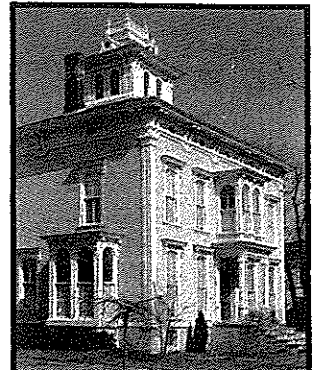
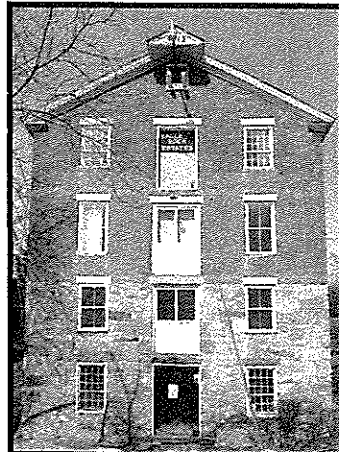
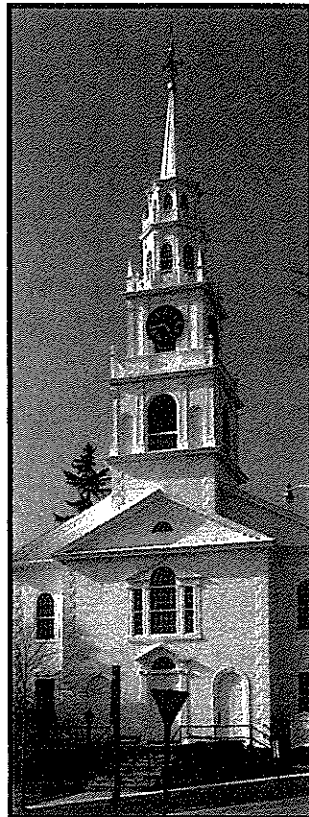


THE HISTORIC ARCHITECTURE OF ADDISON COUNTY

VERMONT STATE REGISTER OF HISTORIC PLACES

WALTHAM



VERMONT DIVISION FOR HISTORIC PRESERVATION

**THE HISTORIC ARCHITECTURE
OF ADDISON COUNTY**
*Including a listing of
the Vermont State Register of Historic Places*

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photographer*—Curtis B. Johnson).

This pamphlet is an excerpt from *The Historic Architecture of
Addison County*. The complete volume contains a short history
of Addison County, chapters for each town in the county, and
a guide to Vermont architecture. An abbreviated version of
the architecture guide is found on the back cover of this
pamphlet.

The town chapters use historic architecture to tell the
developmental history of each town from the first years of
white settlement to World War II. Most of the photographs
are contemporary to show the historic structures as they stand
today. Sources used to prepare this book are listed in the
select bibliography found in the complete county volume.

CAUTION

Most of the historic structures included in the town
histories are privately owned and are not open to the
public. When viewing, please be courteous.

FOREWORD

Historic structures are part of our daily lives in Vermont. We
live in them, we shop in them, we continue to use them for
the purposes for which they were built, or we find new ways
to use them. Whether buildings or bridges, on the farm, in
the village, or in the city, these historic resources are a living
history of the state because they stand as powerful and readily
visible reminders of our past.

Historic buildings also make a major contribution to the
celebrated Vermont environment that is crucial to both our
economic prosperity and to our personal well-being. Historic
downtowns provide attractive places to shop and work.
Industries locate in Vermont because of the quality of life
here, and the presence of our history is one aspect of that
quality. The travel industry in Vermont continues to grow. It
is clear from every survey that travelers come to see our
countryside with its historic buildings, green fields, forests,
hills, and mountains.

We must make a constant effort to protect historic buildings
and their surroundings and be ready to intervene to prevent
the forces of both man and nature from destroying what our
ancestors placed on the landscape. *The Historic Architecture*

Structures referred to in the text that are listed in the State
Register of Historic Places are identified by a number or
street address in parenthesis corresponding to the Register
listings and maps immediately following each town history.
The list uses standardized terms to provide information on
readily identifiable exterior features of Register sites. This
information is gathered by surveying the exteriors of the
structures. There may be discrepancies between demon-
strable or asserted building dates and those dates given
here.

For further information on *The Historic Architecture of
Addison County* or the State Register of Historic Places, please
contact the Vermont Division for Historic Preservation,
Montpelier, Vermont 05602 (802-828-3226).

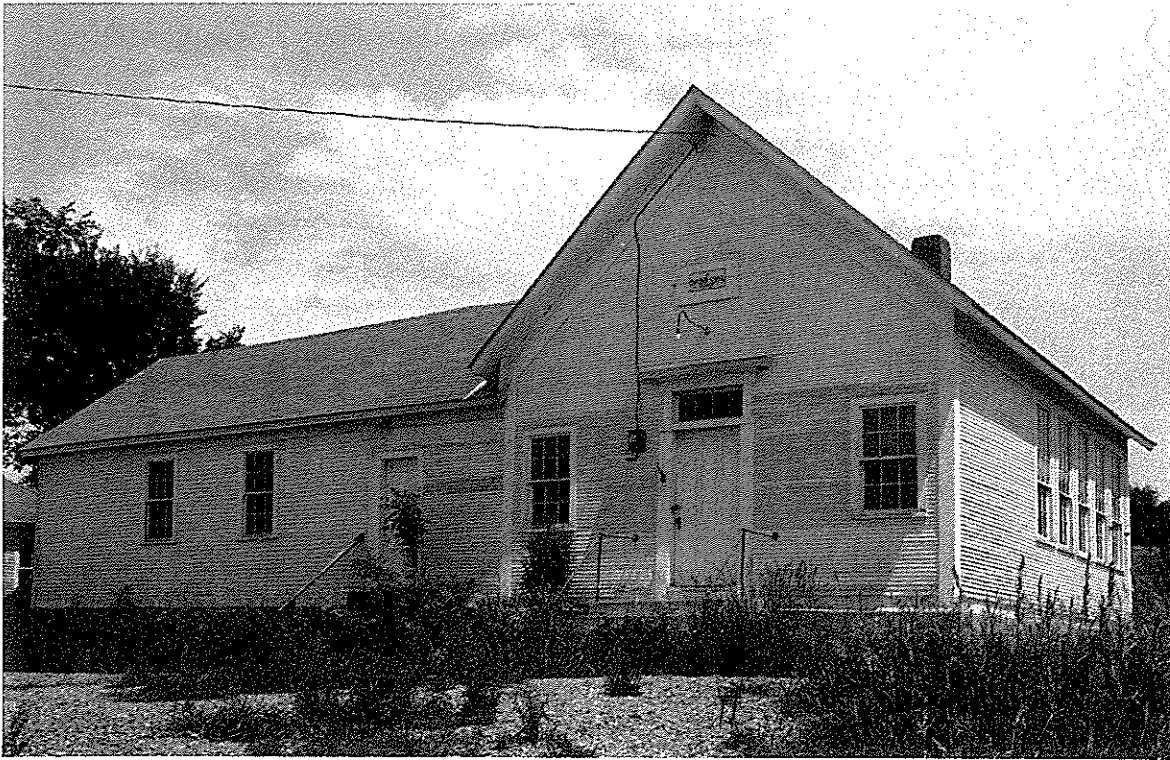
The activity that is the subject of this publication has been
financed in part with Federal funds from the National Park
Service, Department of the Interior. However, the contents
and opinions do not necessarily reflect the views or policies of
the Department of the Interior.

This program receives Federal funds from the National
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of Addison County is part of the effort by the Division for
Historic Preservation to encourage and enhance the apprecia-
tion and thoughtful use of our historic architectural resources
and to save and protect them for the future. This publication
identifies and documents the resources making up the rich
architectural heritage left in our stewardship, and gives
citizens of today information that is needed to plan for their
preservation.

I hope the book will assist and encourage local preservation
efforts, that it will be used by the property owners to learn
about their buildings, by local officials in planning for the
future of their towns, as a resource for teachers of Vermont
and local history, as a guide for residents on Sunday drives,
and as a way travelers from all over can learn about
Vermont. More than this, I hope it helps us all recognize our
heritage and the value of preserving it.

Eric Gilbertson
Director
Vermont Division for Historic Preservation



WALTHAM

Waltham, a grazing and farming town of only nine square miles, lies in the broad valley east of the Otter Creek, south of the city of Vergennes. Settled after the American Revolution and crossed by the Waltham Turnpike from 1808 to 1828, Waltham has never had its own post office, village, or railroad station, as the needs of its residents have been easily met by the larger towns surrounding it. Sheep-raising, stockbreeding, and dairying carried the town through the nineteenth century, and today a number of farmhouses and a few particularly handsome barns remain to tell the story of the historic farms of Waltham.

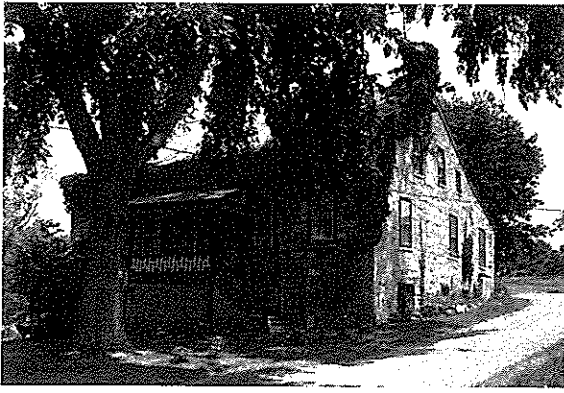
IN THE FIRST FEW DECADES after settlement, residents raised diverse crops and livestock on the land. One of the original town proprietors, Doctor Griswold, established a farm soon after the Revolutionary War, and about 1805 replaced his first home with a new stone Cape Cod house (3). Another stone house (4) was constructed about 1815 on an adjacent farm owned by Edward Sutton, a prominent merchant in Vergennes. The rough-cut stone of both houses probably came from nearby quarries in Vergennes or New Haven.

Still a small rural community, the town of Waltham uses its former District School No. 2 (10) as its town hall and community meeting place. With a vernacular-Greek Revival style entry with multi-panel door, transom, and cornice, the structure was built about 1870.

Other farmers chose brick to build their farmhouses. George Fisher, a town representative and justice of the peace, owned a handsome brick house (12, c.1820) distinguished by double end chimneys and semi-circular gable fanlights. In 1841 he sold it to his son-in-law N. A. Saxon and moved to a new house (7, c.1840) on another farm not far away. Luther Everts lived in a brick house (16) built around 1830. Like the Fisher house, Everts' home features stone lintels and entry sidelights, but its gable fanlights are a distinctive triangular shape.

Throughout most of the nineteenth century, the population of Waltham hovered around 250, having reached its peak of 330 in 1830. Around mid-century, the farming community began to specialize in particular agricultural products. In the 1840s and 1850s, fruit and wool growing became important activities, as did stockbreeding in the 1870s and dairying towards the end of the century. The largest orchard in Waltham was owned by Stephen M. Burroughs, who planted his groves on a hill overlooking Vergennes in 1830. Burroughs' lovely Gothic Revival style

Building numbers in parenthesis correspond to the State Register of Historic Places listing and maps that follow the text.

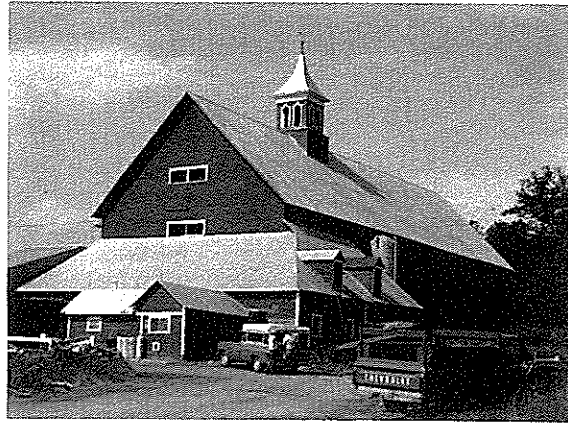


Dr. Griswold, one of the town proprietors of Waltham, constructed his home (3) about 1805. With its shed-roofed rear addition and raised basement story, it is an interesting variation of the vernacular stone houses common in the Addison County towns near Lake Champlain.

house, (2, c.1860) with ornate bargeboard decorating its gables and wall dormers still presides over the land.

Several Waltham farms specialized in sheep, both for growing wool and for breeding high quality flocks. N. A. Saxon and Henry S. Cross ran two such farms on land formerly belonging to George Fisher. The long, low form of the sheep barn (11b, c.1850) on the Cross farm is typical of such barns, while that (12c, c.1865) on the Saxon farm is more stylish, ornamented as it is with wooden brackets beneath the eaves. Charles Bacon and his son Oscar raised Merino sheep on their farm (13) in a barn highlighted by peaked lintelboards and cupola. The adjacent Bacon farmhouse (13), originally built about 1830, was substantially remodeled in the Italianate style with a hip roof and cornice brackets about 1870.

STOCKBREEDERS IN WALTHAM dealt not only in sheep but also in cattle and, in at least one case, horses. John H. Sprague and his sons ran a farm in the south of town raising beef cattle through the 1860s and sheep and fine horses later. The main house (18, c.1850) on the Sprague farm is detailed in the Greek Revival style with a recessed entry framed by pilasters and a bold entablature. A large barn (17b), built by John Sprague, Jr. around 1865, has a projecting second-story



In the 1880s Harry Everts and his son bred Jersey cattle and used every modern device for butter making, including steam-powered churns, in their extensive dairying operation. Their 100-foot by 48-foot dairy barn (15b) with its notable ventilator cupola cost \$3,000 to build in 1878. Since that time several additions have adapted the barn to modern dairy operations.

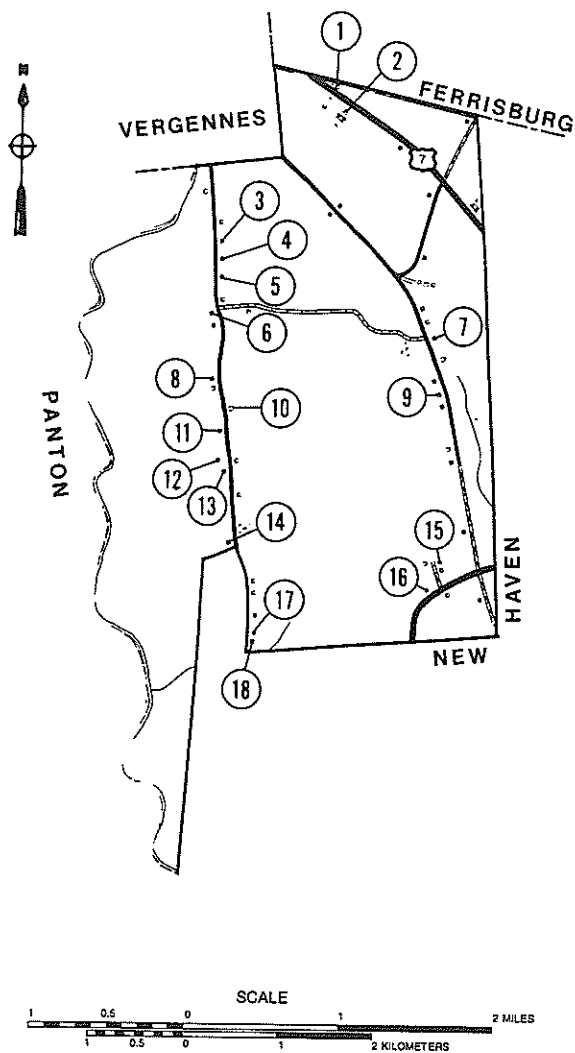
door where hay was loaded into storage areas above the stalls.

In the last quarter of the nineteenth century, dairymen in Waltham, some of who also bred cattle, constructed large barns to accommodate the increasing size of their herds. Harry Everts, who lived in a handsome Italianate style house (15a, c.1870) on land that had been part of his father Luther's farm (16), built an impressive, two-and-one-half-story, cupola-topped barn (15g) in 1878 to shelter his Jersey cows. In 1880 F. D. Barton built an even larger barn (14) on his farm. Probably designed by Charlotte, Vermont, architect Alanson Edgerton, the three-story bank barn topped by an Italianate style cupola contained sections for sheep and for cows as well as storage areas for hay and grain.

Since the beginning of the twentieth century, Waltham has changed little, continuing as an agricultural town with dairying as the foremost occupation. Large gambrel-roofed barns have been added to several farms, including the Benton farm where a handsome dairy barn (6c) was built about 1910. Throughout Waltham today, numerous well-preserved houses and notable barns attest to the pride and productivity of this historic farming community.

TOWN OF WALTHAM MAP

Sites listed in the State Register of Historic Places
(Numbers correspond to Register listings that follow).



**TOWN OF
WALTHAM**
Sites listed in
the State Register
of Historic Places
(For locations
see town map.)

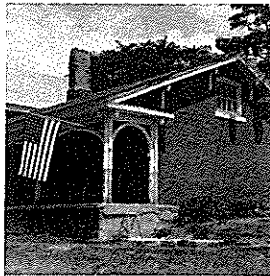
1 House, c.1885
Vernacular-Italianate style,
gable roof, 2 1/2 stories.
Features: cornice caps,
cornice brackets.
Related carriage barn.

2 House, c.1860
Gothic Revival style,
Georgian plan.
Features: Gothic wall
dormer, polychrome slate,
Italianate porch, distinctive
door, rafter tails,
bargeboard.

3 House, c.1805
Stone, Cape Cod.
Features: porch.
Related barn.

4 House, c.1815
Stone, gable roof,
1 1/2 stories.
Related late bank barn,
shed.
Features: ventilators.

5 House, c.1840/c.1865



Brick, gable roof, 1 1/2 stories.
Features: lintels, cornice
brackets, Gothic Revival
porch.
Related late bank barn,
carriage barn.
Features: transom.

6 E. F. Benton Farm
a. House, c.1830
Georgian plan.
b. Stable, c.1880
Vernacular-Italianate style.
Features: hoist, cupola.
c. Late Bank Barn, c.1910
Gambrel roof.
Features: ventilators, highdrive,
hoist.
d. Chicken Coop, 1880
Gambrel roof.
e. Barn, c.1920
f. Sugarhouse, c.1920
Features: ventilator.
g. Barn, c.1890
Features: rafter tails.

7 House, c.1840
Vernacular-Greek Revival
style, Georgian plan.
Features: entry entablature,
entry pilasters, sidelights.
Related smokehouse.

8 House, c.1820
Georgian plan.
Features: sidelights.

9 House, c.1835
Greek Revival style, brick,
sidehall plan, 1 1/2 stories.
Features: full entablature,
corner pilasters, entry
entablature, entry pilasters,
sidelights.
Related barn.

10 School, c.1845
Gable roof, 1 story.
Features: transom, entry
entablature, bank of
windows.

11 (Farm)
a. House, c.1850
Vernacular-Greek Revival style,
sidehall plan, 1 1/2 stories.
Features: entry entablature,
corner pilasters, entry pilasters,
reveals, sidelights, cornerblocks.
b. Barn, c.1850
Features: carriage bays, transom.
c. Carriage Barn, c.1870
Features: carriage bays.
d. Granary, c.1910



e. Shed, c.1980

12 Old Saxton Farm
a. House, c.1820
Vernacular-Federal style, brick,
Georgian plan.
Features: gable fanlight, lintels,
sidelights.
b. Carriage Barn, c.1900
Features: rafter tails.
c. Barn, c.1865
Features: cornice brackets,
unusual window.
d. Granary, c.1870
Features: cornice brackets.
e. Silo, c.1930
f. Milkhouse, c.1920

13 House, c.1830/c.1870
Vernacular-Italianate style,
hip roof, 2 stories.
Features: cornice brackets,
corner pilasters, entry
pilasters, sidelights, porch.
Related late bank barn.
Features: cupola, peaked
lintelboards, carriage bays.

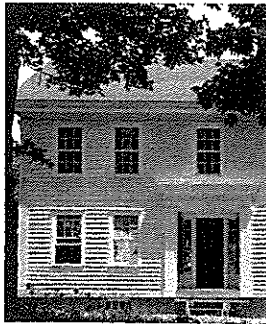
14 Late Bank Barn, c.1880
Architect/builder: Alanson
Edgerton
Features: cupola,
weathervane.
Related ground stable barn.
Features: ventilators.

15 Everts Farm
a. House, c.1870
Italianate style, hip roof,
2 stories.
Features: corner pilasters, peaked
lintelboards, cornice brackets,
bay window, enriched frieze,
porch.
b. Carriage Barn, c.1870
c. Carriage Barn, c.1890
Features: rafter tails.
d. House, c.1930
e. Barn, c.1880
f. Shed, c.1970
Board and batten.
g. Ground Stable Barn, 1878
Features: belvedere, weathervane,
unusual window.
h. House, c.1940
Gable roof, 2 stories.
i. Shed, c.1970
j. Silo, c.1970
k. Shed, 1969
Board and batten.

16 House, c.1830
Vernacular-Greek Revival
style, brick, Georgian plan.
Features: sidelights, corner-
blocks, lintels, marble, gable
fanlight, triangular window.

17 Sprague Farm
a. House, c.1855
Classic Cottage.
Features: cornerblocks, Queen
Anne porch.
b. Carriage Barn, c.1865
Features: carriage bays,
weathervane.
c. Granary, c.1865
d. Garage, c.1920
Features: rafter tails.
e. Shed, c.1920
f. Shed, c.1960
g. Shed, c.1940

18 House, c.1850



Greek Revival style,
Georgian plan.
Features: corner pilasters,
entry entablature, entry
pilasters, sidelights.

GLOSSARY

Note: all terms are defined as they are used in this publication. They may have other meanings not included here.

bank barn A barn whose basement is built into the side of a hill or earthen bank and whose first floor stable is at grade level.

bargeboard Decorative board, often scroll sawn or carved, ornamenting rooflines.

bay Regular vertical divisions of the exterior of a building, usually defined by the door and window openings.

belvedere Rooftop structure, usually with windows on all sides.

board and batten Exterior siding of flush, wide, vertical planks with narrow wooden strips (battens) covering the joints.

c. or circa Used before a date to indicate that the date is approximate.



Cape Cod A 1 1/2 story house, five bays wide across the eaves side, with a central entry, eaves with little or no overhang, and originally built with a large central chimney.



Classic Cottage A 1 1/2 story house, five bays wide across the eaves side, with a central entry, characterized by a *kneewall*, and originally built with stove chimneys, usually symmetrically placed, on the ridge line.

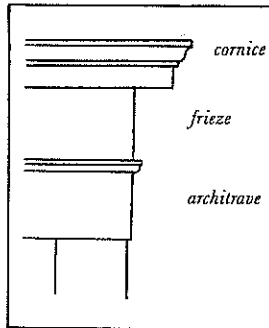
column A vertical support that consists of a base, shaft, and capital. In classical architecture there are five types: Doric, Tuscan, Ionic, Corinthian, and Composite.

continuous architecture A farmhouse linked to its attached barns and out-buildings.

cornice Topmost part of an *entablature*. Also a decorative band found under rooflines.

dentils A band of toothlike blocks ornamenting a *cornice*.

ell A secondary block of a building whose roof ridge runs at a right angle to that of the main block.



entablature Three-part trim consisting of an architrave, frieze, and *cornice*, and found under rooflines (full entablature) and over doors.

facade Face or wall of a building, usually referring to the front wall.

fan A semi-circular or elliptical frame usually filled with radiating wooden louvers above a door or window or in the gable ends.

fanlight A semi-circular or elliptical window, often with radiating dividers or leaded glass patterns, above a door or window or in the gable ends.

flushboard siding Horizontal boards laid flush to create smooth exterior walls.

Foursquare A 2 story tall house built in the early 1900s, nearly square in plan, with a hip roof, full width front porch, and usually a central dormer.

gable roof Pitched roof with two sloping sides that meet at a ridge (the gable being the triangular wall area formed by the roof slopes).

gambrel roof Roof with two double-pitched sloping sides meeting at a ridge.



Georgian plan A 2 or 2 1/2 story house, five bays wide across the eaves side with a room on each side of a central entryway, and two rooms deep.

Gothic wall dormer Steeply pitched dormer whose front is a continuation of the main wall.

ground level stable barn A barn that has its main floor at ground level, a hay loft above, no basement, and often a *gambrel roof*.

half plan house A *Cape Cod*, *Classic Cottage*, *Georgian plan*, or *I-house* that is three bays wide across the eaves side, with the door in the left or right bay.

highdrive A ramp, often enclosed, leading from the ground up to the main level of a barn. Most commonly found on *bank barns*.

high style Having many or all of the characteristics of a particular architectural style.

hip roof Roof with four sloping sides meeting at a point or short ridgeline.



I-house A 2 or 2 1/2 story house, five bays wide across the eaves side, with a central entry, and only one room deep.

jerkinhead roof A gable roof in which the gable peaks are clipped off and inclined backward.

keystone Wedge-shaped center stone in an arch.

kneewall The area between the top of the first floor windows and the eaves of a 1 or 1 1/2 story building.

lintel A horizontal stone, brick, cast-iron, or wooden beam that spans the top of a door or window opening.

Mansard roof Roof with four double-pitched sloping sides, the lower pitch being steeper than the upper.

modillions Small scrolled brackets under the overhanging section of a *cornice*.

oriel window Multi-sided window that projects from a wall and whose base does not reach the ground.

Palladian window Three part window consisting of a round-headed window flanked by two shorter and narrower windows, each part usually being framed by *pilasters* or *columns*.

pavilion with ells plan House form consisting of a main block, generally with a gable front, and flanking matching *ells*.

pediment The triangular wall area inside a gable and framed by *cornices* along all three sides. Also used to mean cornice-framed elements, either triangular or other shapes, found over doors or windows.

pilaster Flat representation of a *column*.

quoins Blocks of stone or other materials found at the corners of buildings. Usually arranged in an alternating pattern of large and small blocks.

raking window Gable end window set at an angle between the roof lines of the main house block and its *wing*.

shed roof Roof with a single slope.



sidehall plan House form with a gable front and main door (leading into a hallway) in the left or right hand bay.

sidelights Narrow vertical windows, usually consisting of small panes or patterned leaded glass, flanking a door.

surround The frame and trim surrounding the sides and top of a door or window.

three-quarter plan house A *Cape Cod*, *Classic Cottage*, *Georgian plan*, or *I-house* four bays wide across the eaves side with a window on one side of the door and two on the other.

transom Row of glass panes located directly above a door.

Tri-Gable Ell Gable front house with an *ell* almost the same height as the main block. Built in late 1800s and early 1900s.

vernacular Having few of the elements or ornamental details characterizing a particular architectural style.

STYLE GUIDE



BUNGALOW

The word *bungalow* comes from India where, in the late 19th century, the British used it to describe low, single-story houses with large verandas well-suited to tropical environments. American bungalows, "homey" early 20th century 1 or 1½ story residences, have broad gable, hip, or jerkinhead roofs, often with dormer windows and deep overhanging eaves, and deep, wide front porches.



COLONIAL REVIVAL

The Colonial Revival style, popular from the late 1800s through the 1930s (and still used today), was derived from American architectural styles of the 18th century. Houses (traditional Georgian, sidehall, or other plans with gable, gambrel, or hip roofs), commercial blocks, and public buildings are decorated with features derived from the earlier styles but distinguishable by their larger scale and often unusual placement on the building. Among the most typical details are Palladian windows, porches with classical columns, doorways topped by fanlights or pediments, and full entablatures under the eaves.



FEDERAL

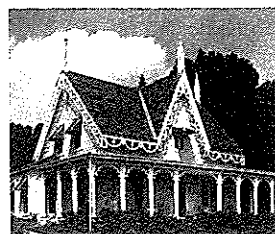
The Federal style, with its light and delicate detailing inspired by the classical architecture of ancient Rome, was the first major style in Vermont. It was widely used from the late 1700s through the 1830s to

trim churches and the symmetrical gable, hip, or gambrel roof Georgian plan, I-house, or Cape Cod houses of the period. The main stylistic focus is on the entryway: a paneled door often flanked by sidelights and thin columns or pilasters, and crowned by a semi-elliptical fan or fanlight, transom, or delicate entablature. Other features include Palladian windows and molded cornices or entablatures that are sometimes enriched with dentils or fretwork.



FRENCH SECOND EMPIRE

Popular in Vermont during the 1870s and 1880s, the elegant French Second Empire style, used for residences, public buildings, and commercial blocks, is characterized by use of the Mansard roof. Other features, shared with the Italianate style, include eavesline brackets, paired windows, and sweeping verandas with chamfered posts and matching brackets.



GOTHIC REVIVAL

The Gothic Revival style was first used in Vermont from the 1820s to 1840s for churches, which were built in the common New England meetinghouse form but with pinnacles and cresting atop belfry

towers and pointed arch windows with diamond panes. Churches from the 1850s to 1870s have the same features but often were built of stone. Houses in the style, irregular in form or symmetrical Classic Cottages built in the 1850s and 1860s, have steeply pitched roofs and wall dormers edged with bargeboards, molded label lintels over windows and doors, and porches with octagonal posts.



GREEK REVIVAL

Inspired by the ancient architecture of Greece, the Greek Revival style was the most popular 19th century style in Vermont, in widespread use from the 1830s through the 1870s, and later in remote rural

areas. Residences (often sidehalls, Georgian plans, or Classic Cottages), churches, courthouses, stores, and other buildings are detailed with pilasters, full entablatures, and pediments. Most of the stylistic emphasis is often on the main entry—a paneled door flanked by sidelights and robust columns or pilasters, and topped by a transom and three part entablature.



ITALIANATE

The Italianate style, influenced by the architecture of Italian countryside villas, became popular in Vermont after the Civil War and was used mainly for houses, commercial blocks, and outbuildings.

Houses are either cube-shaped, with shallow hip roofs and sometimes projecting pavilions or towers, or gable-roofed Georgian or sidehall plans. Features include cornice brackets under overhanging eaves, rooftop cupolas or belvederes, windows that are often paired with arched tops, and porches with chamfered posts and scrolled brackets.



QUEEN ANNE

Gaudy, colorful, and irregular describe the Queen Anne style, popular in Vermont from about 1885 to 1905 for churches, public buildings, commercial blocks, and particularly

for houses. It is identified by its asymmetrical building forms, richly textured wall surfaces, multi-colored paint schemes, unpredictable window spacing, towers, bay windows, gable screens, and porches with turned columns and balusters.