two six-over-six windows above an elaborate colonnade featuring four fluted Doric columns and paneled pilasters. The three ground floor windows behind the columns have delicate six-over-six sash above a paneled apron and incised window surrounds that extend down to the porch floor in the French style. The central window opens to provide access. There are louvered shutters on most windows. The full entablature surrounding the pediment extends along the side walls. On the north side, the main house has two windows with six-over-six sash, a third one having been covered by a mid -20th century chimney, built to provide the living room with a fireplace. In addition, there are two six-over-six windows, one facing east and the other west. A second floor gabled dormer was added at the end of the 19th century on the north side, with a matching dormer on the south. The principal entrance is in the middle bay of the south side, and features a Gothic paneled door, identical to the one in the Shedd house, as well as sidelights and paneled architrave moldings. It is flanked on each side by two six-over-six sashed windows. The kitchen wing has two six-over-six sash and a door facing onto an open porch. The north facade of the little house has a six-over-six window, two nine-over-six windows connected by a modern horizontal window, and an additional nine-over-six window. The rear addition has similar six-over-six sash. The large one and a half story barn, extending south to form an ell, has matching horizontal wood siding, but with simple detailing. The roof is standing-seam metal.

The house was built by Dr. M. Keith who died in 1826, along with his daughter, shortly after the house was built. The house was owned by a series of doctors: Dr. Cobb, Dr. Farr, and then Dr. Luther Fletcher Parker. Dr. Parker was the village physician for almost fifty years. The recreation field across the main road is named for Dr. Parker.

6. The Hidden House, 475 Bayley-Hazen Road. 1820. Contributing

This 1820 home is a one-and-a-half story three-quarter Cape. It is set off by a low stone wall which runs parallel to the road on the side and front lawns and continues on both sides of the driveway. It is constructed of fieldstone capped with granite. The house itself has a fieldstone and granite foundation which has a brick facing in the front. The roof is standing-seam metal. The house has a four-by-three-bay facade. In the third bay of the front facade, the main doorway surround contains a paneled door that was originally flanked with sidelights that have been covered. There are shallow soffits, flat corner boards and frieze cornice returns. The original windows have been replaced with a two-over-

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two sash, probably in the late 19th century. A ground floor bay window on the north side and porch with chamfered posts and scrollwork brackets on the south side are later additions, probably from the same period. The house has a substantial two story shed addition with a poured concrete foundation and a seamed metal roof. The addition was completed in the summer of 2002.

Martin Hidden, a local furniture maker and carpenter, lived here circa 1875. He supervised the remodeling of the Academy building in 1885. He died in 1915, but his widow, Belle (Arabella) lived on in the house until her death in 1943. When the present owners were putting on the addition, they had to remove rotting sills, and discovered that part of the sill was a log with three musket balls in it. One wonders if they were from the muskets used in the War of 1812 when John Mattocks lived at the corner and was Brigadier General of the State Militia.

6a. Studio and Garage. c1970's. Non-Contributing

There is a free standing two-story studio and garage to the south of the house. It has simple board and batten siding, a gabled standing-seam metal roof, and a fieldstone and granite foundation. The studio is on the second floor of the barn. There is one sliding door facing the street. This building is non-contributing due to its recent construction.

7. Johnson House, 443 Bayley-Hazen Road. 1830. Contributing

This is a five-by-three-bay Classic Cottage with Greek Revival detail. Its end gables are fully pedimented, and there is a substantial molded cornice frieze with full entablature on all facades with wide corner boards below. The symmetrical five bay front facade features two six-over-six windows with louvered shutters on each side of a central entrance, which has a paneled door, one-half length sidelights, and inset molded surround with corner blocks inside the wide plain surround. There is a central chimney. Two additional chimneys and a shallow shed dormer on the front facade are later additions, as is a south facing sun porch on the rear addition. The south facade shows a six-over-six sashed window plus a dormer with a single window on the second story. The lower level to the south has three six-over-six windows and a door flanked by windows which access the sun porch. A matching dormer is on the north facade as well as three other six-over-six windows. The first level to the north shows three six-over-six windows and large twelve over eight sash. To the west, there are two large twelve-over-eight windows, one on each story, as well as another six-over-six window on the second floor. The foundation of the house is granite, and the roof is standing-seam metal.

Leonard Johnson, for whom this house was built, was the brother of Oliver Johnson. Both were abolitionists. Oliver was the father of Martha and Caroline Johnson who taught in freeman schools during the Civil War Reconstruction period. In the early days, the house was occupied for 20 years by John Dunbar, a saddler and general tinker. Later it was the home for the Reverend Fletcher D. Parker and his second wife, Torie, who purchased it in 1956. Fletcher D. Parker gave the athletic field to the

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town and named it in honor of his grandfather, Dr. Luther Fletcher Parker.

7a. Garage. 1981. Non-Contributing.

There is a later free standing, two-bay, one-and-a-half story outbuilding (built 1981) that serves as a two car garage. It replaces a smaller garage which was moved to East Peacham. The roof is standing-seam metal, the foundation is poured concrete, and the siding is horizontal clapboard.

8. The McClary House, 791 S. Main 1860. Contributing

This 1860's house, built on a granite foundation, is a fine example of a later temple-front Greek Revival house with subtle and more vertical proportions. The central pedimented gable with full entablature is set above two-story paneled pilasters on the sides and free standing fluted Ionic columns in the center. The recessed facade behind features a post and beam surround, a paneled door with a louvered rectangular transom and full sidelights, flanking high-set square windows, and a central six-over-six window above. There are symmetrical one and a half story side-gabled wings on each side, shuttered six-over-six windows, full entablatures and flush-board siding on the front and side facades. The wings have a shallow set back from the two story main block, just the width of the small porch supporting the Doric columns. A square bay window on the south side appears to be original. A rear one-and-a-half-story rear wing connects the house to the barn in the manner of New England connected architecture. The north side of the addition has a six-over-six window, three small windows and a simple door opening to the side lawn. The south side has a matching six-over-six window, as well as door and three windows opening onto a sun porch. The attached barn has horizontal siding and two vertical sided sliding doors. Asphalt shingles are used for the roofing throughout.

The house was rebuilt by Silas Burnham for Ira McClary in 1860. Mr. McClary had a store in a small building to the south and slightly closer to the road. Part of the stone foundation can still be seen. As customary in that era, the store carried a selection of groceries, hardware, dry goods and patent medicines. Later the store was moved across the street and still serves as a garage. J.F.L. Richter clerked for McClary and in 1893 bought his inventory and opened a store of his own at Peacham Corner in what is now the Peacham Corner Guild. The McClary house was next occupied by two of the town's doctors, Dr. Keith and later Dr. Cobb.

9. Schoolcraft House. 769 S. Main Street. c. 1960. Non-Contributing

This side-gable house is a simple one-and-a-half-story half Cape. It was built on the site of a home that burned in 1952. The eastern facade has a hip-roofed entry porch with lattice walls and engaged benches. Pairs of six-over-six windows flank the central door. A sun porch with eight six-over-six

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windows and a French door as well as a small open porch was added to the southern side in the late 1980's. A further addition to extend the rear of the house was added in 1995. The house has a poured concrete foundation, horizontal clapboards, and a standing-seam metal roof. The additions have asphalt shingle roofing.

9a. Garage. c.1960. Non-Contributing.

There is a two story free-standing garage with an opening for two cars and a single door facing east. The facades have a variety of four-over-four windows with simple trim. The siding of the garage is horizontal clapboard, the foundation poured concrete, and the roof is standing seam metal. This structure does not contribute to the character of the district due to its age.

10. The Thorn House. 749 S. Main Street. 1824. Contributing

This five-by-three bay Classic Cottage has clapboard siding and simple trim in the plain frieze and corner boards. It rests on a stone foundation. The central entrance on the front façade has more elaborate Greek Revival detailing in the substantial pilasters and entablature surrounding the paneled door and full-length sidelights. There are also slightly pedimented lintels in the window trim, above the six-over-six shuttered windows. A shed dormer has been added on the principal facade over the three center bays. The roofing is corrugated metal.

The house has evolved considerably and is a good example of connected architecture. It includes the original cape, a kitchen ell, a back house, and a barn. The north wing is set back behind a covered porch with simple rail detailing. The fenestration reflects the changes to the house. The windows in the original house are six-over-six sash. The kitchen ell has six-over-six windows that were put in after a fire in 1952. The back house has new windows from the 1990's. The post and beam barn was built in the 1990's. It is clad in shiplap board and has a cement floor. The barn main entrance is mounted sliding doors with a hayloft door above. There are three windows on the south side.

This house was originally built in 1824 by store owner Franklin Fenton. In the early years many of the owners were merchants: a store owner, shoe maker, saddler and general tinker, who provided services in the village. From 1848 to 1858, Trustram Sanborn, a captain in the War of 1812, lived in the house. Among the old probate records is the will of Priscilla Jones listing the contents of this house where she lived 1884-97. She left her "black dress worn to Lincoln's funeral" to a niece.

In 1915 the house was purchased by the Thorn Family of Massachusetts. Carrie DuBois Thorn, born in Peacham in 1868, returned to the town with her husband, Walter Thorn, a retired druggist and their two daughters, Maybelle and Marion, came to Peacham with them. Walter Thorn served as Peacham Town Clerk 1925-45, and some towns' people remember taking the Freeman's Oath in the middle parlor of the house where he had a desk. During the Thorn years, several major changes were made in the house, including the addition of a bay window on the south side, a Victorian banister and updated staircase, the cape dormer, removal of a large barn attached to the west, enlargement of the front

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Statement of Significance

Peacham, situated in Caledonia County, was chartered on December 31, 1763 by New Hampshire Governor Benning Wentworth. The original charter of 23,040 acres to 70 proprietors from Hadley, Massachusetts was later re-granted by New York in 1777, but the original proprietors of Peacham failed to pay for and get a patent for their land from New York. Questions about the validity of land titles in Peacham were resolved only after Vermont became a state on March 4, 1791.

The original proprietors were land investors and none of the grantees ever settled in Peacham. A decade after receiving the grant, the proprietors contracted with Colonel Jacob Bayley of Newbury, Vermont to undertake the settlement of Peacham and empowered him to sell lots to actual settlers. Colonel Bayley's son surveyed the land and he and his son soon acquired substantial holdings in the Peacham Township. By September 1774 five pioneers had started to clear land in Peacham, but the Revolutionary War delayed permanent settlements. As a frontier town Peacham was exposed to military attacks by the British and their Indian allies. Colonel Bayley decided that a road might be economically necessary and he persuaded General Washington that Vermont needed a second military road that would run from Newbury on the Connecticut River to Canada. Colonel Bayley was put in charge and construction started on May 1776. By July 1776 an 18 mile-path had been blazed through the forests, and the road reached Peacham. It continued through Danville toward Cabot, when General Washington stopped the construction since he realized that British troops might also use the route. After the defeat of British forces at Saratoga in 1777, the road again appeared feasible, and Colonel Moses Hazen resumed the construction. This time the road reached Hazen's Notch when again fear of military incursions halted the construction.

The Bayley-Hazen Military Road accelerated settlement in Peacham and determined the settlement pattern of Peacham Corner. The road made possible bringing in supplies by wagons from the Connecticut River and opened the way for settlers to come from southern New England at the end of the Revolutionary War. By 1784 an estimated 200 people lived in Peacham, by 1791 the number had almost doubled and by 1795 Peacham was the largest town in Caledonia County. By 1800 the population of the township had grown to 872. The early settlement in Peacham Corner was concentrated on the hill as the lower land was swampy. The original charter had provided that land be assigned for the support of religion and education. The first meeting house and school building were built on the hilltop. In 1794, the 39 members of the Congregational Church raised the funds to build a meeting house at the high point of the village.

In 1795 William Chamberlin, one of the outstanding men in the history of Peacham, chose Peacham as the site for Caledonia County's grammar school. Peacham, being the largest town in the County,

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

**Peacham Corner Historic District
Peacham, Caledonia County, Vermont**

could have chosen the courthouse. The Caledonia County Grammar School, chartered by the State in 1795 and better known as Peacham Academy, was opened in 1797 on the hilltop (close to the present Civil War monument on the Peacham Common, # 50). Peacham Academy for more than 175 years enriched the town's intellectual life and underscored an enduring commitment to education.

Its hill location and two roads define the physical characteristics of Peacham Corner and underlie its linear, organic configuration. The earliest is the Bayley-Hazen Military Road (Bayley-Hazen Road), which cuts along a straight south/north direction through the center of the village. The second defining road is the Chelsea Road (Church Street), the east/west road. This road was authorized in 1797 by the Vermont Legislature which wanted to build a road between the court house seat to the east in Chelsea and the Caledonia courthouse to the west in Danville. The early structures of Peacham clustered along these two roads, and by 1800 farms and houses were laid out in a central village with a common on the top of the hill for the Congregational Church and Peacham Academy. By the early 1840's the center of the village had shifted east to the crossroads of the two thoroughfares, and the Congregational Church and Peacham Academy moved down from the hilltop.

The township of Peacham over time spread out on the rural landscape and the economy was overwhelmingly farm-based. Sheep were the mainstay of farming during the early 19th century. Peacham Corner, the largest of the four villages in the township became the center where commercial enterprises concentrated side by side with small farms and where community life flourished. By the 1840's Peacham Corner had become a busy commercial center with four stores, doctors and lawyers, a blacksmith shop, tin shop, shoemaker and several other tradesmen.

Growth of educational institutions and civic amenities paralleled the commercial development. Peacham Academy was the educational center and the Academy flourished. This brought excellent teachers to Peacham; usually the principal was a graduate of Dartmouth and later Middlebury, and the University of Vermont. In 1846 Peacham celebrated the fiftieth anniversary of the founding of the Caledonia County Grammar School. The enrollment had grown steadily over that period to 114 students from Peacham and all the surrounding area. A library was established in 1810 and it was one of the earliest circulating libraries in the state. The second one room school house (#54) at the Corner was built in 1820 and then a new schoolhouse (#42) was built in 1835. Among other civic amenities in Peacham Corner were numerous taverns (#21 and #35) in Peacham Corner, and taverns served as important community gathering places.

The town's spiritual center was the Congregational Church (#38) built in 1806. In 1831 a second church, the Methodist Episcopal Church was organized in Peacham, and the Society built a chapel (#57) in 1831, which was supported by its members for nearly a century. After the closing of this church the building was eventually transformed into the Peacham Academy Gymnasium and in 1999 the town offices and post office. While the Congregational Church and the schoolhouses remain to this

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**Peacham Corner Historic District
Peacham, Caledonia County, Vermont**

day, fire claimed the structures of the library, Peacham Academy and many of the taverns.

The 1840 census recorded 1443 inhabitants in Peacham, but after that peak there was a steady population decline following the mass migration of Vermonters to the West and to the newly emerging industrial centers. The exodus of Vermonters in search of better farming land accelerated in the 1840s when gold fever intensified the wave of emigration to California. Peacham's farm economy gradually shifted to dairy farming, and commercial enterprises supported by the earlier sheep farming were abandoned. Bypassed by railroads, Peacham Corner after 1850 became isolated from the markets to the south. Nationwide the end of the Civil War also marked the beginning of a period of industrial transition, when factory production forced out local industries. After the Civil War, Peacham Corner entered a period of depopulation and experienced a decline of its commercial enterprises. The traditional small businesses closed down, but the buildings were gradually transformed into private homes. Beginning mid-19th century, Peacham Corner became the home of retired farmers, who no longer worked the land but had enough money to purchase a home.

By 1900 the population in Peacham had declined to 794 inhabitants. As elsewhere in Vermont, Peacham's economic health suffered a steady decline after 1900 and especially during the Depression. Family farms, which had once formed the economic base, were abandoned. The depressed milk prices in the 1930's and the decline of dairy farming in Peacham had a pervasive impact on family incomes.

Although hard times continued for dairy farmers, the arrival of out-of-state summer residents and the growth of tourism gradually transformed the earlier patterns of community development in Peacham Corner. The Mountain View Inn (#3) and later boarding houses, such as the Choate Inn (#20) and the Elms (#32) played a role in attracting newcomers to Peacham. The first summer residence in the village was built in 1908 (#46) and a second summer residence was built in 1912. The revolution in transportation and the advent of the automobile accelerated the growth of summer visits by tourists from urban areas. Some of them later settled in Peacham and bought rural homes or farms, and a few built new summer residences on the outskirts of the village. The newcomers, who purchased abandoned farm properties in Peacham in the 1930's, were mainly professors from Columbia or Harvard Universities. This gradual in-migration from the Boston and New York academic communities transformed Peacham Corner and gradually restored economic prosperity. Although many of the newcomers lived in Peacham only part of the year, these families had the financial resources to repair and restore houses that might otherwise have fallen into disrepair. With the arrival of out-of-state residents Peacham Corner became more diversified in its economic, social, educational, and religious life. But much of the fabric has endured and most of the physical structures have been preserved. Peacham Corner remains a remarkably intact 19th century village with thirty houses built before 1860, and much of the physical history dating to the period 1776 to 1860 is preserved. Peacham Corner reflects the rich legacy of its pattern of development as the religious, cultural, political, social and commercial center of Peacham.

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National Park Service****National Register of Historic Places
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Peacham, Caledonia County, Vermont**

The architecture of Peacham Corner vividly reflects the architectural trends of the late 18th and 19th century. Two important layers within the early development give the village its physical distinction - the Federal style houses, barns, and churches of the late 1700s and early 1800s and the predominantly Greek Revival homes and institutional buildings of the 1840s, 50s and 60s. The concentration of mid-1800's vernacular Greek Revival style houses reflect the peak of Peacham's population and vitality in that period and the popularity of that style. The Shedd House (#4) and the Dr. Cobb House (#5) are particularly noteworthy examples of the Greek Revival Style. Located side by side, these two houses are fine examples of temple front Greek Revival homes built in the 1820s. The McClary House (# 8) is a high style Greek Revival house with a two-story, temple-front flanked by one-story wings. Other notable buildings in Peacham Corner include Governor John Mattock's 1802-built law office (#20) and his 1805-built mansion (#1) that he occupied for approximately forty years. This dignified two-story, hipped roof house retains fine period detailing. There are many examples of connected architecture, and houses #4, #18, and #19 are especially notable examples of the big house, little house, back house, barn idiom. Also included in the Peacham Corner Historic District are the house (#37) where Amos Farley and Samuel Goss published one of Vermont's first newspapers, The Green Mountain Patriot, in 1798, the village store (#36), built circa 1824, and the newly restored blacksmith shop (#56) where Ashbel Goodenough worked as a blacksmith between 1819 and 1835. Another important structure is the Congregational Church (#38), which was moved from its hill location to its present site and refashioned in the Greek Revival style.. A few large homes were built on the edges of the village during the late 19th century and a few summer homes were built at higher elevations in the early part of the 20th century and are representative of the architecture of early summer residences. The oldest summer residence is a Shingle-Style cottage (# 46). Another notable example is built in the Craftsman bungalow style (#47). In recent years, a few additional new homes have been built around the edges of the town and in some of the vacant land created by the loss of the central Peacham Academy building. Over times garages have replaced some barns and sheds. However, the pre-1860 buildings are still predominant and provide the essential character and continuity within the village.

The history of Peacham Corner reflects the contributions of the settlers that arrived in Peacham before 1800. The first families to settle in Peacham were farmers, who purchased small stakes from the proprietors and who cleared the forests from the land. Although pioneer farmers were usually skillful in the use of tools, specialized carpenters played an important role in building many of the houses in the District. The most notable early carpenter was Edward Clark, who constructed the first Peacham Academy building in 1795 and in 1804 designed and built the Congregational meeting house on the site of the present common (#50). Another well-known carpenter was Barnes Buckminster, who built the Governor Mattock's House (#1) and the store building that is today part of the Peacham General Store (#36).

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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 6Peacham Corner Historic District
Peacham, Caledonia County, Vermont

While farming was the mainstay of its economy, education and cultural interests flourished. Among well-known settlers in Peacham Corner was Ezra Carter, who served as the first principal of the Caledonia County Grammar School. Notable were also Amos Farley and Samuel Goss who erected a printing house (#37) in 1796 and started publishing The Green Mountain Patriot in 1798. In addition to publishing the paper, they printed pamphlets and books. The most ambitious venture was the printing of Alexander Pope's An Essay on Man in 1798. They dissolved their partnership in 1801, and Samuel Goss continued the publication of The Green Mountain Patriot until 1807.

The two most significant persons in Peacham Corner were two prominent politicians: William Chamberlin and John Mattocks. General William Chamberlin was one of the outstanding men in the early history of Peacham. Born in Hopkinton, MA on April 27, 1753 he volunteered in the army in 1775 and was an orderly sergeant during the invasion of Canada. After serving in the Revolutionary War he moved to Peacham in 1784 and became the clerk of the proprietors of the town. He was town clerk for twelve years. He was instrumental in obtaining the charter for the Caledonia County Grammar School. Between 1796 and 1803 he served as Chief Judge of Caledonia Court. He was Lieutenant Governor for two years; a delegate in the Constitutional Conventions of 1791 and 1814; a Presidential Elector in 1800; and a member of Congress for two terms. Chamberlin was a strong Federalist. His political career ended in 1817 after which he devoted himself to his business interests and to Peacham's local concerns until his death in 1830. He is buried in the Peacham Cemetery.

John Mattocks, one of Peacham's early settlers, was the first man to practice law in the three counties today known as the Northeast Kingdom. His Federal-style residence (#1) was built in 1805. Born in Hartford, Connecticut on March 4, 1777, John Mattocks came to Peacham in 1798. He was Peacham's representative in the General Assembly in 1807, 1815-1816, and 1823-24. In 1812 Mattocks became Brigadier General in the militia. Next he served three terms in the state legislature, and three terms in the U.S. House of Representatives in 1821-23, 1825-27, and 1841-43. He was elected governor of Vermont in 1843 and served one term. He died in Peacham in 1844 and is buried in the Peacham Cemetery.

A series of past and ongoing preservation activities has enhanced the historical integrity of Peacham Corner. Recently the Goodenough Blacksmith Shop has been restored. This early 1800s building is one of the few surviving industrial buildings in the village. Several private homeowners have also undertaken restoration of their houses. Barns remain the most endangered structures in the District, but efforts are underway to prepare an inventory of the remaining barns as a crucial step towards preservation.

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Peacham Corner Historic District
Peacham, Caledonia County, Vermont

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Peacham, Caledonia County, Vermont

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Section number 10 Page 1

**Peacham Corner Historic District
Peacham, Caledonia County, Vermont**

10. Geographical Data

Additional UTM References

5. 18/724850/4912066

Verbal Boundary Statement

The boundary of the Peacham Historic District is delineated on the sketch map accompanying the nomination form. The boundary lines are drawn close to the rear of buildings and follow the perimeter lines of the Fire and Water District of Peacham Corner, except that all of the Cemetery land area is included..

Boundary Justification

The boundary of the Peacham Corner Historic District is determined by both geography and early settlement patterns of Peacham Corner. Originally organized around a Common at the high point of the village, the settlement by the 1840's had become concentrated at the crossroads just down the hill to the east. It was here that the road from the Common joined the Bayley -Hazen Military Road, one of the important north-south thoroughfares of the time. As the accompanying school district map of 1858 shows, the settlement pattern of the village was well defined before 1860. It has survived substantially unaltered to this day, except that the Peacham Corner Historic District is extended to the northwest to include four additional houses, numbers 45-48. These properties are included in the current Fire and Water District of Peacham Corner. Otherwise, the district's boundaries are identical to the area encompassed on the 1858 map. The boundaries of the Peacham Corner Historic District today are much as they were in the mid-19th Century. They remain clearly defined by the surrounding rural landscape, with its mix of open agricultural land and forest.

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National Park Service**

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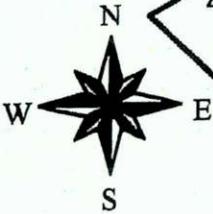
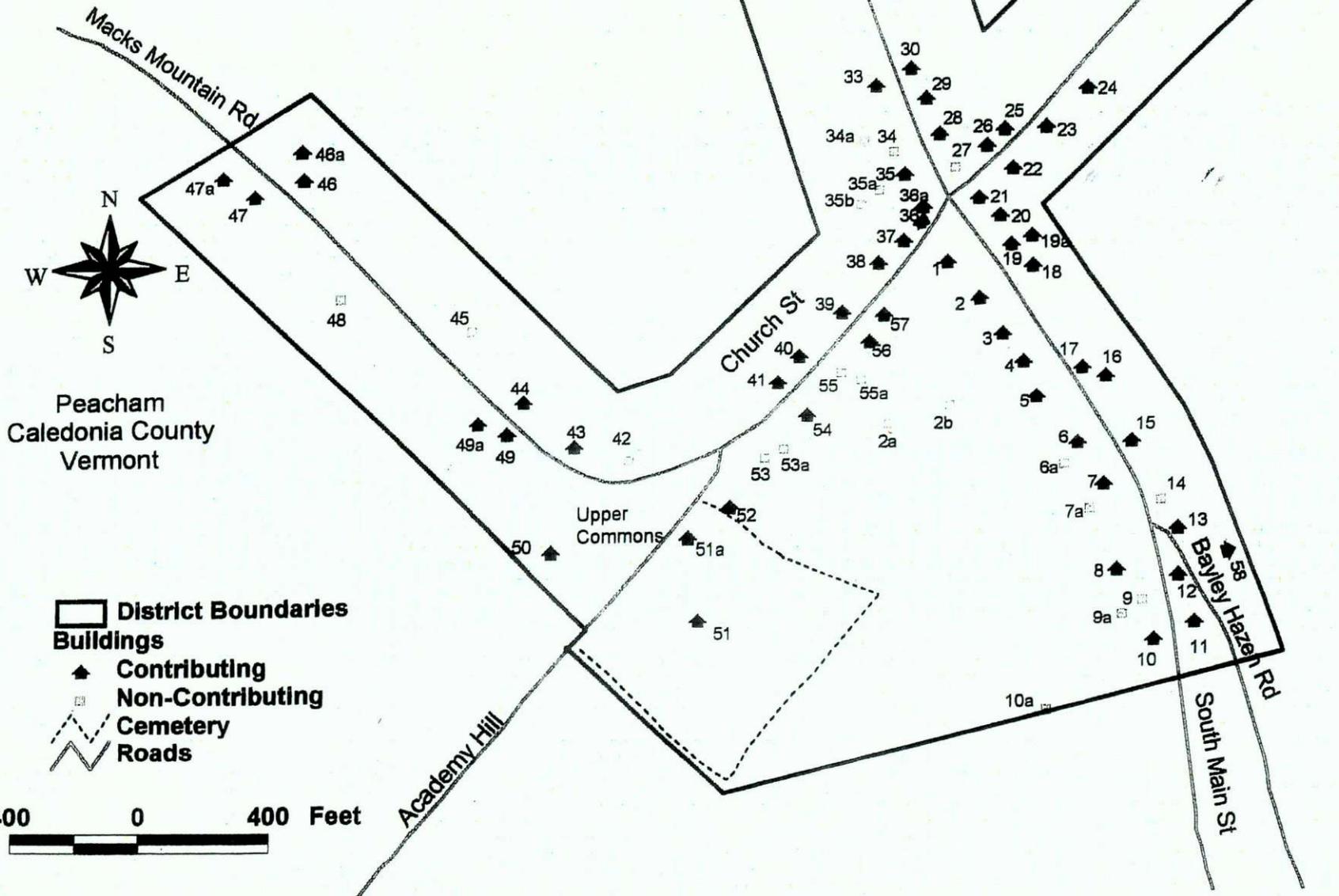
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Peacham, Caledonia County, Vermont**

Section 12 - Additional Documentation

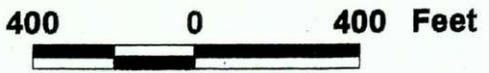
1. Site Map
2. Geographic Map

Peacham Corner Historic District Map



Peacham
Caledonia County
Vermont

- District Boundaries
- Buildings**
- Contributing
- Non-Contributing
- Cemetery
- Roads

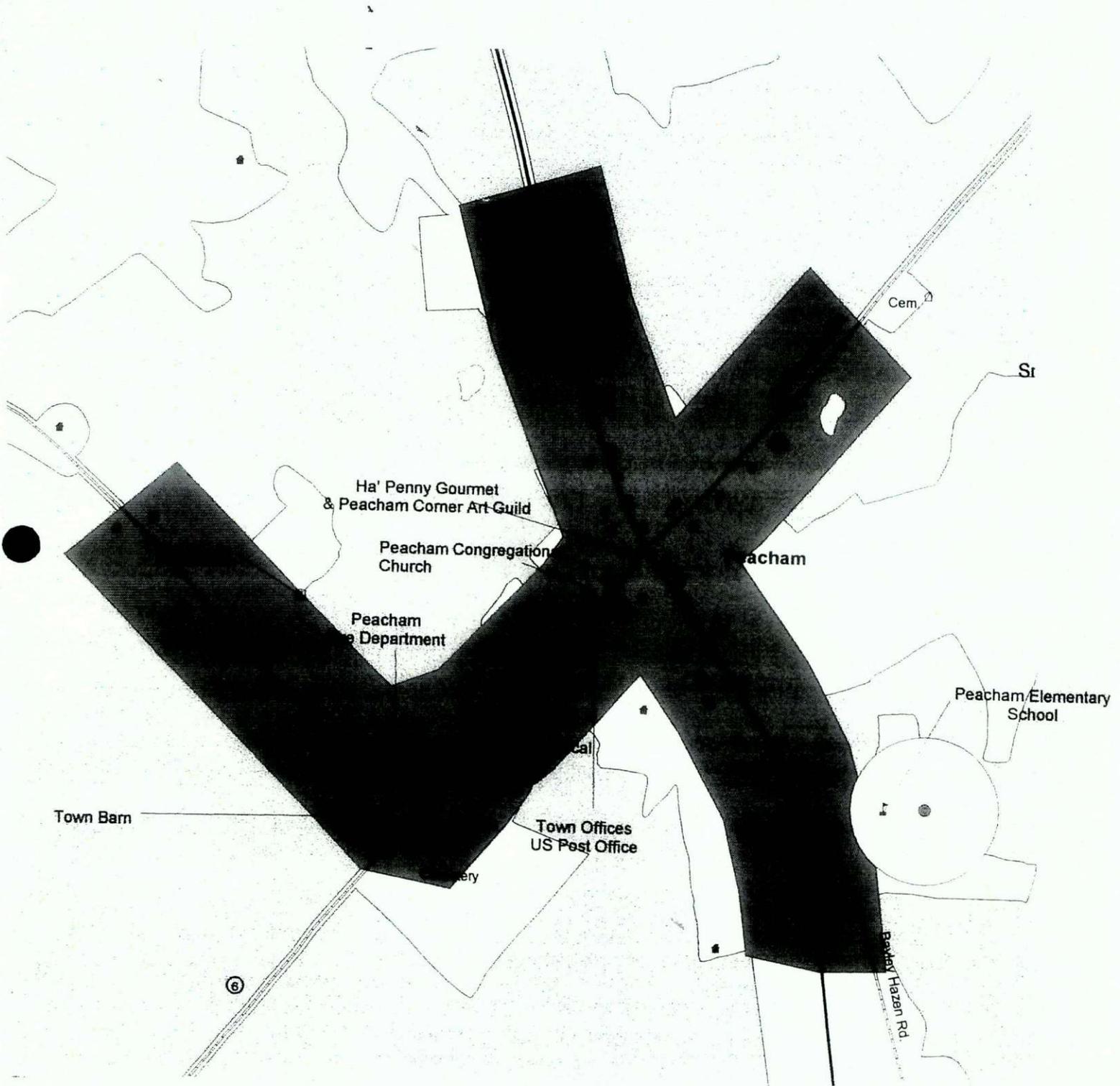


POOR QUALITY

ORIGINAL LIGHT

PEACHAM CORNER VILLAGE CENTER DISTRICT

VILLAGE ONE FIRE AND WATER DISTRICT



POOR QUALITY

ORIGINAL_____

J. Blanchard

J. C. Blanchard

Miss Calder

A. Walker

T. Sanborn

C. Gity

O. Brown

W. Williams

L. D. Livingston

T. Eastman

W. Clark

J. M. Martin

Union Store

L. S. Graham

Bridge Hotel

J. O. Cowley's Store

O. Brown

Store & P. O.

J. M. Martin's Store

Miss Chamberlain

M. Hales Office

Tin Shop

Miss Chamberlain

E. C. Chamberlain

Miss Diergiez

T. Cowles

Rev. A. Boutelle

Cong. Church

Rev. A. Boutelle

Meth. Church

Rev. A. Boutelle

A. Goodenough

Rev. A. Boutelle

Miss Bradley

Rev. A. Boutelle

J. O. Cowley

Rev. A. Boutelle

Miss Bradley

Rev. A. Boutelle

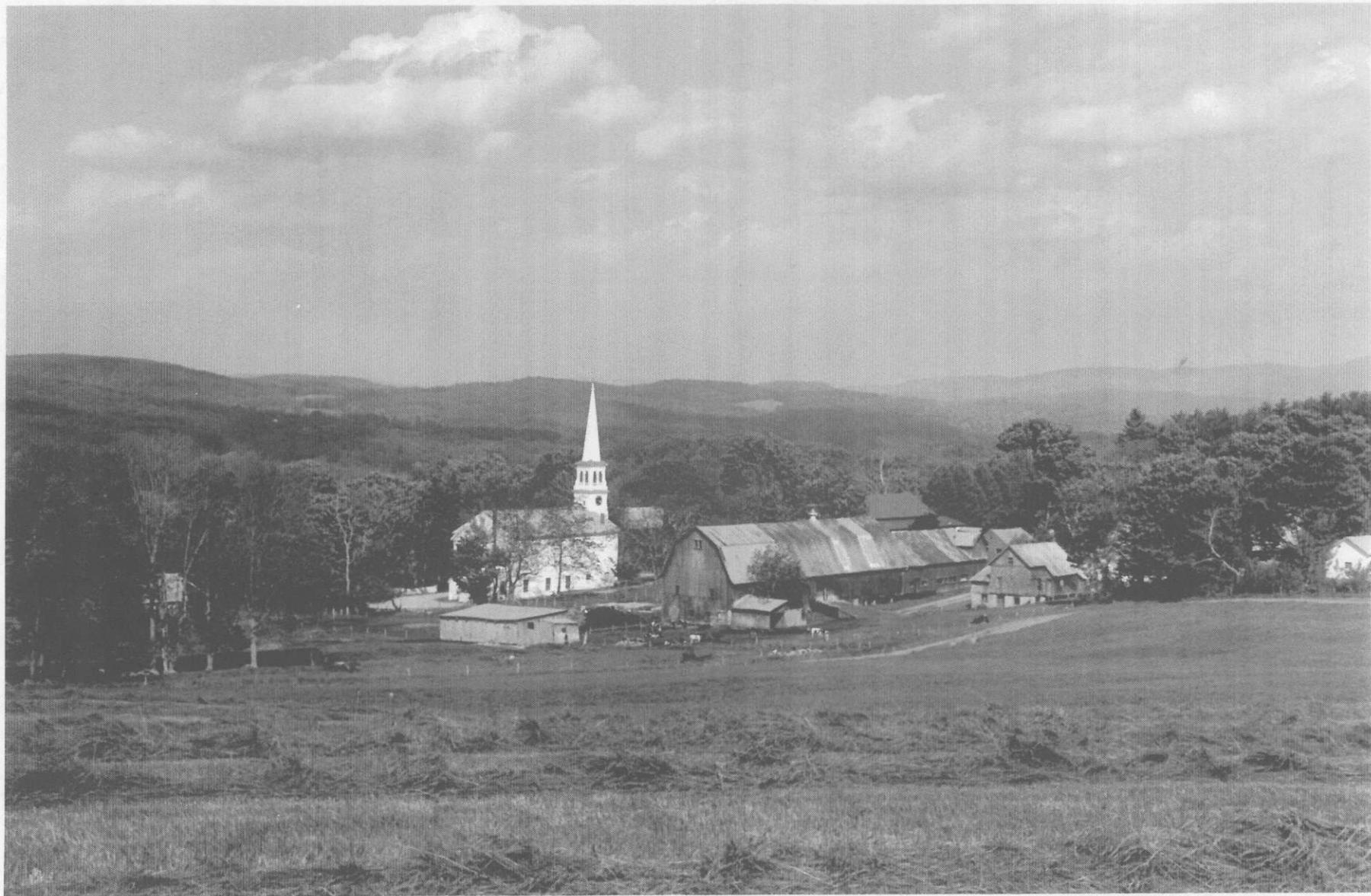
PEACHAM CORNER

H.F. WALLING'S MAP OF CALEDONIA COUNTY

1858

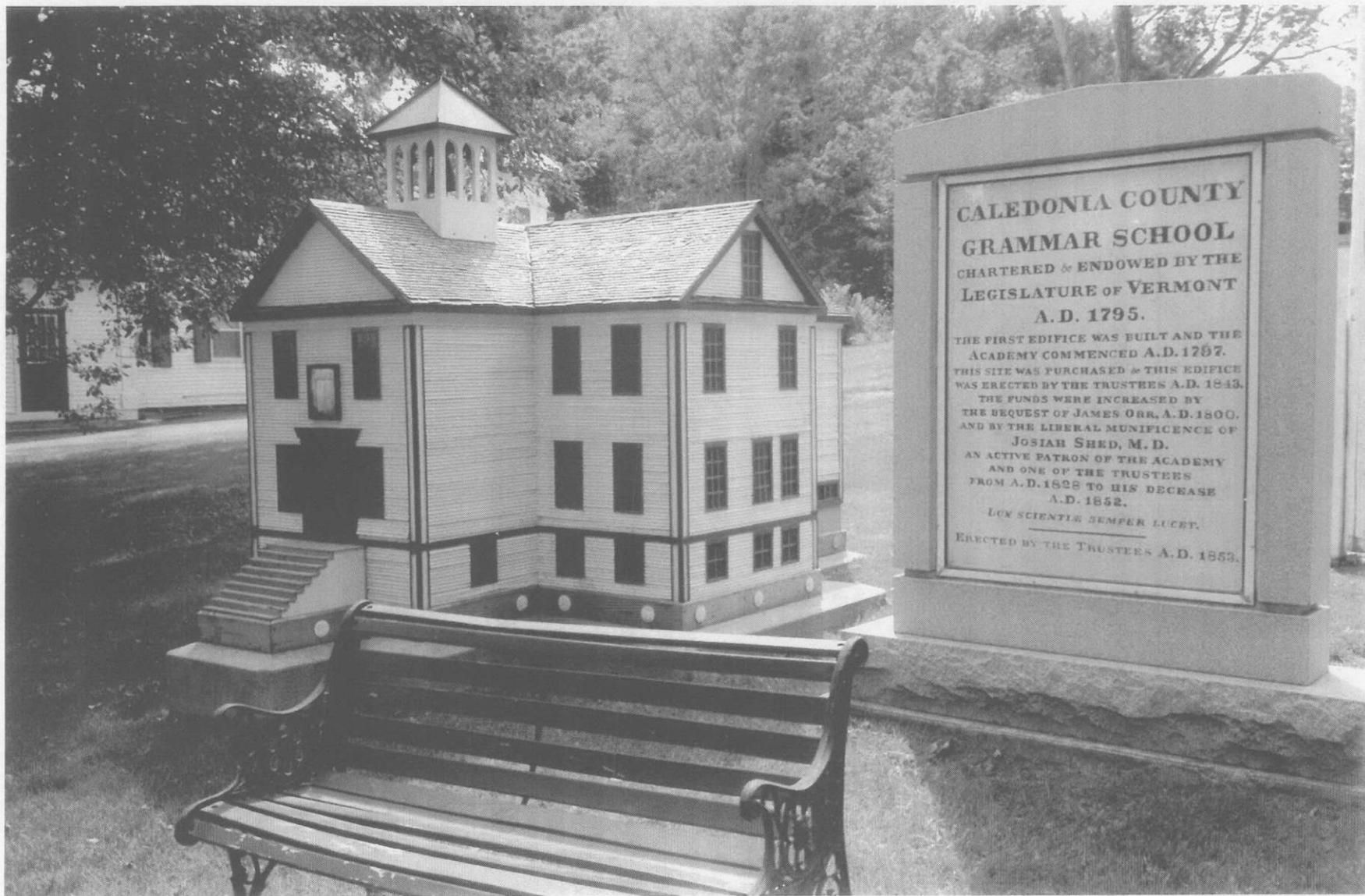
1858 School District

Peacham Corner Historic District
Peacham, Vermont









**CALEDONIA COUNTY
GRAMMAR SCHOOL**
CHARTERED & ENDOWED BY THE
LEGISLATURE OF VERMONT
A. D. 1795.

THE FIRST EDIFICE WAS BUILT AND THE
ACADEMY COMMENCED A. D. 1797.
THIS SITE WAS PURCHASED & THIS EDIFICE
WAS ERECTED BY THE TRUSTEES A. D. 1843.

THE FUNDS WERE INCREASED BY
THE BEQUEST OF JAMES ORR, A. D. 1800,
AND BY THE LIBERAL MUNIFICENCE OF
JOSIAH SHED, M. D.

AN ACTIVE PATRON OF THE ACADEMY
AND ONE OF THE TRUSTEES
FROM A. D. 1828 TO HIS DECEASE
A. D. 1852.

UX SCIENTIA SEMPER LUCET.

ERECTED BY THE TRUSTEES A. D. 1853.





4,5



6.6a









VERMONT DIVISION FOR HISTORIC PRESERVATION

TO: VERMONT ADVISORY COUNCIL
FROM: JUDITH WILLIAMS EHRLICH
SUBJECT: STATE HOSPITAL FARM, DUXBURY
DATE: OCTOBER 21, 2003
CC: JANE LENDWAY, ERIC GILBERTSON

After learning about the proposed sale of the State Farm Complex in Duxbury through a newspaper article, the Division requested that Buildings and General Services (BGS) meet with us to discuss the project as it pertains to 22 VSA. Eric Gilbertson and Judy Ehrlich met with Ed Turbitt and Stacey Butler of BGS on October 17, 2003 and learned that BGS plans to advertise the sale of the property at the beginning of November. We also learned that, in addition to reviewing the project under 22 VSA, the Division will need to offer comments for an amendment to an existing Act 250 permit (#5W1243-1). The original Act 250 permit allowed the subdivision of the State Farm Complex into six lots. The current project involves the sale of lots #1 and 4, which contains the Farm Complex buildings. Lots #2, 3 and 5 may be sold at future dates. BGS is proposing conservation easements in lots #1 and 4.

The State Farm Complex was not included in the original Historic Sites and Structures Survey. The property straddles the town line between Duxbury and Moretown and we assume there was some confusion among the survey crew because of the farm's location. Nevertheless, it is the Division's opinion that the property is eligible for listing on the State Register of Historic Places both for its association with the State Hospital and the architectural integrity of the extant structures. The Division previously determined that the property was eligible for both the State and National Registers in our 1981 compilation of State-owned buildings and we again stated that the property was eligible for listing on the National Register in 1993 during a preliminary review for a HUD Community Development Block Grant application (no grant was awarded).

The State Farm Complex, consisting of a c. 1940 farm house, garage, horse barn, vegetable storage building, machine shed, a deteriorated shed and a newer shed, is a good example of a farm complex despite the loss of its large dairy barn and silos to fire sometime during the 1990's. The house, garage, horse barn and vegetable storage building, which are the main extant structures, have gambrel roofs and clapboard siding and all but the vegetable building have slate roofs. The machine shed also has a gambrel roof. The two barns retain their metal ventilators and those on the horse barn exhibit interesting scrolled decorative trim. All buildings retain most of their historic doors and windows. It is apparent even when quickly driving by the property that the clustered buildings are related. It is generally understood that the State Farm Complex was constructed for the State Hospital in Waterbury for both therapeutic use by the hospital patients and as a facility to grow the produce used to feed the patients. The loss of the dairy barn and silos is significant but the history of the property, the architectural details of the buildings, and their spatial relationship to each other make the property State Register eligible under criteria A and C.

Because we consider the property historic, the Division discussed with BGS that we would want to protect it once it is out of public hands and that we would like to do so by including protection language in the property's deed and by proposing conditions to the District Five Commission for inclusion in the Act 250 permit amendment. The language for both documents will be fairly simple and will state that any work to the buildings on the property should meet the *Secretary of the Interior's Standards for Rehabilitation* and that the Division should review and comment on proposed alterations to the buildings that are not considered routine maintenance. This is our standard approach to buildings and properties being sold from state or federal ownership into private hands. Because BGS has no problem complying with these recommendations under 22 VSA the Division has preliminarily determined that the project will have No Adverse Effect to the property provided the protection language is included in the deed. We will make the same recommendation to the District Commission. Because of the short time frame with this project the Division has not yet received a formal request for review from BGS and therefore has not offered a formal determination.

Scott Dillon conducted a preliminary assessment and a partial walkover of the property on October 20, 2003 and identified a number of archeologically sensitive areas State Farm property. Specifically, portions of all five lots meet or exceed the threshold of 32 points on the Division's Environmental Predictive Model for Locating Precontact (Prehistoric) Archeological Sites. During the walkover, general archeologically sensitive areas were noted within the agricultural land and high terrace zones of Lot 4, portions of Lot 3 along Crossett Brook, and within the high terraces including the agricultural land in Lot 2. The tops of the high sandy bluff in Lot 5 are also archeologically sensitive. Lot 2 was not physically inspected, however, this lot borders the Winooski River and contains several tributary streams that crosscut both the floodplain and adjacent high terraces. Minimally, floodplain areas and level terrace surfaces within 300 ft. of the river or tributary streams would be considered archeologically sensitive. More specific delineation of the sensitive zone would require a more thorough walk-over and more detailed topographic maps than are currently available. It is the Division's recommendation to BGS and the District Commission that we be given an opportunity to review and comment on any future projects that involve ground disturbance.

We are requesting that the Advisory Council list the State Farm Complex on the State Register of Historic Places. By listing the property we feel that the Advisory Council strengthens our recommendations under both 22 VSA and Act 250 that the property is indeed historic and deserves protection as a significant historic site. Again, we discussed listing the property on the State Register at our meeting with BGS and they agreed that this is an appropriate step in assuring the historic integrity of this property. We also request that the Advisory Council concur with the Division's determination of archeological sensitivity on this property to assist us with our recommendations to the District Commission that the Division review any future ground disturbing activities located in the project area.

STATE FARM COMPLEX, DUXBURY
OCTOBER 21, 2003

List of Images

1. Map of Project Area
2. Site plan
3. Newer shed
4. Newer shed, Garage, Farm house
5. Farm house
6. Vegetable storage building
7. Machine shed
8. Machine shed, Horse barn
9. Deteriorated shed
10. Dairy Barn and Silos (lost to fire)



[Send To Printer](#) [Back to Map](#)

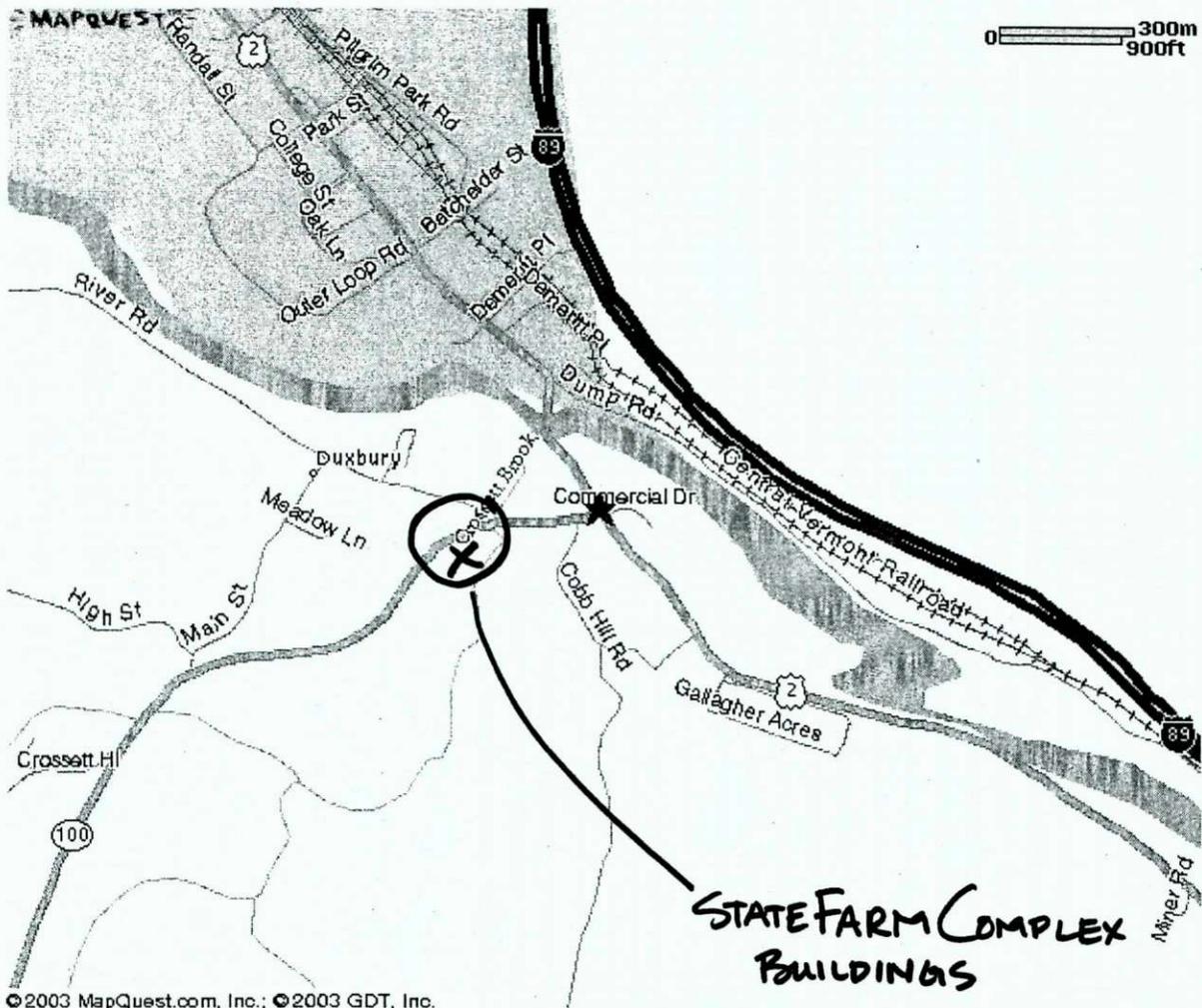
State Hwy 100 & Us Route 2
Waterbury VT
05676 US

Book a Hotel:

Save up to 70% on
Orbitz Savers Nationwide!
[Book Now!](#)

Notes:

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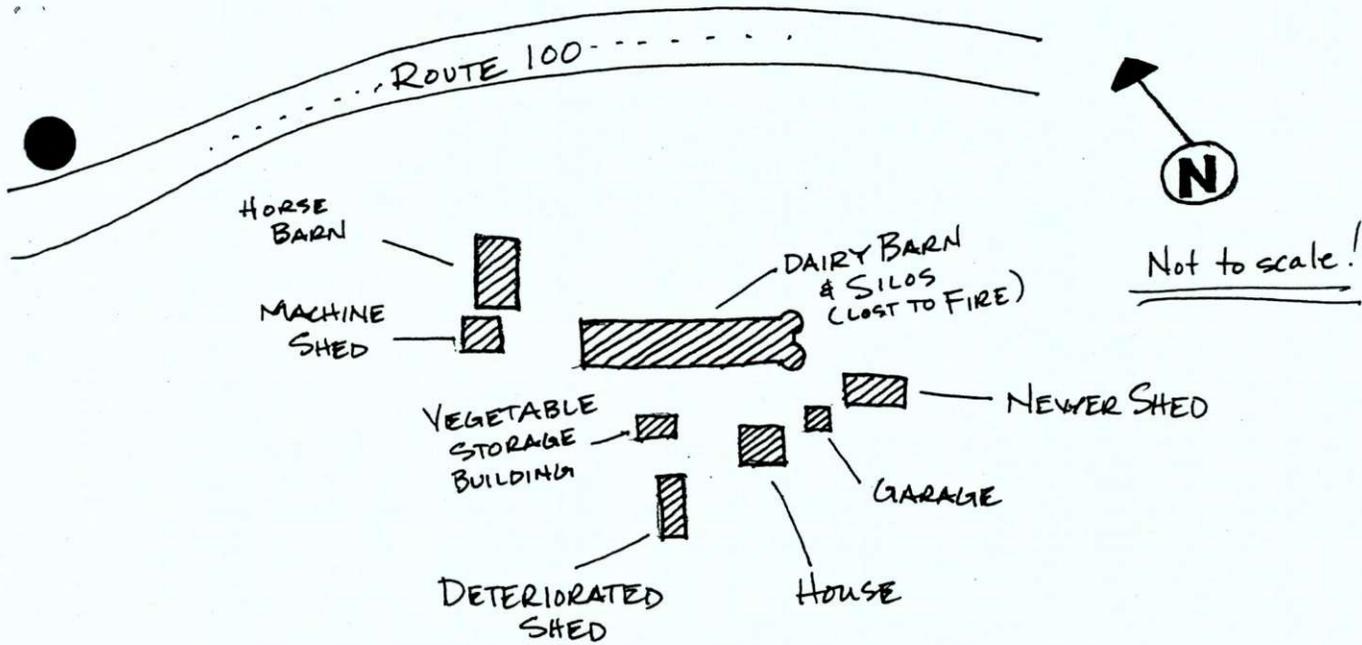


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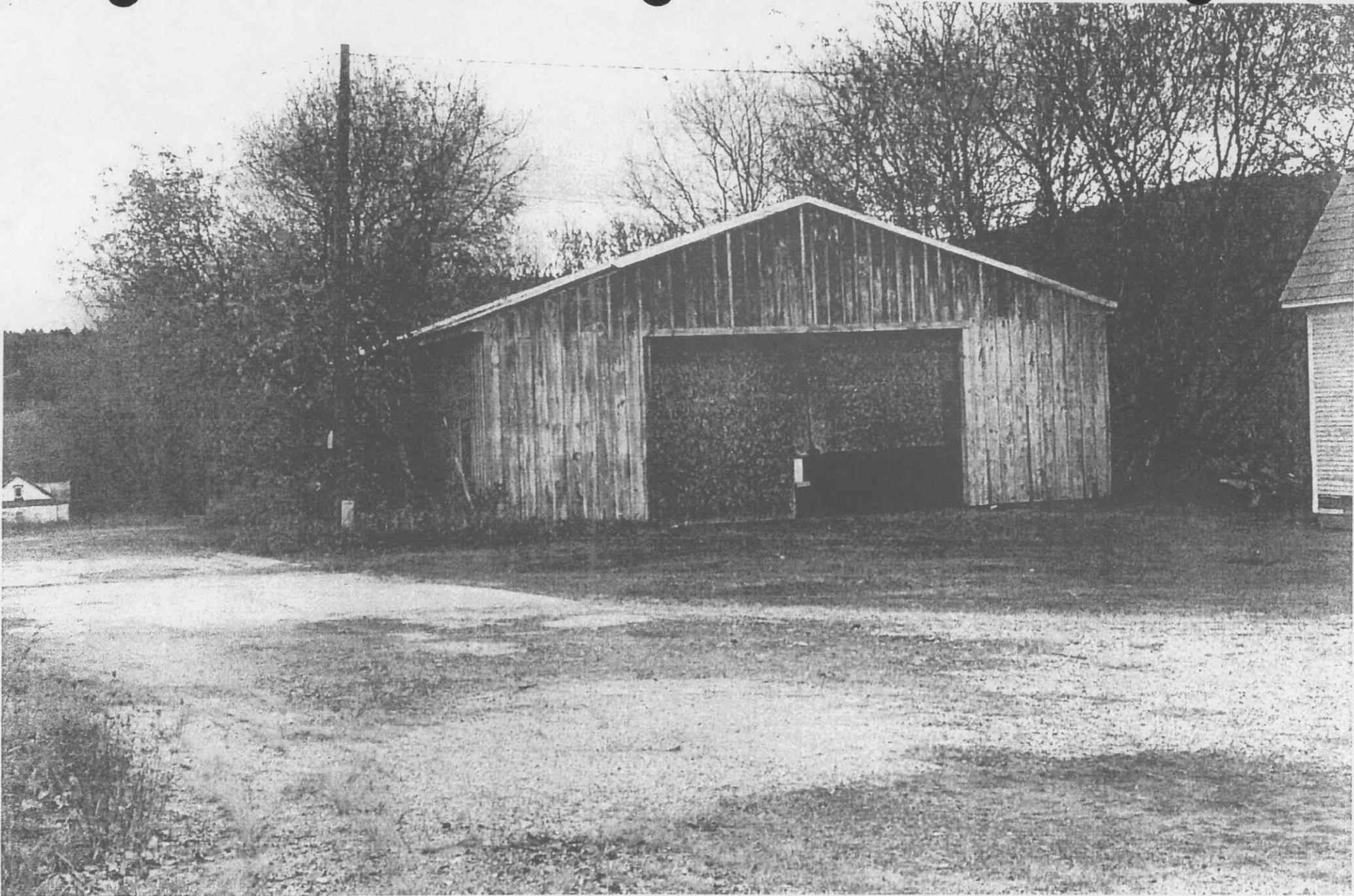


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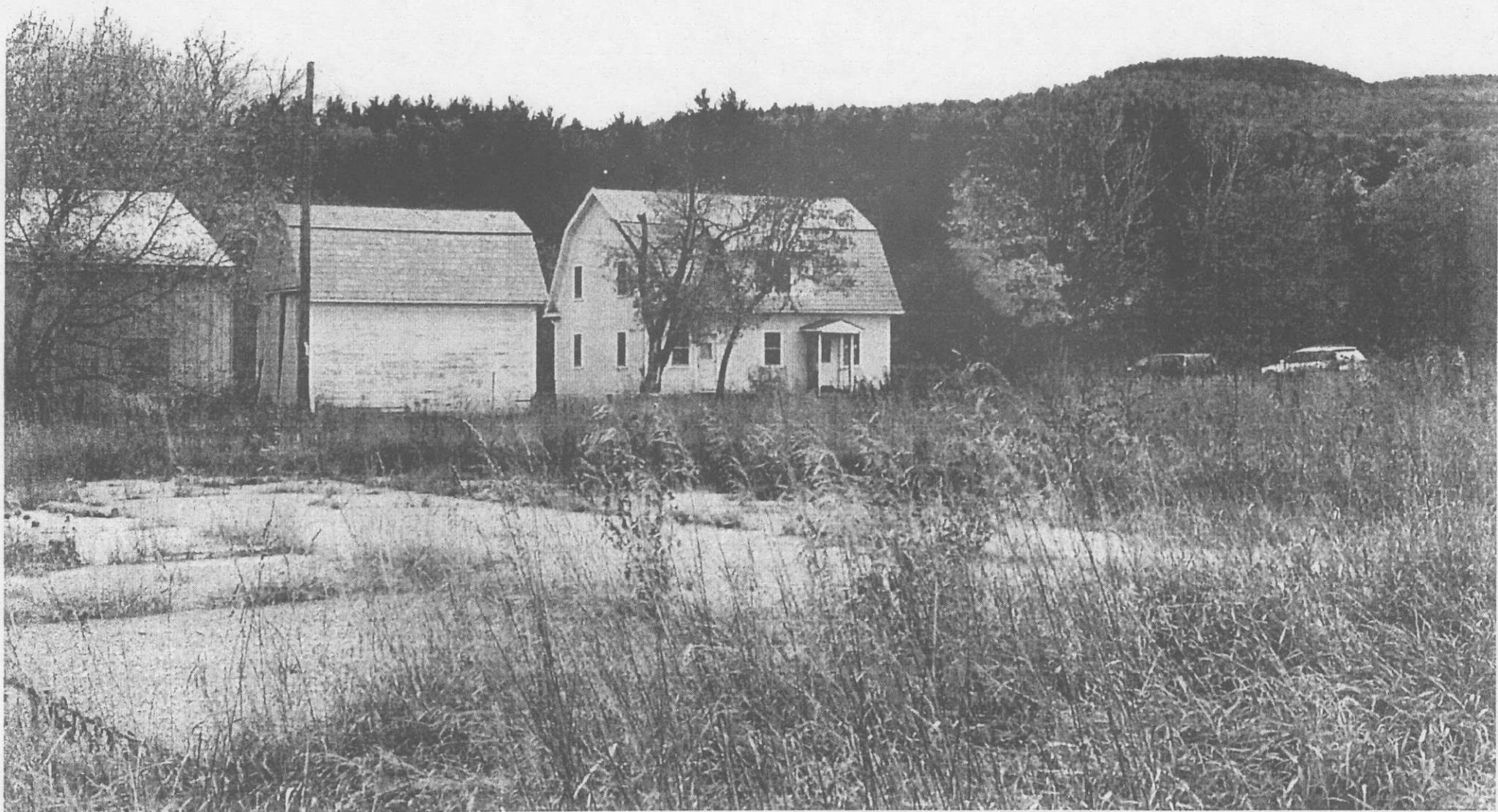


STATE FARM COMPLEX BUILDINGS
ROUTE 100, DUXBURY



NEWER SHED

3



↑
NEWER
SHED

↑
GARAGE

↑
HOUSE

④



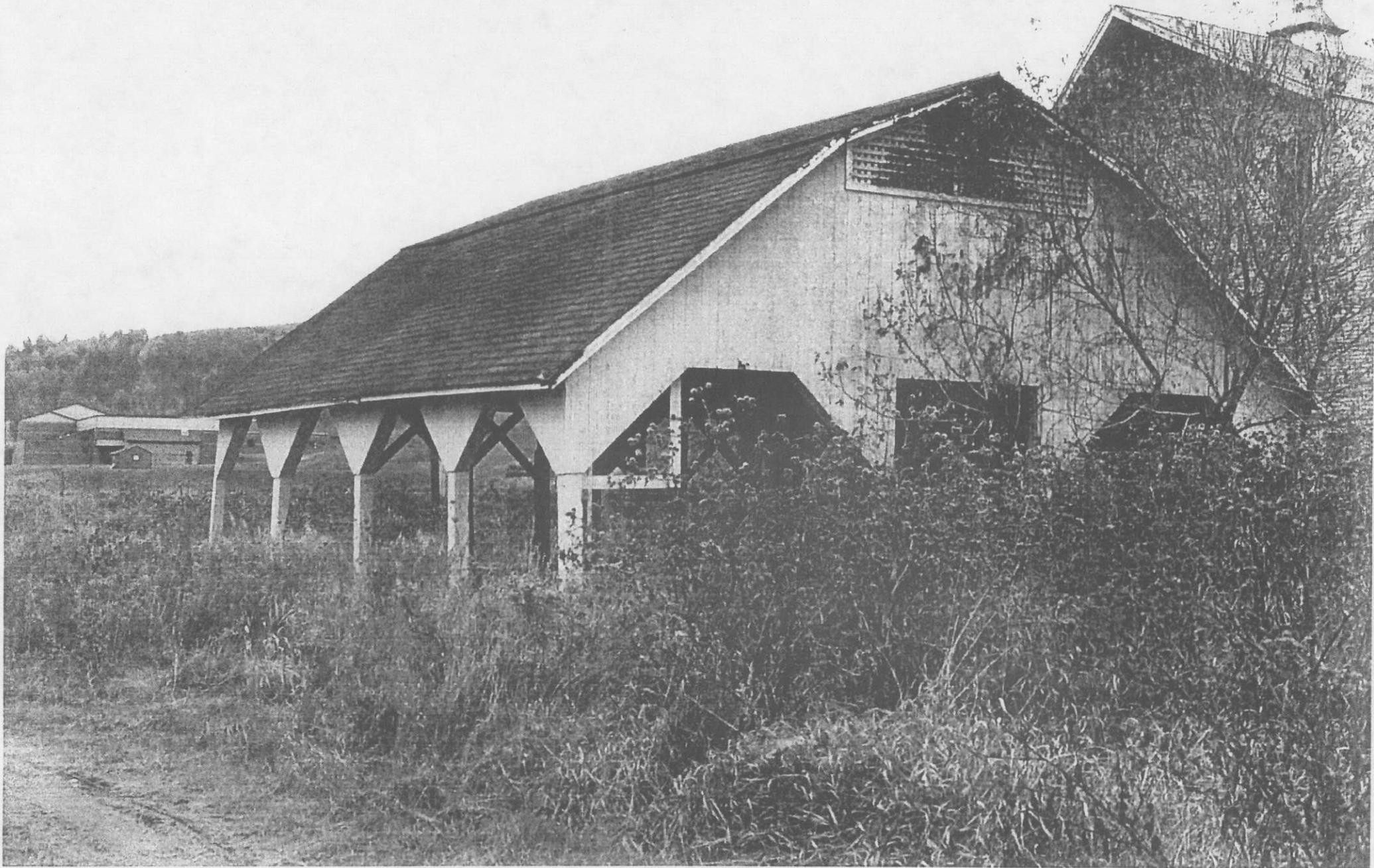
HOUSE

5



VEGETABLE STORAGE BUILDING

⑥



MACHINE SHED

⑦



MACHINE SHED ↑

HORSE BARN ↑

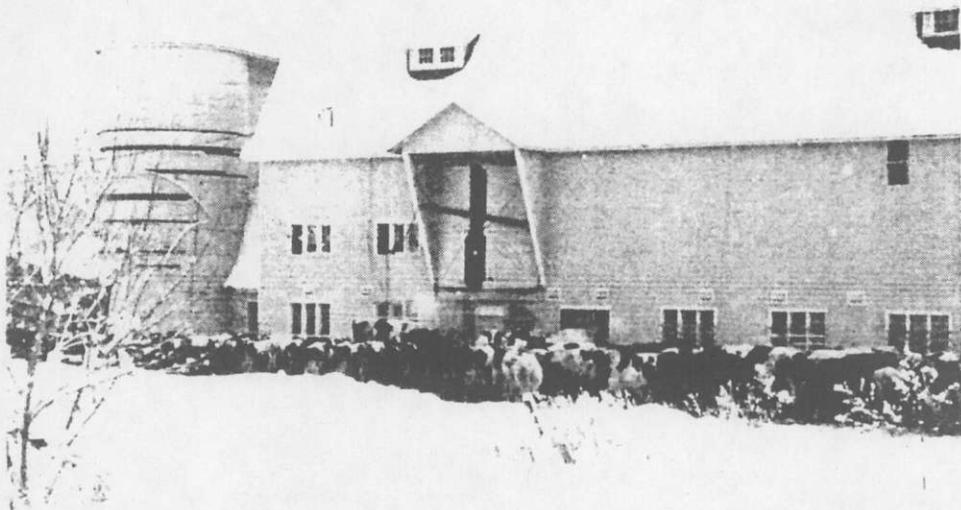
(8)



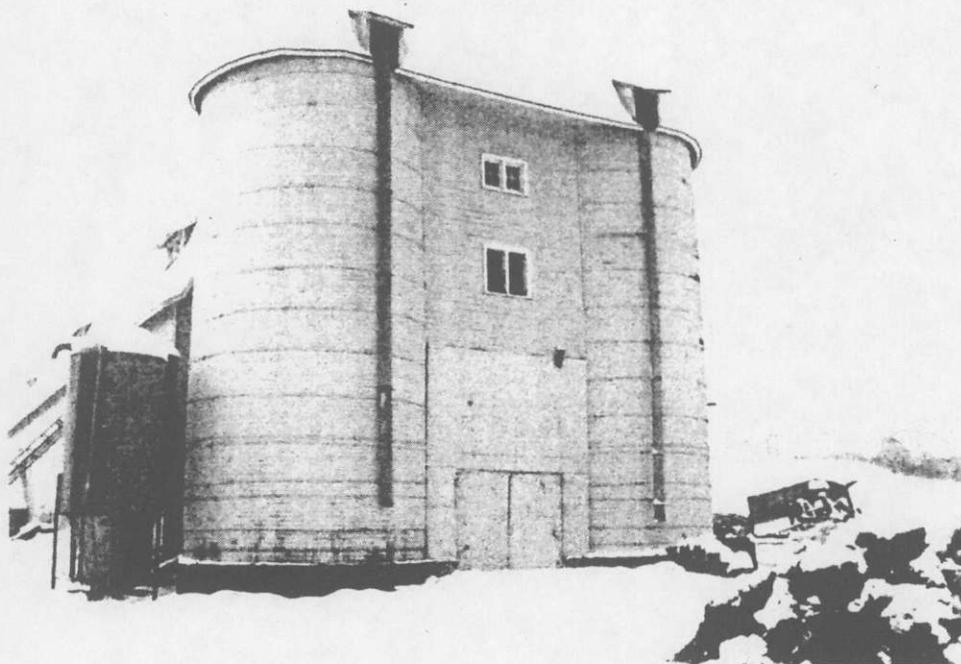
BACK OF VEGETABLE ↑
STORAGE BUILDING

DETERIORATED SHED ↑

9



DAIRY BARN
(LOST TO FIRE)



SILOS
(LOST TO FIRE)

10/28/03

MOTION Relating to Use of the Division's Predictive Model:

The Vermont Advisory Council on Historic Preservation (Council) mandates the use of the Division for Historic Preservation's Environmental Predictive Model for Locating Precontact Native American Archeological Sites, approved by the Council on May 23, 2002, as a primary tool in identifying the location of significant archeological sites in Vermont. The Model consists of a set of objective environmental characteristics that correlate with the expected location of significant precontact archeological sites. These environmental characteristics can be directly observed and quantified, first, through map analysis and, second, through field verification. The Model predicts significant precontact site locations by scoring environmental attributes that correlate with food sources, transportation corridors, sources of rock for tool making, soils conducive to human occupation, and other factors that strongly influenced prehistoric settlement and use of the landscape.

The Model is based on an analysis of the environmental characteristics of known significant sites. Application of the Model to Act 250 project areas comprises a consistent and objective method for scientifically determining archeological sensitivity and expected presence of significant sites. Use of this standard environmental Model for determining archeological sensitivity has been identified as an "accepted scientific practice" by the Vermont Environmental Board in the appeal by New England Land Associates from Land Use Permit 5W1046. The Council finds that use of the Model is an accepted practice that is necessary because the vast majority of archeological sites in Vermont have not yet been identified and are not visible on the surface. Significant archeological sites are not readily apparent yet deserve consideration and protection under Act 250.

10/28/03

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CHARLES BURNHAM, INC.

Strategic Land Planning

- Since 1976 -

RECEIVED

OCT 1 2003

VERMONT DEPT. OF
HOUSING & COMMUNITY
AFFAIRS

September 30, 2003

Susan Baird
District #5 Asst. Environmental Coordinator
5 Perry Street, Suite 60
Barre, VT 05641-4267

Subject: **5L1099-4;**
SUGAR HOUSE RIDGE ASSOCIATES &
KATIE & DALE NEIL - CO-APPLICANTS
Laporte Road, Morristown, VT

Dear Sue:

The following is a response to your August 22, 2003 recess memo and related subsequent filings as follows:

1. Amendment filed August 27, 2003 by Charles Burnham, Inc. which requested that the farm portion of the project to proceed and to allow for the 27 acre and 84 acre subdivision of the property.
2. The Vermont Department of Fish and Wildlife Memorandum of September 4, 2003.
3. The Historic Preservation Division letter of September 5, 2003.
4. Land Use Permit #5L1099-4, issued September 19, 2003.

Party Status: The applicant and landowner do not object to adjoining Wilson and Siegfried being granted party status under criterion 8(aesthetics).

Waste Disposal and/Stormwater Discharge: A Water Supply & Wastewater Permit #WW-5-2326 dated September 10, 2003 has issued for lots N-1 thru N-9 and for the Farm on lot N-10. This permit authorizes the construction of a single family residence on each of the nine lots. All sewage conditions of Subdivision Permit EC-5-2390, dated 5/5/94 remains in effect. That permit considered an additional septic system area near Route 100 for future use.

5L1099-4; SUGAR HOUSE RIDGE ASSOCIATES & KATIE & DALE NEIL

September 30, 2003

Page 2

Wetlands: The Vermont Wetlands Office has reviewed and issued a notice of completeness for the Conditional Use Determination (ANR Project1991-495 WES# 1-1404-1). The distribution/notice of the CUD application is in progress.

Water Quality: The Stormwater Management Section of the Agency of Natural Resources has issued an Authorization to Discharge (3111-9015), dated September 10, 2003, pursuant to General Permit 3-9015. This authorizes the discharge of treated stormwater runoff from the 10 lot project to a Class II Wetland to Lawrence Brook and Joes Pond.

Erosion Control/Water Quality:

Construction of the horse farm (including buildings, road, parking area, etc.) on lot 10 is part of the horse farm agricultural activity. Construction and operation of the horse farm project will utilize the Accepted Agricultural Practices (AAP's) (<http://www.vermontagriculture.com/AAP.htm>) as defined by the Commissioner of Agriculture, Food and Markets. Agricultural activities which follow these standards are presumed to be in compliance with water quality standards. The AAP's include practices for year-round erosion and sediment control, in addition to management of animal waste, fertilizer and pesticide. The practices define requirements for construction and maintenance of farm structures and roads, ditching / stormwater management, and vegetative buffers. The AAP's do not include any seasonal "winter shut-down" type restrictions.

The Water Quality Division (Kim Greenwood) has indicated that the construction general permit covers only construction related activities and not agriculture (ie does not apply to the horse farm portion of the project).

Based on the above we request that the Condition#10 in the Land Use Permit reflect these Accepted Agricultural Practices for the farm parcel (N-10) instead of those listed in the condition.

Condition # 7 of the above permit requires the applicant apply and maintain calcium chloride on all disturbed surfaces until vegetation is fully established. We would suggest that it would be difficult, at best, to try to vegetate while applying calcium chloride. We suggest that that condition be modified to apply to only the roadways and not vegetated areas.

September 30, 2003

Page 3

Habitat Functions/Natural Areas: The Division of Fish and Wildlife has filed a memorandum regarding the application. We remind the Commission that the current landowner has a Habitat Management Plan which was approved by the Department by John Buck dated November 1992. It was submitted as a part of this application. The landowner still relies on the representations and agreements made with and by the Division. The Habitat Plan has already been reviewed and approved by both the Commission and the Division. The proposed buffers at the project site are in accordance with the buffers which the Division approved in 1992. There are nearby State owned and managed areas for wildlife habitat. This project neither imperils nor affects the habitat in the area. No work is being proposed in the areas of concern raised in the Divisions memo. The buffers and additional barriers to normal community use have been finitely detailed in the wetlands protection plans which are also a part of this proposal. We remind the Commission that a detailed review was made and a State Land Use Permit was issued for 23 residential lots on this property in 1992. The current proposal reduces that to only ten sites and reduces, by half, the previously permitted impacts on the area. This project has significantly less impacts than the one permitted in 1993 which the owner relies on. Nearby homes completely surrounding the Laurence Brook area have enhanced the buffers in this area and demonstrates that the two can naturally coexist. A nearby resident actively trains her field trial dogs in this area. Field trial activities have been noted in this direct area since the late 1960's along with equestrian hunt activities. The remnants of two duck blinds are present. To suggest that this area would suffer from some sort of use is also nonsense. Children play and reside nearby with no apparent ill effects on the wetland area. Species noted in the area have already adjusted to human presence or they would not have been seen. All of these surrounding homes were subject to State Land Use Permits which did not severely restrict the activities around the brook area as is currently suggested by the Division. The applicant believes that they have demonstrated that they are in compliance with applicable standards i.e.: The Vermont Wetlands Rules.

A look at 1941 aerial photos of the property show that the site was actively farmed and there was no wetland involved. (See attached FEA photo) The present wetlands and beaver dam activity on the property have arrived since the nearby Laurence and Langlois farms stopped actively pasturing the brook area. The

September 30, 2003

Page 4

applicant has complied with and is willing to subscribe to all the required setbacks and these have been amply noted on the detailed plans. The suggestions by the Division are unfair and whimsical at best.

Permit #5L1099-4 failed to note Exhibit #12, the approved Habitat Management Plan, in the findings under Criteria 8A. We continue to assert that this State approved plan is an important part of the considerations of this project.

Historic Sites:

Historical local knowledge in the area indicates that the land has been actively farmed for 200 years. The Morristown Historical Society, at its Noyes House Museum, does not have any evidence of early activity in the area other than an old arrowhead found in Elmore. Farm roads have historically crossed the Lawrence Brook nearby in several places. Beaver and their damaging dams were historically absent and the land was actively pastured until recently. The area of lot 5 clearly shows on the 1941 aerial photo as four distinct "sand borrow areas (pits)" for the brook crossing roadway on the proposed lots 5 and 7. (Aerial photo enclosed) The Division states in their letter that a site visit on August 11, 2003 "confirmed the archeological sensitivity of the project area." and that the property is "...likely to contain significant historic sites." They did not disclose to the Commission, or the applicant, any actual onsite evidence beyond mere supposition. There have been no identifiable sites in the Stowe/Morristown area which would support this theory. We believe that the desk model presented to the Commission is flawed. There was no methodology given regarding why the maximum scoring was attributed to each category. We have been unable to obtain the scoring guidelines. The review by the Department appears to be very subjective, at best and has taken generous liberties without basis in fact. The area does not appear to be on anybody's radar as a historic district and there was no collaborative testimony that this area has ever had any significance. A National Park Service report dated December 1984 was presented. The narrative of the report did not identify the Lamoille River basin as an area of known sensitivity.

The historic north/south valley corridor is quite a bit to the east from this site. Early users of the land in this area would naturally move further to the east to take advantage of several more hours of afternoon sun. We think the Division

September 30, 2003

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jumped the gun on this site. The landowner had ample reason to believe that this site was suited for residential development based on a State Land Use Permit issued in 1992 for 23 lots on this site. In addition the Division did not raise this issue on any of the many nearby developments. Exhibit #20 was an orthophoto of the area showing over fifty nearby lots. These nearby lots did not have to go through this rigorous study even though they would most probably score about the same as this property would in a "desk model". The doctrine of equitable estoppel is well established to support the positions of the landowner and applicant that they had reason to believe that this site was suitable for this form of development based on the earlier permit.

We feel that it would be reasonable for the Division to clearly outline what steps it is willing to recommend if there is no evidence of historic activity on the site. They have outlined burdensome recommendations if there is evidence but none if there is no evidence. We would like reassurance that these recommendations will be null if no evidence is found. Additionally the Division has not outlined what the landowner can do with the land if bits of evidence are found. Will this become a preserved site like Gettysburg? We already have well established buffer zones which are protected with fences on each of the lots. Consideration for a historic site should be guided by:

- A. Sites and areas close to sites on the Historic Register.
- B. Sites established by previous testimony and substantiated by the Vermont Historic Sites Department.

On criterion 8 the burden of proof is normally on any opposing party to study and present facts to the Commission. The applicant has solicited and received two proposals for archeological services to the standards outlined in the Divisions guidelines. The landowner and applicant feel that for them to be required to conduct a \$10,000.00 phase I archeological study is punishing and unreasonable in light of the extensive project permit history.

Vested Rights: The applicant stated in their original application on June 28, 2003 that it believed that there were some vested rights pertaining to this tract by virtue of the previous Land Use Permit issued for the property. It appears that that permit "expired" October 15, 2002. The landowner did not request that the

5L1099-4; SUGAR HOUSE RIDGE ASSOCIATES & KATIE & DALE NEIL

September 30, 2003

Page 6

permit be extended and it appears that it expired for non-use. While the original subdivision roadway was not constructed and the 23 lots may not have been developed, the rear parcel, #5, did not have a construction completion date and we feel that the Permit #5L1099-3 is still in effect as it relates to that parcel. No construction was applied for and none was needed to keep the permit in effect. The current application requests to enlarge that parcel to 27.6 acres with no effects under any of the criteria. We feel that the Habitat Management Plan for that area is still in effect and we rely on it.

10 V.S.A 6090(2) states that expiration dates in permits issued before July 1, 1994 are extended for an indefinite term, as long as there is compliance with the conditions of the permit. We believe that the permit issued in 1993 for the 23 lots did not create any situations of non-compliance with the permit other than the fact that they did not commence construction. There was substantial evidence in the District's files that the land owners intended to move forward with the project someday but that they were actively farming the parcel in the meantime.

Thank you for issuing the Land Use Permit for the farm activity. A farm is like any other economic business. The residential lots are important for the farm participants and for sustaining the economic well being during the initial stages of the startup. We await the Commission's guidance on proceeding with the balance of the project and hope you will attend to the request relative to the conditions in 5L1099-4.

Sincerely,



Charles Burnham, ASLA

Enclosures: Certificate of Service

Aerial photo - FEA 18-1084, June 25, 1941

NORTH

SUGAR HOUSE RIDGE PROPERTY
MORRISTOWN, VERMONT

STAGECOACH ROAD

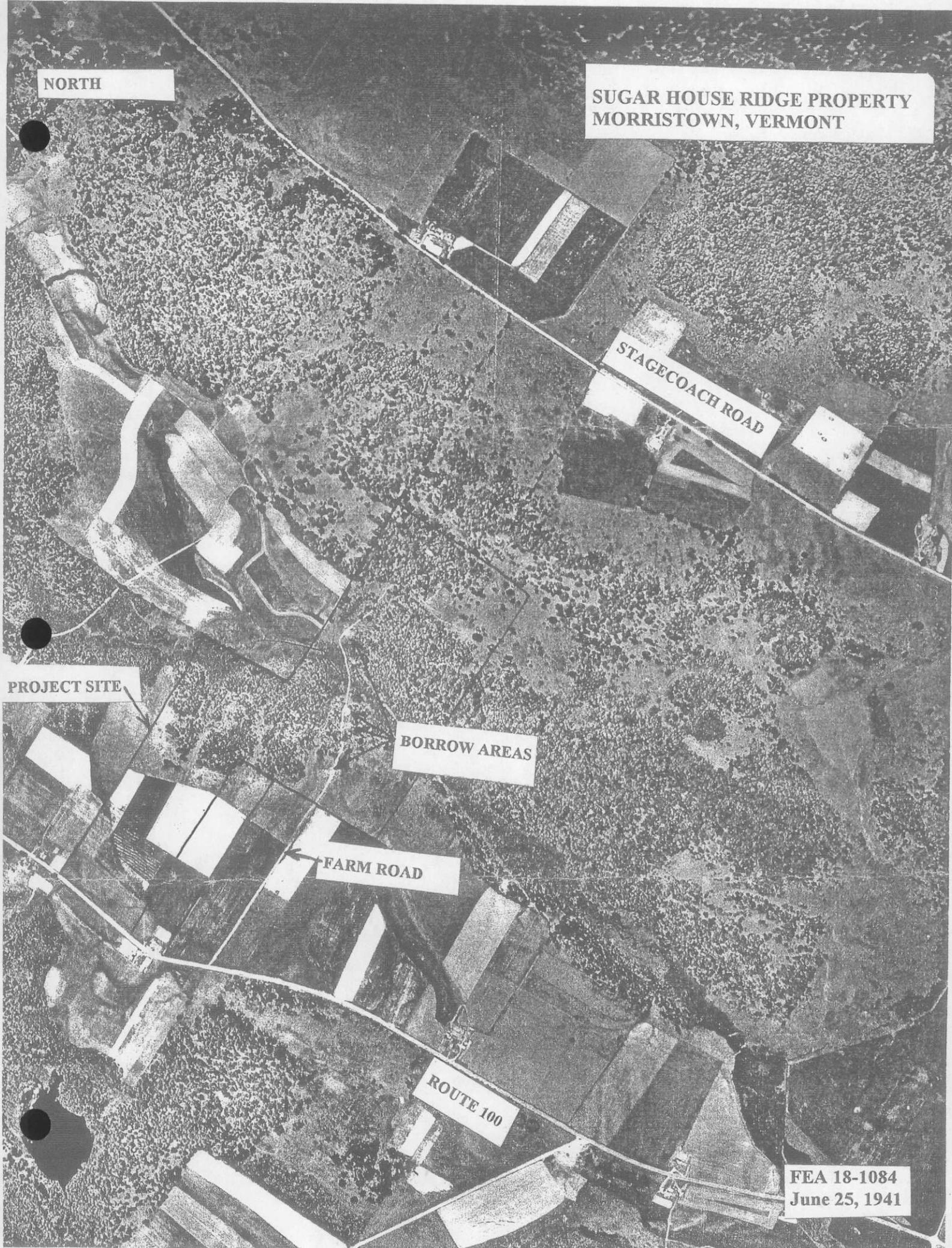
PROJECT SITE

BORROW AREAS

FARM ROAD

ROUTE 100

FEA 18-1084
June 25, 1941



CHARLES BURNHAM, INC.

Strategic Land Planning

- Since 1976 -

CERTIFICATE OF SERVICE

I hereby certify that I sent a copy of the enclosed letter to **Susan Baird** dated **September 30, 2003** regarding **5L1099-4 (Sugar House Ridge and Dale & Katie Neil)** by U. S. Mail, postage prepaid, or by hand delivery, on this 30th day of September, 2003, to the following:

District 5 Environmental Commission,
5 Perry Street, Suite 60
Barre, VT 05641-0185

Chairperson, Morristown Selectboard
P. O. Box 748
Morrisville, VT 05661

Chairperson, Morristown Planning Commission
P. O. Box 748
Morrisville, VT 05661

Michelle Boomhower, Executive Director
Lamoille County Planning Commission
P. O. Box 1009
Morristown, VT 05661-1009

Sugar House Ridge Associates
Attn: Brent Miller
P. O. Box 781
Morrisville, VT 05661

Dale & Katie Neil
Neil Horse Farm
432 North Hollow Road
Stowe, VT 05672

Bradley A. Wheeler, Senior Scientist
Wheeler Environmental Services
301 No. Main Street, Suite 2
Barre, VT 05641

By 

Charles D. Burnham, ASLA
For the Applicant and Landowner

Kirsten Sultan, P.E.
Sultan Consulting, LPC
P. O. Box 1458
Stowe, VT 05672

Sherry Wilson
P. O. Box 1023
Stowe, VT 05672

Peter & Gretchen Siegfried
147 Sugar House Lane
Morrisville, VT 05661

Everett Marshall
Nongame and Natural Heritage Program
103 So. Main St.
Waterbury, VT 05671-0501

John Austin
Wildlife Biologist
324 No. Main St.
Barre, VT 05641

R. Scott Dillon, Survey Archeologist
Division for Historic Preservation
National Life Building
Drawer 20
Montpelier, VT 05620-0501

Elizabeth Lord
Land Use Atty.
Planning Division, ANR
103 So. Main St.
Waterbury, VT 05671-0310



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Tuesday, November 18, 2003, at 9:00 in Conference Room A/B, Sixth Floor, National Life Building, Montpelier, VT.

I.	Schedule/Confirm Future Meeting Dates	9:00
II.	Minutes – October 28, 2003 Meeting	9:05
III.	State Register Review & Designation A. VT-AD-01, Ferrisburgh	9:15
IV.	Doug Frink's OCR and Predictive Model A. Retraction of July 2, 2003 DHP Memo	10:00
V.	Old Business	11:45
	Lunch	12:00
VI.	SHPO Report	12:30
VII.	Archeology Report	12:45
VIII.	State House Expansion	1:00
IX.	State Register Criteria	2:00
X.	New Business	2:30



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

November 18, 2003

Members Present: Peter Mallary, Chair
Glenn Andres, Vice-Chair
James Petersen, Archeologist
George Turner, Architect
Elizabeth Boepple, Citizen Member

Members Absent: Dave Donath, Historian

Staff Present: Jane Lendway, Interim SHPO
Nancy Boone, State Architectural Historian
Sue Jamele, NR Specialist
Giovanna Peebles, State Archeologist
Eric Gilbertson, Deputy SHPO
Scott Dillon, Survey Archeologist
Shari Duncan, Administrative Assistant
Judith Ehrlich, Environmental Review Coordinator

Visitors Present: Doug Frink

The Vermont Advisory Council meeting was called to order by the Chair at 9:17 a.m. in 6th Floor Conference Room A/B, National Life Building, Montpelier, VT.

I. Schedule

Meetings are scheduled for December 16 (Beth may not be present) and January 14, both in Montpelier, and February 12 in Burlington. The HP Grants will be reviewed at the February 12 meeting (to begin at 10:00). Tentatively scheduled a meeting for March 25.

II. Minutes

The minutes had the following changes: add the motion, "Glenn made a motion to place the property on the State Register of Historic Places under criteria A & C. Beth seconded. The vote was unanimous", to Section III. State Register Review and Designation, A. State Hospital Farm, Duxbury. Glenn made a motion to accept the minutes with the change, Beth seconded. The vote was unanimous.

III. State Register Review & Designation
A. VT-AD-01, Ferrisburgh

At the request of David Roth, Attorney for the property owner, this review was postponed. Scott Dillon will get back to the Council on future review.

Jim passed around a book titled, "Archeology in Vermont". The book contained an article about the Donovan Site and its importance to Vermont archeology.

IX. State Register Criteria

Nancy presented questions to the Council to try and pinpoint concerns that either the Council or the Division might have when evaluating State Register eligibility. The Council and staff agreed that this is a good exercise and it identified some areas, which Peter and Nancy will confer about how to structure further discussion at the Council's December meeting.

IV. Doug Frink's OCR and Predictive Model
A. Retraction of July 2, 2003 DHP Memo

Doug Frink was present to report back to the Council a summary of his findings on using the Forest Community and Post Glacial Models in conjunction with the Division's Environmental Predictive Model. The models are used to score a site for likelihood that an archeological site would be found on a property. Doug had presented his two models to the Council in August 2001 and the Council had agreed he could use his models along with the Division's model and was to report back his findings. The Council discussed in detail, all the models and how they work, and following are the key points of the discussion:

- The main goal is to identify and protect archeological sites.
- Doug's models are qualitative, and the Division's is quantitative.
- Need to have a standard model in regulatory archeology.
- No model is perfect, they all have flaws. Establish a baseline and add to it. Models should always be in a process of being refined.
- The Division's Predictive Model was designed to find sites, not determine significance. It is a model that helps prioritize where to spend limited resources.
- Doug's model may be used in conjunction with the Division's model and not as a replacement for.
- The Division would like to see more detailed reports from Doug to better interpret his findings. The reports need more clarification on the project area that is evaluated or scored.

- Continue to work together to improve the coordination of the Division's model and Doug's models. A table comparing the models for various projects would be helpful.

Jim made a motion to retract the Division's July 2, 2003 memo to Doug Frink. Glenn seconded. The vote was unanimous.

VI. SHPO Report – Jane Lendway, Interim SHPO, reported the following:

- Administration is scheduling interviews for the SHPO position.
- The Agency has secured space for two years for curation of archeological artifacts. The 2200 square foot space is located at the Champlain Mill in Winooski. The long-term hope is to have UVM create a permanent space for curation, interpretation and storage of the artifacts.
- Creating an archeology fund could be included in legislation this year and perhaps the only legislation coming out the Division.
- The President Calvin Coolidge State Historic Site in Plymouth received a \$200,000 Save America's Treasure Grant for fire suppression systems.
- More federal dollars could be coming to Vermont. Senator Jeffords tacked onto the farm bill for barns. Two million has been requested and money would be earmarked for Vermont barns. The funding would go through the Rural Development office.

VII. Archeology Report – no report given

VIII. State House Expansion

The Commission discussed the need for a new strategy concerning their approach to the State House Expansion project. Peter suggested the Council make a more global statement by inviting other parties into the process and build a coalition of preservation folks. With this group, they might ask that other alternatives be looked at. The main objective of the meeting is to broaden the discussion and build a consensus.

It is uncertain as to who is sponsoring the meeting and if the meeting should take place at the State House. Glenn and Beth will draft a resolution for others to review. There was much discussion about what statements will be made by the Council versus the group being formed. Council members will forward a draft list of attendees to Nancy, who will compile a master list. Nancy will prepare a packet of information to give to attendees that will include; newspaper clippings, drawing & plans of the building, and the history of the project.

ARCHEOLOGICAL SITE EVALUATION FORM

SITE NUMBER: VT-AD-1 **TOWN:** Ferrisburgh

PROJECT NAME: Albarelli Subdivision **DHP ER #:** AD03-020

Phase of study completed to make this determination: Phase I [] Phase II [] Other [X]

[] Not eligible

[] Insufficient Information

National/State Register of Historic Places Criteria

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

[X] **Criterion A.** Sites that are associated with events that have made a significant contribution to the broad patterns of our history.

[] **Criterion B.** Sites that are associated with the lives of persons significant in our past.

[] **Criterion C.** Sites that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

[X] **Criterion D.** Sites that have yielded, or may be likely to yield, information important in prehistory or history.

[] See Evaluation of Significance on back

[] **Advisory Council Review: determined to meet criteria.** Date: _____
(attach minutes of meeting)

[] **Listed on State Register** Date: _____

[] **Listed on National Register** Date: _____

ADDITIONAL COMMENTS:

The Division for Historic Preservation (Division) is requesting the Vermont Advisory Council on Historic Preservation to list the Donovan Site, VT-AD-1, on the State Register for Historic Places. The Division believes that VT-AD-1 is eligible for listing under Criteria A and D. Eligibility under Criterion D is based on the site's ability to yield or have yielded information important in prehistory. The Donovan Site is the first archeological site to be listed on the Vermont Archeological Inventory and along with its sister site, VT-AD-2 or the Verburg Site (formerly Rivers Site), was the focus of some of the earliest archeological investigations in Vermont (see attached letter to the District # 6 Environmental Commission). The Donovan Site preserves evidence of prehistoric occupations minimally attributable to the Late Archaic through Late Woodland cultural periods, or from ca. 4000 B.C.-A.D. 1600. Although the majority of the cultural material at the site is not deeply buried, the overall high density and widespread nature of the deposits clearly indicate the presence of discrete activity areas affiliated with specific occupations of the site. The cultural material and deposits currently documented at the site conform to data requirements 1-5 and 8 in the matrix used for evaluating site significance in VTSHPO Guidelines for Conducting Archeology in Vermont (July 2002 and below). These data requirements are highlighted below the matrix on the back of this form and show that VT-AD-1 contains archeological information which can address all ten of the research topics identified as priorities in the guidelines.

The Division also believes that the Donovan Site is eligible for the State Register under Criterion A. To be eligible under this criterion a site must have the ability to illustrate a specific event or pattern of events important in history. The Donovan Site is the type site for the regional recognition of the Vergennes Archaic, an interior manifestation of the Maritime Archaic complex. Because they define archeological complexes, cultures, or time periods, type sites are directly associated with events and broad patterns of history

Evaluating Site Significance

Section 4. 4.1. of the VT SHPO's Guidelines for Conducting Archeology in Vermont:

RESEARCH TOPICS	DATA REQUIREMENTS (see details below)							
	1	2	3	4	5	6	7	8
Adaptation	X	X	X	-	-	-	-	-
Chronology	X	X	X	-	-	-	-	-
Technology	X	X	-	-	-	-	-	-
Exchange/trade	X	X	-	-	X	-	-	-
Settlement system	X	X	X	X	X	-	-	-
Subsistence system	X	X	X	X	-	-	-	-
Socio-political organization	X	X	X	X	-	-	-	-
Human biology	X	X	X	-	-	X	-	-
Belief system	X	X	X	-	-	-	X	-
Environmental change	-	X	-	-	-	-	-	X

Data requirements for a site to address the respective research topics. Highlighted categories represent data present at VT-AD-1:

1. Site contains items, deposits, and/or surfaces that can provide inferences about relevant past activities.
2. Site contains items or deposits that can identify the site's time period
3. Site possesses spatial relationships among items, deposits and/or surfaces which can be reconstructed.
4. Site contains deposits with floral, pollen, faunal or other botanical and zoological data.
5. Site contains items whose potential source area(s) can be identified.
6. Site contains the remains of at least one inhumation sufficiently preserved to permit analysis of diet, health, pathologies, or demographic data; or contains evidence of at least one cremation.
7. Site contains non-utilitarian items or deposits that can provide inferences about past beliefs.
8. Site contains natural or cultural deposits or surfaces with data pertinent to paleo-environmental reconstruction (including past vegetation, fauna, landscape, water sources, or climate) of the locale or larger region



STATE OF VERMONT

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

November 6, 2003

Geoffrey W. Green
District # 6 Environmental Commission
111 West Street
Essex Junction, VT 05452

Re: Proposed Albarelli Subdivision, Ferrisburgh.

Dear Geoff:

Thank you for the opportunity to comment on the above referenced project.

The purpose of this letter is to request that you reconsider your determination that the proposed Albarelli subdivision is not subject to Act 250 jurisdiction. The motivation for this request is that the subdivision and associated commercial horse breeding facility will have undue adverse effect on the Donovan Site, a State and National Register of Historic Places eligible prehistoric site situated on the property. The development may also have an effect on a second prehistoric site to the north and west of the Albarelli residence, referenced as VT-AD-75 on the Vermont Archeological Inventory (VAI).

The Donovan Site, or VT-AD-1, is the first archeological site registered on the VAI in Addison County, and along with its sister site VT-AD-2, the Rivers or Verberg Site located directly across Dead Creek to the south, preserve a more or less complete record of Native American occupation from at least 5000 B.C to the arrival of European settlers. This high incidence of occupation was certainly influenced by the favorable conditions for acquiring both plant and animal resources, afforded by the confluence of the Dead Creek wetlands with the Otter Creek and by the presence of upland terraces suitable for habitation. In addition, both drainages offer easy access to a variety of environmental zones both toward Lake Champlain and upriver.

Between 1937 and 1939, portions of both the Donovan and Verburg sites were the focus of some of the earliest archeological excavations conducted in Vermont. The work was conducted by the Champlain Valley Archaeological Society under the direction John Bailey, and while no comprehensive field reports were ever published, these excavations provided important contributions to the nascent development of the cultural history of the region. Recognition of the national importance of the Verberg Site culminated in the acquisition of the site in 2001 by The Archeological Conservancy, a national organization, in partnership with the Vermont Housing and Conservation Board.

Although not similarly protected, the Donovan Site clearly has equal regional and national significance. Bailey's excavations in 1937 produced ample evidence of an Archaic Period occupation now known as the Vergennes Archaic, an interior

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manifestation of the Maritime Archaic present throughout coastal New England and the Maritime from 4000-2500 B.C. In fact, the Donovan Site represents the type-site, or the site where Vergennes Archaic was first identified as a particular cultural component in Vermont. A partial trait or artifact list, all of which were found at Donovan, include ground slate projectile points, Otter Creek points, a slate bayonet, semi-lunar knives or ulus, also composed of slate, wood working tools such as gouges and celts, atlatl or spear-thrower weights, and anvil stones.

The Vergennes Archaic component is only one of several cultural components present at the Donovan Site. Based on Bailey's excavations, and particularly on later artifact collections by avocational archeologists evidence of later Archaic occupations as well as artifacts associated with all subdivisions of the Woodland cultural period are widespread throughout the site area and likely represent at least partially discrete activity areas affiliated with specific episodes of use of the landform. The diverse cultural deposits at the site merit over thirteen direct references in The Original Vermonters, (revised 1994), written by Drs. William Haviland and Majory Power from the University of Vermont, as well as references in numerous other regional publications by other archeologists such as Dr. William A. Ritchie, formerly curator of New York State Museum and one of the pioneers of Northeastern archeology.

Despite the lack of formal protection, the majority of the Donovan Site remains intact within the proposed project area. The 1937 excavations involved only a small portion of the overall terrace and subsequent investigations were largely restricted to artifact collection off the plowed surface within the various agricultural fields on the property. In addition, parts of the site are likely preserved within currently wooded section of the tract. For this reason, the Division believes that the Donovan Site contains exceptional evidence concerning prehistoric use of both local and regional contexts, and that the cultural deposits at the site are clearly eligible to the State and National Registers of Historic Places. Based on the potential threat to these resources engendered in this project, the Division will be asking the Vermont Advisory Council on Historic Preservation to list the Donovan Site on the State Register at the November 18, 2003 meeting.

The potential impacts to VT-AD-1 posed by this project were evaluated during a site visit to the property on October 31, 2003 with Mr. Carl Cole and Ms. Kathy Baker. Based on available information, the Donovan Site boundary was considered to include all portions of the property to the south of a line extending through the northeasterly point of woods along a drainage swale bisecting the Rivers Edge facility and proceeding westerly to the property boundary. The less documented but also potentially significant site VT-AD-75 is located to the north of this line.

Proposed project components within the Donovan Site include, the house site, which is located in a wooded area along Dead Creek directly west of the area excavated in 1937,

G. Green
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the access drive to the house, and a large septic area that will service the house and barn, as well as the Rivers Edge facility. Potentially less intrusive elements will involve the establishment of fenced paddocks within most of the open field area of the site. The actual location of the barn is not yet finalized. During the field visit and on the current plan, the barn is shown in the northeast corner of the wooded part of the property and would be partly within both VT-AD-1 and VT-AD-75. The structural footprint alone for the barn would measure 150 x 200 ft. and would have a much larger surrounding construction zone. Subsequent to the field visit, a second location partially within the recreational vehicle portion of the campground was under discussion. This location would be mostly within VT-AD-1 but is also partially disturbed. Depending on the location of the barn, impacts within VT-AD 75 would consist of the access road and paddock development.

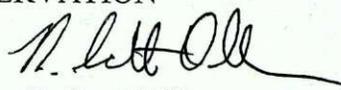
From the Division's standpoint, all of these components have the potential to have undue adverse effects on the site areas. The house site, the southern part of the roadway, and the septic system are all clearly located within the known boundaries of VT-AD-1 and appear to have a high likelihood to impact significant portions of the site. The barn location in the wooded area is located in a depression relative to the overall terrace and may not have significant impacts, while the barn location in the campground is within the area of known cultural deposits. In any case, the Division would recommend that appropriate archeological testing be undertaken prior to project development.

Thank you for your cooperation in protecting Vermont's irreplaceable historic and archeological heritage.

Sincerely

VERMONT DIVISION FOR HISTORIC PRESERVATION


Eric Gilbertson
Deputy State Historic Preservation Officer


R. Scott Dillon
Survey Archeologist

Cc: Carl Cole

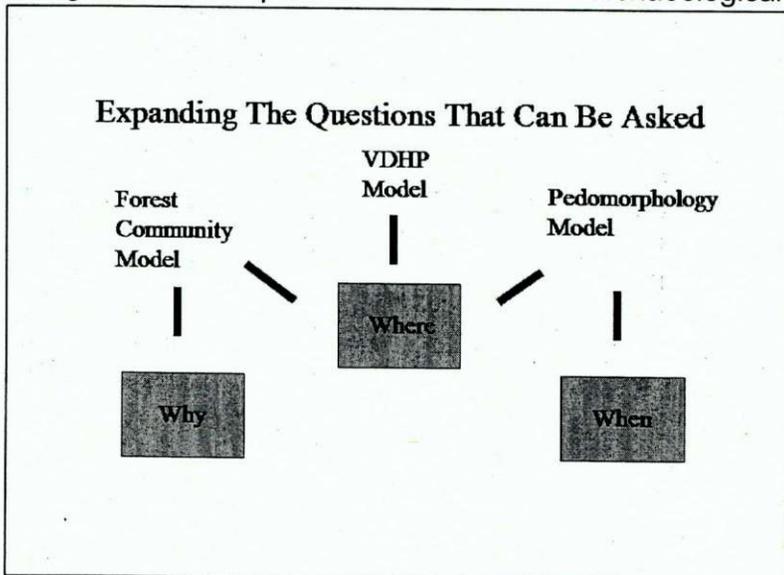
Report to the Vermont Advisory Council on Historic Preservation On the Efficacy of Multiple Environmentally Base Locational Models

Douglas Frink
Archaeology Consulting Team, Inc.

March 18, 2003.

Nineteen months ago, I came before the Council to present, and seek approval for, two new models for predicting the locations and characteristics of archaeological sites. These models, although different from the VDHP model, were not intended to replace it, but rather to enhance it by expanding the kinds of questions one asks in an archaeological study. The VDHP model is

predicated on over twenty years of data and provides information on WHERE sites are most likely located. The forest community model builds on this question and provides information on WHY people might select certain areas over others based on the variability and seasonality of resources. The pedomorphological model provides information on a changing landscape, thereby allowing us to address the



questions of where and why within the context of WHEN. Individually, each of these models is capable of predicting where we are likely to encounter archaeological sites, but when used together this system of models allows us to better address the potential significance of the archaeological resource early on in our studies.

Approval of these two models was granted by the Council with the request that I return and report on how well they are working. Tonight, I will present recent applications of these models using specific projects studied under environmental review -- as required under various state and federal legislation.

The effectiveness of these models in the studies on five projects reviewed under ACT 250 are summarized in Table 1. In general, ACT 250 archaeological studies are required after they have been evaluated against the VDHP model alone. Thus, it is somewhat unfair to here compare them to the other models. Any project that scores greater than 32 on the VDHP model needs to be studied by a consulting archaeologist. Use of the additional models in these situations is primarily focused on refining the scope of study to more efficiently locate sites, determine their significance, and when sites are not

found, to offer explanations as to why. Individually, each model, provided incomplete information. However, in concert this information provided explanations for why sites were found or not, and characterization of sites leading to determining their significance.

Application of the three models in concert to determine sensitivity for potential archaeological sites has been employed in larger corridor studies. Archaeological Resource Assessments (ARA) for proposed upgrades and improvements to VELCO's transmission system have focused on detailing where to avoid, or minimize potential impacts. Under ACT 248, VELCO's proposed project will be reviewed by the Public Service Board to determine whether the project will be in the best interest of the public. Minimizing the potential impacts to archaeologically sensitive areas is in the public's interest both in terms of protecting these resources and in minimizing the costs of mitigation - costs that are passed on to the consumer.

In situations where the three models are in agreement, the expanded information provides refinements in expectations, and increased ability to budget costs for subsequent studies. When the three models are in disagreement, they provide justification for determination of sensitivity. For example, the VDHP model assigns a value of 32 for areas located on the Champlain Sea or Glacial Lake Shore Lines. In some cases the forest community model might indicate a low resource based environment and the pedomorphology model might indicate landscape conditions inappropriate for settlement. Alternatively, a distance of between 90 and 180 meters to an intermittent stream would score only a 4 on the DHP model. If the forest community model indicated the probability of a critical resource, such as a winter deer yard, or the pedomorphology model indicated a past paleo pond, the project area would be considered highly sensitive for archaeological sites.

Similarly, this approach has been used with State Lands under the jurisdiction of the Departments of Forests, Parks, and Recreation, and Fish and Wildlife, to both evaluate potential impacts from undertakings, and to aid in developing land management plans. The primary benefit to the State in using the multiple model approach has been to avoid potentially expensive undertakings at the planning stage. Unfortunately, this has meant few opportunities to verify through testing the conclusions being drawn. Also, as more projects are designed for low sensitive areas, fewer archaeological sites are being discovered and recorded.

(Click on table to go back)

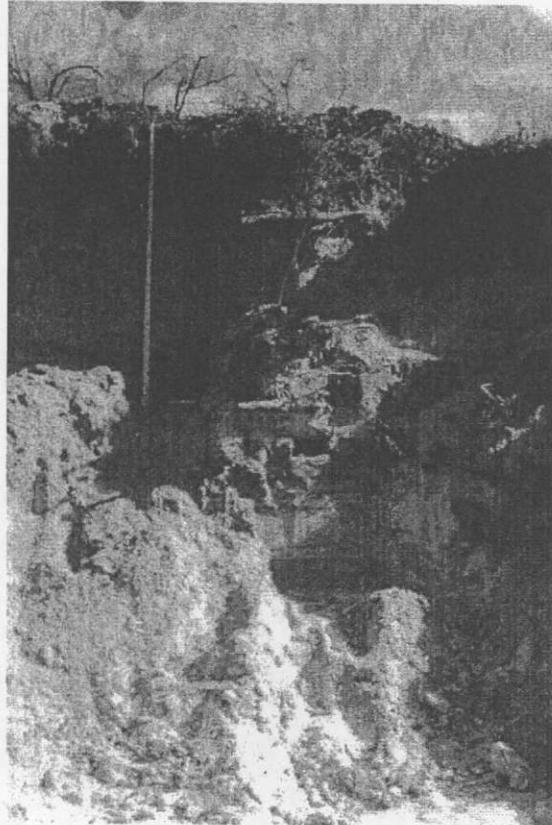
TABLE 1: Summary of Applicability of Models on Five ACT 250 Archaeological Studies

Project	VDHP Model	Forest Community Model	Pedomorphological model	Results and Comments
St. Michael's College	Sensitive for Early NA Sites Score 92	Seasonal Fall Resource Base	Low Potential for Early NA sites.	No Sites Found Explanation Provided
Wolcott Gravel	Sensitive for Early NA Sites Score 64*	Low Resource base	Low Potential for Early NA sites	No Sites Found Explanation Provided
Nason Road -- VT. Gas Pipeline	High Sensitivity for NA Sites Score 46*	High Resource Base for Winter Deer Yard Sites	Low Potential for Early NA sites -- High Potential for Later NA sites	A historically recent NA Site found. Not typical of Winter Deer Yard sites
Quechee Visitor's Cnt.	High Sensitivity for NA Sites Score 76*	Seasonal Fall Resource Base	Low Potential for NA Sites	Site found -- Not characterized due to redesign
Meadowland Development	High Sensitivity for NA Sites Score 20*	High Resource Base for Winter Deer Yard Sites. Possible Quarry Activities	Low Potential for Early NA sites -- High Potential for Later NA sites	A historically recent NA Site found. Typical of Winter Deer Yard site
	2 for 5 3	3 for 5	4 for 5	Meaningful data and explanations possible

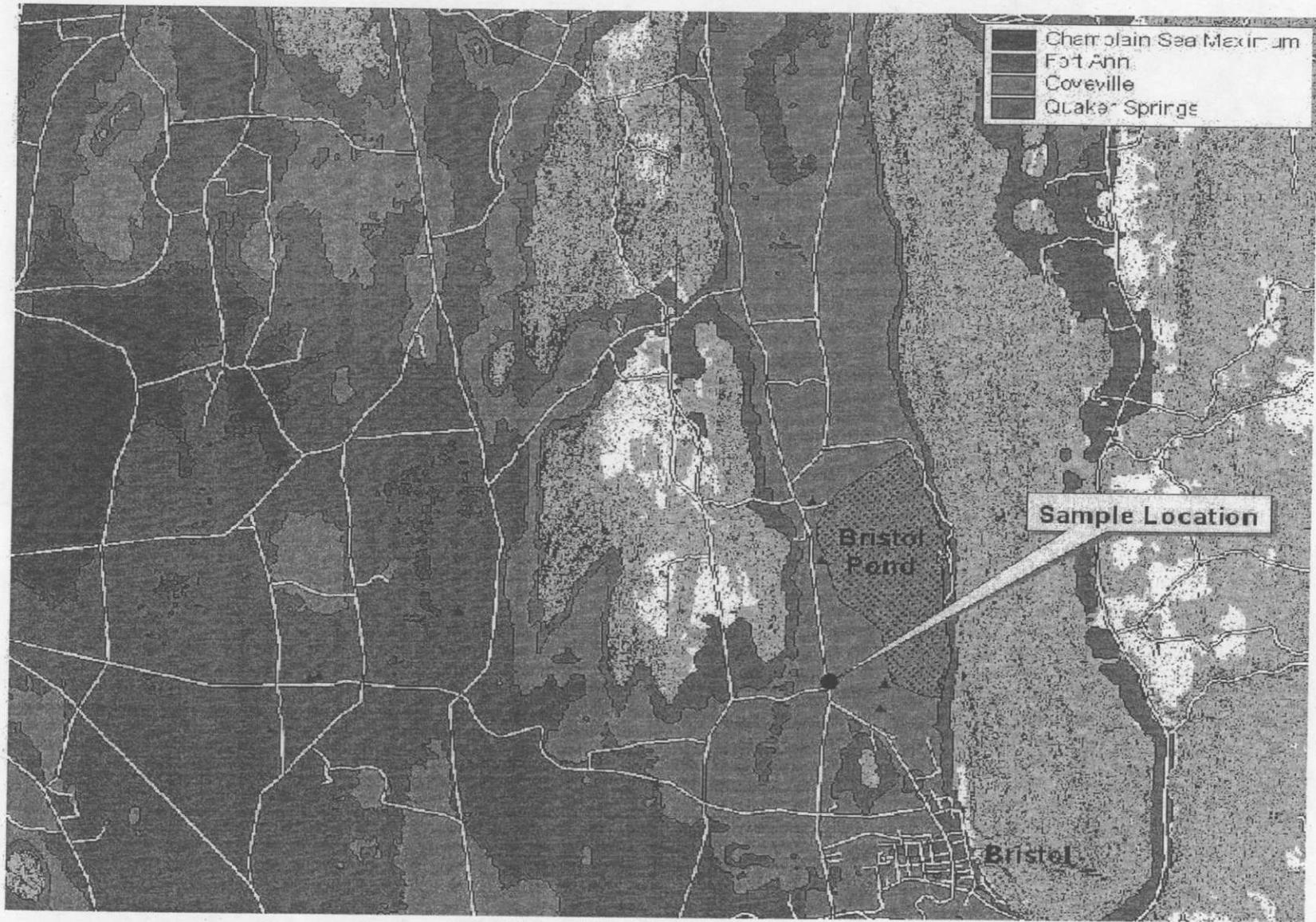
* These projects were reviewed by VDHP prior to the current scoring system. Score values have been reconstructed after the fact.

As opportunities present themselves, ACT continues to test these models. A recent road-cut enhancement along Monkton Ridge Road in Bristol exposed a three-meter deep soil profile that allowed us to test the post glacial landscape surrounding Bristol Pond as defined by the pedomorphological model. Bristol Pond is one of several surviving freshwater ponds left behind after Glacial Lake Vermont drained. Numerous very early Native American sites have been recorded along the edges of this pond.

The exposed soil profile consists of an overthickened plowzone overlying a well developed buried soil that had formed within a paleo-dune. The maximum age of this buried soil was found to be 11,271 calendrical years old. Another buried soil, formed in water deposited bedded fine sands and silts, was encountered beneath ~40 cm of wind-sorted dune sand. This horizon dated to before 12,215 years ago.



The pedological model is premised on data suggesting that first human colonization of the area did not occur until after the Younger Dryas (~11,600 years ago) and the draining of the Champlain Sea (~12,500 years ago), and that early habitation sites are most likely to be found adjacent to these relict fresh water ponds. The identified Paleo-Indian Period sites located around Bristol Pond are clearly in association with the paleosol that developed after 11,271 years ago. The discovery of an intact earlier soil, contemporary with the Champlain Sea and capable of having been inhabited by people during the Younger Dryas, provides a means to test the premise of first occupation. However, archaeological testing of areas adjacent to these relict ponds must include excavations that extend down into definable water deposited sediments to insure that this buried soil level is encountered where ever it may still be extent.



Bristol Road Cut -- OCR Carbon Dating Data

Soil Depth	pH	% Organic Carbon (LOI)	Ocr Date	Very Coarse	Coarse	Medium	Fine	Very Fine	Coarse Silt	Fine Silt	Sample Id	% Oxidizable Carbon (WB)	OCR Ratio	Mn
5	6.2	4.002	202	4.140	2.377	2.983	8.027	14.395	26.233	41.846	6317	1.40	2.86	10.85
15	5.8	2.409	1105	6.812	2.750	2.661	6.511	16.148	25.892	39.227	6318	0.705	3.42	7.8
25	5.3	2.104	1997	6.666	2.630	2.377	6.246	14.844	31.806	35.431	6319	0.65	3.24	7.0
30	5.4	1.934	2511	7.762	2.303	2.428	6.070	16.162	32.370	32.905	6320	0.58	3.33	5.2
35	5.5	2.19	2817	10.096	3.042	2.633	6.529	13.158	26.288	38.252	6321	0.62	3.53	5.8
40	5.5	2.854	3191	7.768	3.180	2.634	6.778	14.706	24.816	40.119	6322	0.80	3.57	6.25
45	5.6	1.993	3796	4.792	1.845	1.626	4.435	12.578	40.010	34.715	6323	0.545	3.66	4.22
50	5.7	0.294	8377	.	.	.080	.623	18.941	55.826	24.530	6324	0.06	4.90	1.56
55	5.6	0.306	9573	.	.	.050	1.061	29.442	50.248	19.199	6325	0.09	3.40	1.39
60	5.7	0.341	11271	.	.	.080	3.573	42.113	41.215	13.018	6326	0.03	11.37	3.225
103	5.3	0.676	12215	.	.	.057	2.937	27.367	41.094	28.545	6327	0.18	3.76	6.3



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

December 16, 2003

Members Present: Peter Mallary, Chair
Glenn Andres, Vice-Chair
James Petersen, Archeologist
George Turner, Architect
David Donath, Historian (arrived at 9:50)

Members Absent: Elizabeth Boepple, Citizen Member

Staff Present: Jane Lendway, Interim SHPO
Nancy Boone, State Architectural Historian
Sue Jamele, NR Specialist
Eric Gilbertson, Deputy SHPO
Scott Dillon, Survey Archeologist
Shari Duncan, Administrative Assistant
Judith Ehrlich, Environmental Review Coordinator

Visitors Present: David Rath, Attorney

The Vermont Advisory Council meeting was called to order by the Chair at 9:40 a.m. in 6th Floor Conference Room A/B, National Life Building, Montpelier, VT.

I. Schedule

Meetings are scheduled for January 14, in Montpelier, and February 12 in Burlington. The HP Grants will be reviewed at the February 12 meeting (to begin at 10:00). Meeting scheduled for March 25, possibly in Rutland.

II. Minutes

The minutes had the following changes: Section IV. Doug Frink's OCR & Predictive Model, change the sixth bullet to read, "Doug's model may be used in conjunction with the Division's model and not as a replacement for." Glenn made a motion to accept the minutes with the change, George seconded. The vote was unanimous.

III. National Register Preliminary Review
A. Dickinson Estate Historic District, Brattleboro

George noted that the owner is his client and questioned whether or not he should be a part of the discussion. The Council agreed that because this is a preliminary review, George can be involved in the conversation and the Council will revisit the issue when and if the project comes before them for a final review.

Sue gave an overview of this preliminary review. She stated that she had visited the property to review boundary lines. It is noted that there are several campus buildings built in the 1960's that are not included in the nomination. The Council discussed the importance of the dorm buildings and their relation to development of the site as a Peace Corps training campus. The Council suggested that they be included in the nomination or amend the nomination in 10 years when the buildings will be 50 years old. Sue stated that because the buildings are less than 50 years old, it would have to be demonstrated to be of exceptional significance due to either their architecture, or association with an important person or historic event. Sue was not certain if the owners wanted to invest more time and money to include the other buildings at this time.

The Council determined the district appears to be eligible but strongly encourages the owner to consider adding the campus buildings to the nomination (as non-contributing now, but convertible to contributing in the future) or amend the nomination at a later date.

IV. National Register Final Review
A. Congregational Church, Ludlow

The Council had been sent copies of the nomination prior to the meeting. Sue gave an overview of this nomination. Glenn made a motion to nominate under criteria A & C. Jim seconded. The vote was unanimous.

V. State Register Review & Designation
A. VT-AD-01, Ferrisburgh

Scott updated the Council on the Donovan Site (VT AD-01), the first site ever found in Addison County. District 6 Environmental Commission previously did a review of this proposed project, a semi-commercial horse farm/riding arena. In its initial review, the District Commission concluded the project would not require an Act 250 permit. The District Commission made the determination unaware that there was a State Register eligible property on the site. Scott is asking the District Commission to reconsider their initial decision. Scott brings this to the Council today for State Register review and designation. A map and archeological site evaluation form were presented to the Council.

David Rath, Attorney for the property owners, the Albarelli's, was present. He explained to the Council that the Albarelli's are trying to sell their property so they can retire. Currently the property is used as a campground with 13 cottages and 25 campsites. There was an offer on the table from Stan Shapiro and Kathy Baker who wanted to purchase the property for \$600,000 and move their horse-breeding farm to the location. The Shapiro's cancelled the contract when Act 250 got involved. He noted that it would be extremely difficult for the Albarelli's to sell the property in its current use. Mr.

Rath stated his real purpose in attending today's meeting is to ask for help for the Albarelli's if the property is placed on the State Register.

There was much discussion on the importance of this site. The Council said that they were sympathetic to the Albarelli's situation but they have to make decisions based on the facts and the fact is that the site is eligible for the State Register. The Council conveyed that there still is a lot of room for conversation on how to make a project work on this site regardless of the State Register designation. Peter is willing to talk with Darby Bradley at the Vermont Land Trust about development rights purchase. Jim and Scott volunteered to work with the Albarelli's to help them understand the significance of the property.

Jim made a motion to designate this property to the State Register under criteria A & D. Glenn seconded. There was some discussion about the boundaries so the motion was amended. Jim moved to designate this property to the State Register under criteria A & D based on the boundaries presented at today's meeting (map attached) and the boundaries to be refined at a later date. Glenn seconded. The vote was unanimous.

VI. State Register Criteria

Nancy distributed a summary of the Council's discussion at the last meeting (see attached) and showed slides of marginal buildings that illustrated the issues highlighted in the summary. The Council and Division staff discussed each example. David noted that if a building has integrity, you should be able to write its story and it should be eligible for the State Register. Glenn commented that the less extraordinary a building is, the more important its story is. This leads to questions about the level of documentation needed for State Register designation. Members noted that it is important to understand the context of the building, and what the building is telling us. They questioned whether the more rare a building is, the more likely it is to be eligible for the State Register. Jane asked whether it would be possible to create a list of architectural features and a percentage rule to guide eligibility determinations. George felt that buildings of a recognized type (e.g. a Cape) start out with more significance. Glenn recalled that Macalaster's book had some good graphic representations of architectural variations. The Council decided to focus discussion at the next meeting on whatever graphic representations of types and features the Division can gather to see if they would be helpful in guiding eligibility decisions.

VII. SHPO Report

Jane Lendway, Interim SHPO gave the following report:

- No new information on the hiring of a permanent State Historic Preservation Officer. The Division eagerly waits to hear news of the hiring of a permanent SHPO.
- Over 60 Historic Preservation Grant Applications have been received. Eric will hire a temp to help with the grants this round.
- Jane asked Nancy to give a summary of the McLean Quarry Environmental Board hearing. Nancy reported that she and Jacob have been attending the hearings, although she has not yet

been called to testify. There are several more days of testimony scheduled, some into March 2004. The E Board is happy to see all the affected parties involved in the process.

- Jane asked what specific items the Council is looking for in the SHPO report. Jim stated that they are not looking for anything specific; continue reporting current news & issues.

VIII. Archeology Report – as written by Jim Petersen

The most notable archeology development in Vermont over the last several months or so is progress toward development of a short-term curation facility for archeological collections. The current owner of the Champlain Mill in Winooski, Mr. Ray Pecor, has agreed to provide a suite of rooms in the Champlain Mill gratis for the next several years. Representatives of the Division, the AOT and UVM met there recently to review the space and begin the planning for development of the curation facility for a two-year period, after which a more long-term facility might be available. It is hoped that the facility in the Champlain Mill can be used for other public education activities during this two-year period, analogous to what will be developed in a long-term permanent duration facility.

Secondly, the large-scale phase III data recovery excavations at the Bohannon prehistoric site in Alburg were completed in early November. Due to bad weather and resultant flooding, a portion of the phase III excavation block was not completed before the termination of the fieldwork. This work will be completed in 2004. Temporary restoration (namely, infilling the excavation block and re-seeding it) of the excavated area was not completed before several recent snowstorms and this work too will need to be completed in 2004. The area of the phase III data recovery excavations will initially serve as a staging area for the AOT project and later will be at least partially disturbed by project construction of the new Route 78 Bridge. Laboratory work related to the phase III work has begun and will likely extend over the next several years. Much of the lab work will be related to processing the large volume of "feature fill" with water screening to retrieve large amounts of subsistence remains (namely burned plants and animal bones) and artifacts. As noted previously, the Bohannon site is the first St. Lawrence Iroquoian settlement ever identified and scientifically excavated in Vermont, and it is attributed to the late prehistoric period, dated ca. AD 1300-1600.

IX. Old Business

A. Archeology Mapping Update – Eric reported that Giovanna and Scott have completed a workplan. They are still working on resolving the issue layers. They will do a presentation for the Council in January.