

NAME OF SITE	SITE NO.	NEGATIVE FILE NO.	N.R.
The Franklin Village Historic District	0607-1		
The East Franklin Historic District	0607-2		
The Patten Shore Historic District	0607-3	83-A-378	
The Rollard Rainville House	0607-4	83-A-356	
The Luscién Rainville House	0607-5	83-A-355	
The Bailey Farm-The Cotter House	0607-7	83-A-355	
The Seth Hubbard House	0607-8	83-A-355	
The Smith House	0607-9	83-A-356	
The Pomeroy House-Pomery Farm-The Manley House	0607-10	83-A-356	
The Cleveland House-The Elwood House	0607-11	83-A-355	
The Governor Gates House-The Gates House	0607-12	83-A-353,355	
The Yates House	0607-13	83-A-353	
The Clark Hubbard Barn	0607-14	83-A-353	
The Hull Barn	0607-15	83-A-355	
The Felton House-The Hopkins House	0607-16	83-A-353	
Dr. Hefflon's House-The Granger House	0607-17	83-A-229	
The Bolio House	0607-18	83-A-230	
Franklin Elementary School <i>NOT SR ELIGIBLE</i>	0607-19	83-A-230	
St. Mary's Catholic Church	0607-20	83-A-229	
The Magnant House	0607-21	83-A-230	
The Raymo House-The Hubbard House	0607-22	83-A-230	
The Boudreau House	0607-23	83-A-230	
The Labrie House	0607-24	83-A-356	
The Kotlar House	0607-25	83-A-356	
The Danderand House	0607-26	83-A-356	
The Fields House	0607-27	83-A-353	
The Andrew Rainville House	0607-28	83-A-356	

NAME OF SITE	SITE NO.	NEGATIVE FILE NO.	N.R.
The Franklin District No. 6 School-The Brown's Corners school-The Rainville Building	0607-29	83-A-356	
The Brown House-The Brown House-The Grunland House	0607-30	83-A-349	
The Frank Wilson House-The Demar House	0607-31	83-A-349	
The Barnum House-The Godin House	0607-32	83-A-349	
The Messier House	0607-33	83-A-345	
The Franklin District No. 3 School-The Old Hubbard Schoolhouse-The Dempster House	0607-34	83-A-345	
The Old Hubbard Farm-The Bouchard Barn BOOK II	0607-35	83-A-345	
The Fuller House-The Wilfred Rainville House	0607-36	83-A-345	
The Morses Line United States Customs Station	0607-37	83-A-345	
The Record House-The Ede House	0607-38	83-A-345	
The Pierce House-The Pierce Place-The Pierce House	0607-39	83-A-349	
The Proper House-The Pierce House	0607-40	83-A-345	
The Briggs House-The Fourniers House	0607-41	83-A-345	
The Hubbard House-The Gates House	0607-42	83-A-345	
The Morgan Grist Mill House-The Clark House	0607-43	83-A-	
The Hubbard House-The Samuel Hubbard House-The Clark House	0607-44	83-A-345, 378	
The Horskin House-Minister Hill Farm (also: Shadyrale Farm)-The Horskin House	0607-45	83-A-353	
The Richard House	0607-46	83-A-353	
The Carlson House	0607-47	83-A-347	
The Brucher House	0607-48	83-A-347	
The Wood House-The Prive House	0607-49	83-A-353	
The Boudreau House	0607-50	83-A-347	
The Scott Barn	0607-51	83-A-379	
Starfire Farm-The Fregeau House	0607-52	83-A-379	
Franklin District School No.9-The East Franklin Schoolhouse-The Rowe House	0607-53	83-A-379	
The Wilson House-The Benjamin House	0607-54	83-A-379	
The Olmstead House	0607-55	83-A-380	
The Sweet House	0607-56	83-A-380	

NAME OF SITE	SITE NO.	NEGATIVE FILE NO.	N.R.
The Prouty House-The Glidden House	0607-57		
Zuendell Acres-The Mrs. Guy Hubbard House	0607-58		
The Powers House	0607-59		
The Phillips House-The Neville House	0607-60		
The Westcott House	0607-61		
The Mennier House	0607-62	83-A-354	
The Domino House	0607-63	83-A-354	
The Ryea Camp	0607-64	83-A-380	
The Kittell House	0607-65	83-A-354	
The Westcott House-The Wallace House	0607-66	83-A-354	
The Mullen House	0607-67	83-A-354, 349	
The Wood HHouse-The Richard House	0607-68	83-A-349	
The Pratt House-Lake Carmi Farm/The Pratt Farm- The Brian House	0607-70	83-A-349	
The Patton House-The Patton Farm-The Patton House	0607-71	83-A-349	
The Benjamin House	0607-72	83-A-379	
The Stanley House-The Stanley Farm-The Stanley House	0607-73	83-A-379	
The Benjamin House	0607-74	83-A-229	
The Holmes Barn	0607-75		
The Towle House-The Boudreau House	0607-76	83-A-393, 229	
The Towle House-The Stanley House-The Towle House	0607-77	83-A-229	
The Belua House	0607-78	83-A-393	
The Mullen Farm-The Fortan House	0607-79	83-A-393 (0-2)	
The Larose House	0607-80	83-A-393 (5-7)	
The Paradis Barn	0607-81	83-A-377	
The Marsh House-The Larose House	0607-83	83-A-377	
The Gadbois House	0607-84	83-A-377	
The Hammond House-The Hammond House-The Hammond House	0607-85	83-A-377	

TOWN Franklin

[illegible]

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Irish, Robert and Marjorie	July-1983
Larsen, Mrs. William	July-1983
Luce, Mrs. Jacqueline	July-1983

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Ploof, Colette	July-1983
Ploof, Mrs. Wayne	July-1983
Streeter, Gwen	July-1983
Streeter, Bernice	July-1983
Toof, Mr. and Mrs. Milo	Aug.-1983
Towle, Martha	Aug.-1983
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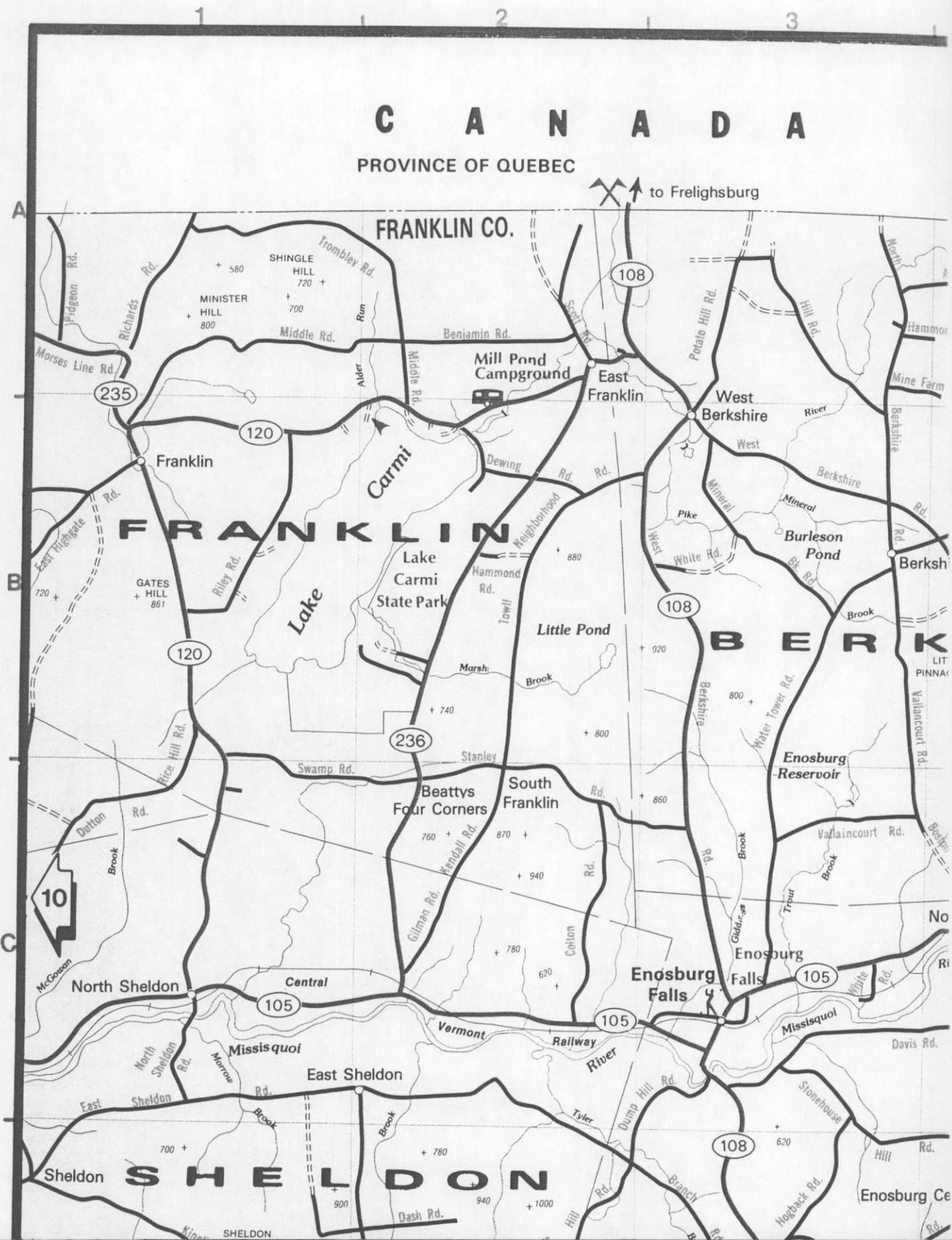
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Map 20 Enosburg/Jay



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
District ☒ Complex ☐ Survey Form

COUNTY:	Franklin
TOWN:	Franklin
LOCATION:	Vt. Rte. 120 in Franklin Village.
NAME OF DISTRICT:	Franklin Village Historic District
TYPE OF DISTRICT:	Residential, Commercial
PHYSICAL CONDITION OF STRUCTURES:	Excellent % Good 75 % Fair 25 % Poor %
LEVEL OF SIGNIFICANCE:	Local <input type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
THEMES:	

STATEMENT OF SIGNIFICANCE:

The Franklin Village Historic District is a well preserved example of a typical small, northern Vermont village built with a linear road orientation. Its livelihood and character have been shaped by the outlying agricultural community and steady tourist trade which flocks annually to nearby Lake Carmi. Situated a few miles west of the lake and directly south of the Canadian border, the village unfolds along a compact linear plan, nestled in amongst the gently rolling hills which surround it.

Chartered in 1789 by Governor Thomas Chittenden to Jonathan Hunt and his associates, the town took its original name (Huntsburg) from its principal granter for nearly thirty years until 1817, when the name was changed to its present form. Nearby Lake Carmi takes its name from prominent local citizen and farmer Carmi Marsh, who donated the commemoration Civil War monument located in March Park, next to the Congregational Church. Prior to that, the lake was known as Franklin Pond, and to some, (particularly the St. Francis, a Canadian tribe which used the area for summer hunting grounds) as Silver Lake.

Architecturally, the village is characterized by the functional simplicity of many of its buildings, but is notable for five remaining c.1850 brick structures, 4 of which were constructed with French arches, rare in Vermont outside of Franklin. Many of the village's buildings appear to have been built in the latter half of the 19th century. Most of the structures are highly vernacular with minimal but stylistic elements. Haston Library designed in 1909 by the Concord, N.H. firm of Randlett and Griffin, stands out as a fine example of Colonial Revival architecture in a rural, village setting.

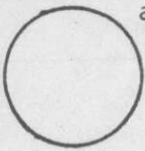
The village common, faced by the setback Congregational and Methodist churches, as well as the Town Hall, (#0607, 3-5), is situated at the north end of the village, providing a strong visual anchor for that end of the historic district. The churches are simple but elegant. (continued on separate sheet)

THREAT TO STRUCTURES:
No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Other:

SURVEY NUMBER: 0607-1
NEGATIVE FILE NUMBER(S): 83-A-145, 188, 189, 228, 230
UTM REFERENCES: Zone/Easting/Northing A 18/664,300/4,983,350 B 18/664,500/4,982,650 C 18/664,425/4,982,625 D 18/664,325/4,982,600
U.S.G.S. QUAD. MAP:
COMPLEX INFORMATION ONLY
COMMON NAME:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
TYPE OF COMPLEX:
TYPES OF STRUCTURES:
PRESENT USE:
ORIGINAL USE:
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input type="checkbox"/> Restricted <input type="checkbox"/>

LOCAL ATTITUDES:
Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input checked="" 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.)



See attached.

BOUNDARY DESCRIPTION:

The boundary begins at Point A, located at the intersection of a northeastern extension of a line which runs parallel with and 40 feet northwest of building #1 and a line parallel with and 200 feet northeast of the northeastern edge of the right-of-way of Vermont Route 120. The boundary thence proceeds in a southeasterly direction along said line, crossing a brook which flows southwesterly between #10 and #11 and crossing an unnamed drive which extends northeasterly from Vt. 120 between #16 and #17, to Point B, the intersection of said line with the southeastern extension of a line parallel with and 50 feet southeast of building #21.

The boundary thence proceeds in a southwesterly direction along said extension, said line, and a southwestern extension of said line, crossing Vermont Route 120 to Point C, the intersection of said extension with the (continued)

REFERENCES:

See town bibliography.

RECORDED BY:

Julie Davis

ORGANIZATION:

Vt. Div. for Historic Preservation

DATE RECORDED:

8/9/83

CONTINUATION SHEET

Survey Number 0607-1

UTM References:

E 18/664,250/4,982,750
F 18/664,275/4,982,800
G 18/664,200/4,982,875
H 18/664,200/4,982,850
I 18/664,175/4,982,800
J 18/664,075/4,983,250
K 18,664,075/4,983,325

FRANKLIN VILLAGE
HISTORIC DISTRICT

VT RTE 235
TH 6
VT RTE 120
Square Rd.
TH 3 (Highgate Rd.)

Sketch Map
NOT TO SCALE

KEY
Contributing Bldg.
Non-contributing Bldg.
District Boundary

Map labels include: 1, 2, 3, 4, 5, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, Marsh Park, Civil War Monument, Square Rd., TH 3 (Highgate Rd.), VT RTE 120, VT RTE 235, TH 6, TH 3, TH 4, TH 5, TH 6, TH 7, TH 8, TH 9, TH 10, TH 11, TH 12, TH 13, TH 14, TH 15, TH 16, TH 17, TH 18, TH 19, TH 20, TH 21, TH 22, TH 23, TH 24, TH 25, TH 26, TH 27, TH 28, TH 29, TH 30, TH 31, TH 32, TH 33, TH 34, TH 35, TH 36, TH 37, TH 38, TH 39, TH 40, TH 41, TH 42, TH 43, TH 44, TH 45, TH 46, TH 47, TH 48, TH 49, TH 50, TH 51, TH 52, TH 53, TH 54, TH 55, TH 56, TH 57, TH 58, TH 59, TH 60, TH 61, TH 62, TH 63, TH 64, TH 65, TH 66, TH 67, TH 68, TH 69, TH 70, TH 71, TH 72, TH 73, TH 74, TH 75, TH 76, TH 77, TH 78, TH 79, TH 80, TH 81, TH 82, TH 83, TH 84, TH 85, TH 86, TH 87, TH 88, TH 89, TH 90, TH 91, TH 92, TH 93, TH 94, TH 95, TH 96, TH 97, TH 98, TH 99, TH 100.

NOT TO SCALE

■

--- District Boundary

CONTINUATION SHEET

Survey Number 0607-1

Statement of Significance:

Greek-Revival structures, dating from 1827 and 1866, respectively, and are complemented by the late Greek Revival Town Hall (c.1870). Together, their repetitive gablefront Greek Revival facades facing the green create a quiet, traditional New England image. To the south, the district is defined by a row of similar, working class frame houses, (0607-1-24, 0607-2-28) repeatedly built in the 1870's by William Felton (see 0607-16), to house the workers needed for his thriving, local logging business.

The middle section of the historic district, on the west side, features several attractive brick buildings. Most of which display the distinctive flat brick French arch popular in the town of Franklin throughout the area. Buildings 0607-1-32, -33, and -34 were supposedly built by local proprietor Alonzo Greene, Close to the time of the Civil War, although the construction's similar to the 1848 Methodist Parsonage.

Of additional architectural interest is the picturesque "Mrs. Peacock Hill" house, a neat and well-trimmed Italianate T-plan (0607-1-12) and Gothic Revival details. The shingled bungalow (0607-1-22) built by Rhett Gates at the southwest tip of the district, and a unique Colonial Revival porch (0607-1-1) which has the appearance of a miniature Greek temple.

CONTINUATION SHEET

Survey Number 0607-1

Boundary Description:

southwestern edge of the right-of-way of Vermont Route 120. It thence proceeds in a southeasterly direction along said edge, to Point D, located at the intersection of said edge and a northeastern extension of line parallel with and 70 feet southeast of building #22.

The boundary thence proceeds in a southwesterly direction along said extension, said line, and a southwestern extension of said line to Point E, the intersection of said extension and a line which runs parallel with and 260 feet southwest of the southwestern edge of the right-of-way of Vermont Route 120. It thence proceeds in a northwesterly direction along said line to Point F, located at the intersection of said line and the southern bank of a brook which flows northeasterly between 29A and 28B. It thence proceeds in a northeasterly direction along said bank, to Point G located at the intersection of said bank with the southeastern extension of a line which runs parallel with and 10 feet from the edge of building #29.

The boundary thence proceeds in a northwesterly direction along said extension, said line and a northwestern extension of said line, crossing said brook and Town Highway #3, to Point H, located at the intersection of said extension and a line parallel to and 30 feet southeast of building #32A. It thence proceeds in a southwesterly direction along said line and a southwestern extension of said line to Point I, the intersection of said extension and a line parallel with and 260 feet southwest of the southwestern edge of the right-of-way of Vermont Route 120.

The boundary thence proceeds in a northwesterly direction along said edge to Point L, the intersection of said edge and the southwest in extension of a line which runs parallel with and 40 feet northwest of building #1. It thence proceeds in a northeasterly direction along said extension, said line and a northeastern extension of said line to Point A, the point of beginning.

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 33	DATE BUILT: c.1850	SURVEY NUMBER: 0607-1-33
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-189	
COMMON NAME: Cross-Glidden House	OWNER: Reuben Glidden	
DESCRIPTION:		
<p>A 2½ story, 7x3 bay, brick house, with gabled roof, returning boxed cornice and flat gauged, French window arches. Structure was originally a two family house, at one time housing the local dentist's office, because of which there remains a second story entrance in the south gabled end with no exterior access.</p> <p>Built in 10-course common bond, the house has a rough cut stone foundation, standing beam metal roof and front eaveside entrance with a one-bay Colonial Revival entrance porch. Entrance is located in the third bay from the right, and has a wood door, aluminum screen door and full sidelights in symmetrically molded trim with square corner blocks. 6/1 sash in openings with French and brick lintels and stone sills on first story (eavesfront) and gable end windows.</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>Gabled roof entrance porch has semi-elliptical arch, returning boxed cornice and molded frieze, and Tuscan columns.</p> <p>Attached 1½ story gabled roof ell added to rear eaveside, with metal roof, boxed raking eaves, shiplap and clapboard siding, and 6/6 sash in plain trim. South eaveside has fiberboard clapboard siding, hipped double carriage door and two vertical board doors. Concrete foundation.</p> <p>Enclosed shed roof porch added to rear eaveside in 1977; exterior brick fireplace chimney added to south gabled end in 1982.</p>		
MAP NUMBER: 33A	DATE BUILT: c.1850	SURVEY NUMBER: 0607-1-33A
FUNCTIONAL TYPE: Barn	NEGATIVE FILE NUMBER:	
COMMON NAME: Glidden Barn	OWNER: Reuben Glidden	
DESCRIPTION:		
<p>Gabled roof, 1½ story bay barn with metal roof, vertical board siding, Stone foundation and double door, hinged entrance on east gable end. North eaveside has 6-paned square windows.</p>		
1978		
MAP NUMBER: 34	DATE BUILT: c.1850/	SURVEY NUMBER: 0607-1-34
FUNCTIONAL TYPE: Store	NEGATIVE FILE NUMBER:	
COMMON NAME: Franklin General Store	OWNER: Richard and Agnes Churchill	
DESCRIPTION:		
<p>Gabled roof, clapboard structure; does not contribute to the historic district. This building appears to be a c.1850 brick structure obscured by several major alterations. An original French brick arch is partially visible on front facade. Large pane store front windows on right front facade are c.1920 alteration. Present appearance result from 1978 alterations.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 35	DATE BUILT: c.1880	SURVEY NUMBER: 0607-1-35
FUNCTIONAL TYPE: Shop	NEGATIVE FILE NUMBER: 83-A-189	
COMMON NAME: McDermott's Garage	OWNER: Harlan Titemore	
DESCRIPTION:		
<p>A former blacksmith shop, this 1½ story, gabled front barn has raking eaves, cornerboards, clapboard and shiplap siding, a stone foundation and irregular fenestration. Gable front entrances through modern garage door on right bay. c.1930 panelled door with upper ½ light on far right. Vertical board infill in left bay service opening. Sliding double door located above garage door. South eaveside has 3 bays; north eaveside, 2 bays. 6/6 sash in plain trim with lip molding, and some replacement 2/2 and 1/1 sash. Rear exterior brick chimney. Blacksmith Alfred Magnant operated this shop for almost 50 years, (1883-1932), living with his family in the house next door (see 0607-1-36).</p>		
MAP NUMBER: 36	DATE BUILT: c.1880	SURVEY NUMBER: 0607-1-36
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-189	
COMMON NAME: Magnant-Jewett House	OWNER: Bernard Jewett	
DESCRIPTION:		
<p>A 1½ story, 3/4 Classic Cottage, 4x2 bay, with high kneewall, returning boxed cornice with cavolo molding and two 2-story rear wing additions. Eavefront, left entrance with wood door. House is sheathed in aluminum clapboard siding, and has a metal roof and concrete-faced stone foundation. Recent screened shed roof porch with clapboard apron located on eavesfront. 2/2 sash in plain surround with drop moldings.</p> <p>Gabled roof, 2 story wing with enclosed c.1970 shed roof entrance porch with modern 1/1 sash and clapboard apron appended to earlier 2 story shed roof wing. North eaveside of earlier wing has casement windows and one-bay shed roof dormer.</p> <p>Attached 2 bay, gabled roof garage with metal roof, boxed raking eaves,</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>vertical board and shiplap siding, and stone foundation. Modern casement window and two modern garage doors located in south eaveside. West gable end has square 6-paned windows.</p>		
MAP NUMBER: 37	DATE BUILT: c.1885	SURVEY NUMBER: 0607-1-37
FUNCTIONAL TYPE: Store/Apartments	NEGATIVE FILE NUMBER: 83-A-189	
COMMON NAME: Sweet Shop	OWNER: Armand Gaboriault	
DESCRIPTION:		
<p>Non-contributing: extensively altered. This structure has been the site of a general store since the 1880's. Formerly known as Simpson and Towle's, the store has been run by a series of proprietors since that time. The 2 story, shed roof commercial building with upstairs apartments, retains the cornice from its original false front and original large windows; bays covered by a replacement hipped roof. Building has intrusive 2 story shed roof wing, metal roof, concrete faced stone foundation, asphalt and aluminum siding, exterior replacement brick chimney and completely modern with sliding window fenestration. Non-contributing due to re-siding and changes in fenestration.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input checked="" type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 1	DATE BUILT: c.1920	SURVEY NUMBER: 0607-1-1
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-145	
COMMON NAME: Chapman-Westcot House	OWNER: Alan Westcot	
DESCRIPTION:		
<p>-2½ story, 2x3 bay Dutch Colonial Revival home with widely overhanging gambrel roof, asbestos shingle siding and cobblestone foundation. Roof is sheathed in multicolored asphalt shingling; overhang supported by exposed raftertails. Hipped roof dormer projects from south eaveside, which is irregularly fenestrated. House generally has 6/1 sash set in simply molded surrounds. Central chimney and exterior east gable end chimney.</p> <p>Entrance through enclosed gable end front porch with shallow gable roof, full pediment, supported by Ionic columns with Scamozzi capitals, asbestos shingled skirt, cobblestone foundation, and wide 2/2 sash. When seen from its pedimented gable end this porch has the appearance of a miniature tetrastyle Greek Temple.</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION: (continued)		
<p>It is one of the more unique porches in the state. One story, hipped roof wing with attached shed added to east side of house.</p>		
MAP NUMBER: 1A	DATE BUILT: c.1920	SURVEY NUMBER: 0607-1-1A
FUNCTIONAL TYPE: Carriage Barn	NEGATIVE FILE NUMBER: 83-A-145	
COMMON NAME: Westcot Barn	OWNER: Alan Westcot	
DESCRIPTION:		
<p>2½ story, gambrel roof carriage barn with exposed raftertails, wooden shingle siding and concrete foundation which matches the house (#1). 6/1 sash in plain and molded trim. Hinged cross braced double door entrance on west gable end, with hay mow door above. The shingle siding is presumably similar to that which sheathed the house.</p>		
MAP NUMBER: 2	DATE BUILT: 1889	SURVEY NUMBER: 0607-1-2
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-145	
COMMON NAME: (Congregational) Parsonage	OWNER: Franklin Federated Churches	
DESCRIPTION:		
<p>Known simply as "the parsonage," this building (the former Congregational parsonage), has housed the successive ministers who have served all three of Franklin's Protestant churches since their federation in 1921.</p> <p>2 story, L-plan, vernacular house, with returning boxed cornice, friezeboard and tall corner pilasters. Modest Italianate detailing evident in polygonal bay window with paired brackets and panelled base, located on house's west gable end. House has 2/2 sash in plain surrounds with drip moldings, asphalt shingled roof and storm foundation.</p> <p>Ell entrance c.1970 enclosed one story shed roof front porch and shed roof dormer added to rear of house, where house and ell meet. One story, (continued)</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>gabled roof woodshed sheathed in clapboard and shiplap extends from ell's last eaveside, joining with a small enclosed gabled roof passageway which leads to a barn. Two story barn has 2 bays, metal gable roof, clapboard siding and modern garage door located on the south gabled end. Original vertical board entry positioned to right of garage door.</p>		
MAP NUMBER: 3	DATE BUILT: 1827	SURVEY NUMBER: 0607-1-3
FUNCTIONAL TYPE: Church	NEGATIVE FILE NUMBER: 83-A-145, 189	
COMMON NAME: Congregational Church	OWNER: Franklin Federated Churches	
DESCRIPTION:		
<p>The present Congregational Church building is the former Franklin Meeting House, built in 1827. For some years, the structure was a company house, used by four denominations alike: the Baptists, Universalists, Methodists and Congregationalists. By 1845, only the Methodists and Congregationalists remained, at which point the Congregational Society brought the shares of other pew owners and assumed full ownership of the building. Since 1921, the Church as come under the auspices of the federal Congregational and Methodist churches of Franklin.</p> <p>Recorded alterations include the addition of the steeple in 1846, and interior alterations and general repair work in 1846, 1860, 1887 and 1958. (continued)</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>The present 3 x 3 bay, white clapboard structure is built in the tradition of many typical New England meeting houses, with full pediment, full entablature, corner pilasters and raised water table. The tall windows have double hung 16/16 sash, one piece blinds, projecting multiple-layered fillet cornices, delicate cut-out foliate friezes, and supporting consoles enriched with acanthus leaves. Italianate center gablefrontispieceentrance, full pediment with foliate bed molding and keystone bracket supported by scroll sawn brackets, and replacement double, 6-panelled Christian cross doors. The Italianate window brackets and door pediment may have been added in the 1887 alterations. Concrete faced stone foundation and rear exterior chimney. Asbestos (continued)</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>shingled gable roof has 2-stages, lowered bell tower with patterned asbestos shingle base, dividing corner, rectangular houses, projecting cornices and metal sheathed replacement spire.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input checked="" type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 4	DATE BUILT: 1866	SURVEY NUMBER: 0607-1-4
FUNCTIONAL TYPE: Church	NEGATIVE FILE NUMBER: 83-A-189	
COMMON NAME: Methodist Church	OWNER: Franklin Federated Churches	
DESCRIPTION:		
<p>Situated between the Congregational Church and the Franklin Town Hall, the Methodist Church is a pivotal landmark in the northern end of the Franklin Village Historic District. The 3 x 4 bay, two story gabled roof Greek Revival Church is sheathed in narrow clapboard and features a late Greek Revival frontispiece entrance flanked by tall triple-hung 9/9/9 windows with molded cornice caps. The building has returning entablature with molded tania panelled corner pilasters, molded entablature, and a triangular sunburst louvre in the tympanum.</p> <p>Raised entrance has full entablature with denticulated cornices supported by panelled pilasters. Double doors with molded panels headed by wide blind</p> <p style="text-align: right;">(continued)</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>transom with front recessed. Slightly-recessed three-stage tower has a shingled base with corner pilasters frieze and projecting cornice, secondstage shingled belfry with pilasters, frieze, cornice and louvers partially covered by Roman numeral clockfaces, and slate-covered spion and weathervane.</p> <p>Double hung 9/9 sash with cornice caps and blinds; smaller basement windows with 6/6 sash. Building has a slate roof, stone foundation, and rear gable, exterior brick chimney.</p> <p>This church was built as a replacement for an original structure built on the same location in 1844. Although extensive repairs have been made throughout the years, most appear to have been either interior alterations</p> <p style="text-align: right;">(continued)</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>or routine exterior maintenance.</p>		
MAP NUMBER: 5	DATE BUILT: 1870	SURVEY NUMBER: 06-7-1-5
FUNCTIONAL TYPE: Town Hall	NEGATIVE FILE NUMBER: 83-A-189	
COMMON NAME: Franklin Town Hall	OWNER: Town of Franklin	
DESCRIPTION:		
<p>Located at the north end of the Franklin Village Historic District, the Franklin Town Hall is a one-story 3x3 bay, late Greek Revival frame building sheathed in clapboard, with gabled roof, raking eaves with molded cornice, plain frieze and architrave, and corner Doric pilasters. Center gable front entrance, tall, double-hung windows with 16/16 sash with storm windows and cornice caps, flank a Greek Revival entrance with pilasters, double full entablature, and four-panel replacement doors. Side windows are double-hung, 12/12 sash with plain surrounds and cornice caps, concrete replacement foundation. Standing seam roof.</p> <p>Two-story gabled wing covered in clapboard added to town hall's rear gable. Wing has corner pilasters and exterior chimney on east gable end. (continued)</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	

DESCRIPTION: (5 continued)

Side entrance with shed roof porch and modern wood door added to north eaveside of building. c. 1975.

MAP NUMBER: 5A	DATE BUILT: c.1950	SURVEY NUMBER: 0607-1-5A
FUNCTIONAL TYPE: Bandstand	NEGATIVE FILE NUMBER: 83-A-189	
COMMON NAME: Town Hall Bandstand	OWNER: Town of Franklin	

DESCRIPTION:

Octagonal bandstand with shingled base and concrete foundation, on Town Hall's front lawn.

MAP NUMBER: 6	DATE BUILT: c.1875	SURVEY NUMBER: 0607-1-6
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Welch-Garrow House	OWNER: Lucy Garrow	

DESCRIPTION:

L-plan vernacular house with 2½ story, 3x2 bay, gable end main block and 1½ story 4x2 bay side ell with 4 bay shed roof dormer. Gabled roof with returning boxed cornice, aluminum siding, 1/1 replacement sash with aluminum blinds, and modern doors. Arched window in (west) front gable peak. Concrete faced storm foundation. Standing seam metal roof.

One bay entrance Italianate portico with pedimented roof, chamfered posts on panelled pedestals, scroll-sawn brackets, imbricated shingle apron and lattice skirt located on right side of main block's gable front. Additional entrances in ell's front elevation; modern aluminum storm door and wooden replacement door at left, and flush-panelled Christian cross door with 12 paned storm door

MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	

DESCRIPTION:

at right. Similar Italianate two-bay, shed-ell porch has chamfered posts, sawn brackets, imbricated fishscale apron and lattice skirt.

Additional 1 story ell with asphalt shingled gable roof, clapboard siding and variously sized 2/2 and square 6-paned windows connects dwelling to 2-bay, gabled roof barn. Metal roof with raking eaves and cornerboards, clapboard and rough sawn board siding, and stone foundation. Although altered, this well-kept frame house maintains the setback and building scale of the historic district.

OUTSTANDING COMPONENTS OF DISTRICT <input checked="" type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 7	DATE BUILT: c.1875	SURVEY NUMBER: 0607-1-7
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Duclos-Wright House	OWNER: Richard Wright	
DESCRIPTION:		
<p>L-plan Italianate house contemporaneous with the Welch-Garrow house next door (0607-1-6). 2 story, 2x2 bay gable front main block house with 1½ story, 2x2 bay side ell. Gabled roof, returning boxed cornice and wide frieze board. Sheathed in wide, asbestos siding, 6/6 sash, aluminum blinds. Gable front has 1st floor polygonal bay window with slightly hipped roof, bracketed cornice multi-paned lights, and panelled base. Stone foundation.</p> <p>Entrance through ell's front eaveside, ell porch, with shed roof, bracketed turned posts and asbestos base. Replacement door and windows set in applied board-and-batten type siding. Enclosed one-story, louvered glass porch added to ell's rear eaveside, c. 1960. Additional one-story gabled roof ell and c. 1982</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>attached woodshed extend from rear eaveside of ell.</p> <p>Although resided, this dwelling maintains its essential character.</p>		
MAP NUMBER: 8	DATE BUILT: c.1890	SURVEY NUMBER: 0607-1-8
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Manley-Faboriault House	OWNER: Conrad Gaboriault	
DESCRIPTION:		
<p>A 1½ story, vernacular/Queen Anne house with 2x2 main block and ell, with raking eaves, cornerboards, friezeboards, and center ridge chimney. Front gable wall dormer with sawtooth and fishscale shingling, ell entrances with modern door. Sheathed in clapboard. Flat-roofed, 2 bay end porch with bracketed turned posts, and sawn valance, with fleur-di-li's pattern. Replacement 1/1 sash in plain trim with drop molding.</p> <p>1½ story, 2x2 bay, ell extends from gabled end of house, and has central gabled roof dormer, sheathed in imbricated shingles.</p> <p>small asphalt-shingled shed attached to rear gable end of house.</p>		
MAP NUMBER: 8A	DATE BUILT: c.1890	SURVEY NUMBER: 0607-1-8A
FUNCTIONAL TYPE: Barn	NEGATIVE FILE NUMBER:	
COMMON NAME: Faboriault Barn	OWNER: Conrad Gaboriault	
DESCRIPTION:		
<p>c.1890 2 bay, gabled metal roof barn sheathed in wood shingles, with shed roof extension on north eaveside. Stone foundation. Does not contribute to the historic district, due to general deterioration.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input checked="" type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 9	DATE BUILT: c.1900	SURVEY NUMBER: 0607-1-9
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Russell House	OWNER: Helen Russell	

DESCRIPTION:

An L-plan, 1½ story vernacular house. Gabled front 2x2 main block with 1½ story, 3x2 bay north side ell and Colonial Revival porch sheathed in asbestos siding. Shed roof front porch wraps around entire front facade, featuring a sunburst-filled pediment at corner of house and ell; molded cornice supported by Tuscan columns; asbestos sided apron.

House has gable front bay window and lower story, "cottage windows", (large pane windows with transom lights), 2/2 storm windows. Rear exterior aluminum stove pipes and enclosed shed roof porch attached to rear gable of house. Ell has rear shed roof extension and a steeply pitched, gabled roof dormer placed in the rear (east) eaveside.

Entrance with wooden doors located in ell's front eaveside and house's north

MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	

DESCRIPTION:

eaveside, through porch. 2/2 sash in plain surrounds with peaked lintels and drip moldings. Concrete foundation.

MAP NUMBER: 9A	DATE BUILT: c.1950	SURVEY NUMBER: 0607-1-9A
FUNCTIONAL TYPE: Garage	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	

DESCRIPTION:

c.1950, gabled roof garage with metal roof, clapboard siding, concrete foundation and sliding door on west gabled end.

MAP NUMBER: 10	DATE BUILT: c.1885	SURVEY NUMBER: 0607-1-10
FUNCTIONAL TYPE: Commercial office	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Old Post Office	OWNER: David Gates	

DESCRIPTION:

1½ story, 3x2 bay gable front, vernacular commercial building, sheathed in asbestos siding. Raking eaves, center gable front entrance, with panelled door with upper ½ light and pedimented door hood, with molded cornice and iron pipe bracing. 2/2 sash in plain trim with drip molding; rear gable peak has 9/6 window. Modern casement fenestration on first story of rear gable; paired 2/2 sash on north eaveside. Concrete replacement foundation and center ridge chimney.

The location of the Franklin Post Office from 1948-1976, this building was used as a U.S. Customs Office in the early 20th century, and prior to that, housed a harness and shoe repair shop owned by James Randall.

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 11	DATE BUILT: c.1890	SURVEY NUMBER: 0607-1-11
FUNCTIONAL TYPE: Fraternal Hall	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Grange Hall	OWNER: Franklin Grange No. 553	
DESCRIPTION:		
<p>2 story, 3x4 bay vernacular commercial block with shouldered false front, entablature with projecting cornice supported by Eastlake brackets with drops, and cornerboards. Gable roof in rear. Structure is clapboard-sided with a badly deteriorated shed roof, porch, with clapboard apron, and square posts. Off center gable front entrance flanked by "cottage windows" with frosted upper panes above large, single light. Window trim for the building's 2/2, 2/1 and 1/1 sash is plain, with drip molding. Partially enclosed side entrances with Christian cross door leading to second story apartments, located at north end of porch. Clapboard replaced with novelty siding on parts of building, including north eaveside. (continued)</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>A set of Howe weighing scales used to be located in front of this building, where farmers could weigh wagon loads of hay, cattle and produce. In the mid-1800's a woodworking and paint shop first owned and operated by Nahum Temple, then Charles Hill, was located here. Both owners once lived next door in the present Robert Olmstead (0607-1-12) house.</p>		
MAP NUMBER: 12	DATE BUILT: c.1875	SURVEY NUMBER: 0607-1-12
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Mrs. Peacock Hill House	OWNER: Robert Olmstead	
DESCRIPTION:		
<p>Known as the Mrs. Peacock Hill place, this well-preserved wood frame house features Italianate details which make it a pivotal house in the historic district. The house gained its name through Lucy Hill's (wife of owner Charles Hill) fondness for peacocks.</p> <p>1½ story T-plan has projecting 2x3 bay gable front, flanked by symmetrically built side ells both 1x3 bays. Main block has raking eaves adorned with scroll-sawn brackets with drops, corner pilasters and two matching gable front polygonal bay windows. Left bay window appears to be slightly larger, both have flat, bracketed roofs, panelled frieze and bases and lattice skirts. Italianate doors, with rounded upper lights, open up from the middle bay of either projecting eaveside. 2/2 sash have shouldered architrave and cornice caps. Concrete</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>faced stone foundation.</p> <p>North ell has interior end, metal crested chimney and Gothic Revival arched gable peak window with pointed arch molding. 2/2 sash in plain surround with drip molding. Blocked off west eaveside entrance.</p> <p>South ell has replacement interior end chimney, same arched gable peak window, and c.1960 enclosed, shed roof porch with 1/1 sash and clapboard apron. West eaveside replacement entrance obscured by porch. Rear eaveside of house has enclosed, c.1930 shed roof porch with clapboard apron and lattice skirt.</p> <p>Contemporaneous c. 1875 barn (1214).</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 13	DATE BUILT: c.1925	SURVEY NUMBER: 0607-1-13
FUNCTIONAL TYPE: Garage	NEGATIVE FILE NUMBER: 83-A-230	
COMMON NAME: Benjamin's Garage	OWNER: Morris Benjamin	
DESCRIPTION: Built after the 1923 fire which burned everything on the east side of the street, from the present Fire Station (0607-1-17) north, as far as the Peacock Hill-Olmstead house (0607-1-12), this large, 1 story gabled roof vernacular garage has a 2 story shouldered false front, large exposed curved rafter tails and 2/2 sash in plain trim with drop molding. Irregular 5x5 bay arrangement, with single, modern garage door entrances on right side of streetfront facade. Metal roof, clapboard siding and concrete foundation. One of three garages in the historic district. (See also 0607-1-15 and -42).		
MAP NUMBER: 14	DATE BUILT: c.1925	SURVEY NUMBER: 0607-1-14
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Titemore's Tin Shop - Able/	OWNER: Marion Able and Carol Richard	
DESCRIPTION: Richard House A 2 story, shallow gabled 3x2 gable front, vernacular house with 2 story, 4x3 bay ell built after 1923 firm. House has metal roof, aluminum siding and fieldstone foundation. Large picture windows with 4 pane storms, flank modern aluminum, center gable front door. Bay shed roof end porch with wrought iron supports; one bay, shed roof side porch located around north eaveside entrance in rear bay. 1/1 sash in plain trim. 1 story shed roof addition on rear eaveside. Ell is similar to main block, but with 4/1 sash in plain trim and lip molding. Modern aluminum center eavesfront entrance. Non-contributing due to re-siding and replacement doors.		
MAP NUMBER: 14-A	DATE BUILT: c.1940	SURVEY NUMBER: 0607-1-14A
FUNCTIONAL TYPE: Garage	NEGATIVE FILE NUMBER:	
COMMON NAME: ---	OWNER: Marion Able and Carol Richard	
DESCRIPTION: Gabled roof garage with novelty siding, c.1940; does not contribute to the historic district.		
MAP NUMBER: 15	DATE BUILT: c.1950	SURVEY NUMBER: 0607-1-15
FUNCTIONAL TYPE: Garage	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Wright's (Ford) Garage	OWNER: Richard Wright	
DESCRIPTION: Hipped roof non-contributing garage, with projecting pavilion with returning boxed cornice and porthole vent, flanked by large glass display windows (left) and two garage door bays (right). The asbestos shingled building measures roughly 50' by 25', has rear shed roof extension. 1/1 sash in plain trim with lip molding and off-ridge, corbelled chimney. Located on the site of the former Chaplin Hotel, destroyed in Franklin's 1925 fire, this Colonial Revival-inspired garage appears to have been built around 1950, and retains its original neon Ford dealership sign. The sign is an excellently-preserved example of the Ford sign, which was once common throughout the country but is increasingly rare.		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 16	DATE BUILT: c.1900	SURVEY NUMBER: 0607-1-16
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Desroche House	OWNER: Albert Desroche	
DESCRIPTION:		
<p>2½ story, 3x2 bay gable front house sheathed in aluminum siding, with 2 story, gabled roof corner bay with clipped corners. Center gable front entrance has Colonial Revival wood door with aluminum storm door, flanked by 3/4 sidelights with panelled bases. Gable front features shed roof, Colonial Revival porch with boxed cornice, and Tuscan columns on shingled pedestals, square baluster railing, and projecting pedimented pavilion supported by larger Tuscan columns resting on stoop walls.</p> <p>Gable roof with raking eaves, concrete faced brick foundation. House has 1/1 fenestration, and projecting shed roofed window bays on both eavesides. 2 story, shed roof porch addition to rear gable end, sheathed in clapboard and asbestos</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>shingling, with 2/2 sash.</p> <p>Although altered by aluminum siding, this building retains its contributing character.</p>		
MAP NUMBER: 16A	DATE BUILT: c.1980	SURVEY NUMBER: 0607-1-16A
FUNCTIONAL TYPE: Garage	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER: Albert Desroche	
DESCRIPTION:		
<p>Two-car, gabled roof garage sheathed in aluminum clapboard siding; does not contribute to the historic district.</p>		
MAP NUMBER: 17	DATE BUILT: c.1971	SURVEY NUMBER: 0607-1-17
FUNCTIONAL TYPE: Fire Station	NEGATIVE FILE NUMBER: ----	
COMMON NAME: Franklin Fire Station	OWNER: Town of Franklin	
DESCRIPTION:		
<p>Fire station built in 1971; does not contribute to the historic district.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 18	DATE BUILT: c.1890	SURVEY NUMBER: 0607-1-18
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Magnant - Ploof House	OWNER: Wayne Ploof	
DESCRIPTION:		
<p>A small, (16' x 16') vernacular gabled roof house: 1½ stories, gable front, 2x1 bays with closely cropped raking eaves, cornerboards and original center ridge chimney. Entrance on rear bay of north eaveside obscured by a c.1970 enclosed shed roof porch with clapboard-filled apron and assorted fenestration. 2/1 sash in plain trim with drip molding. Asphalt shingled roof, concrete faced stone foundation.</p> <p>1 x 1 bay gabled roof kitchen wing added to rear gable. Rear eaveside of wing has shed roof addition with novelty siding, connected to second clapboard covered shed roof addition.</p>		
MAP NUMBER: 19	DATE BUILT: c.1890	SURVEY NUMBER: 0607-1-19
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Columb-Larsen House	OWNER: William Larson	
DESCRIPTION:		
<p>1½ story, 2x2 bay eaves front, vernacular house with raking eaves, corner pilasters, frieze, and ell. North gable end entrance obscured by shed roof, c.1920 porch, with clapboard-filled apron, a continuous bank of 3/1 windows, and panelled frieze above. Original front elevation with "cottage windows", featuring upper panes of diamond and hexagonally shaped lights over larger, single-lights in plain surrounds with peaked lintel boards. House generally has 2/2 sash in plain trim with drip molding. Metal roof, exterior cinder block chimney added to south gable end and concrete foundation.</p> <p>Gabled roof ell with raking eaves, corner pilasters and center ridge chimney. Woodshed added to rear gable of ell in 1982. c.1960 one room, shed roof</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
addition located on east eaveside of house. Insulation blown into house c.1975.		
MAP NUMBER: 19A	DATE BUILT: c.1890	SURVEY NUMBER: 0607-1-19A
FUNCTIONAL TYPE: Barn	NEGATIVE FILE NUMBER: --	
COMMON NAME: --	OWNER: William Larsen	
DESCRIPTION:		
c.1890 gabled roof barn with boxed raking eaves, cornerboards, clapboard siding and imbricated shingles in gable front peak. Sliding door located on west gable end. Concrete foundation.		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 20	DATE BUILT: c.1855	SURVEY NUMBER: 0607-1-20
FUNCTIONAL TYPE: Dwelling		NEGATIVE FILE NUMBER: --
COMMON NAME: Alexander-Peaslee House		OWNER: Ralph Peaslee

DESCRIPTION:

Gabled roof, 1½ story house; does not contribute to the historic district due to extensive alteration.

MAP NUMBER: 20A	DATE BUILT: c.1970	SURVEY NUMBER: 0607-1-20A
FUNCTIONAL TYPE: Storage Building		NEGATIVE FILE NUMBER:
COMMON NAME: -----		OWNER: Ralph Peaslee

DESCRIPTION:

Gabled roof, 1 story corrugated metal storage building; does not contribute to the historic district.

MAP NUMBER: 20B	DATE BUILT: c.1970	SURVEY NUMBER: 0607-1-20B
FUNCTIONAL TYPE: Garage		NEGATIVE FILE NUMBER:
COMMON NAME: --		OWNER: Ralph Peaslee

DESCRIPTION:

Gabled roof, 1 bay corrugated metal garage; does not contribute to the historic district.

MAP NUMBER: 21	DATE BUILT: c.1870	SURVEY NUMBER: 0607-1-21
FUNCTIONAL TYPE: Dwelling		NEGATIVE FILE NUMBER: 83-A-188
COMMON NAME: Pomeroy-Bishop House		OWNER: Ronald Bishop, Sr.

DESCRIPTION:

1½ story, 3x2 bay eaves front, gabled vernacular house with returning boxed cornice, frieze board, molded cornerboards, one bay entrance porch and ell. Wall surface of clapboard sheathing is edged at cornerboards and frieze with battens. (similar to 0607-16). Center eavesfront entrance has wood door, flanked by ½ sidelights with panelled bases. Later enclosed gabled roof porch has returning boxed cornice, clapboard-filled apron and 2/2 and 2/2 sash. House has 2/2 sash with layered-fascia surrounds with drip molding.

Shed roof dormer added to rear eaveside. Rear porch removed around 1980.

Gabled roof ell is clapboard covered, with metal roof, cornerboards and concrete faced stone foundation. Serves as woodshed. 2/2 and narrow 1/1 sash.

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 22	DATE BUILT: c.1915	SURVEY NUMBER: 0607-1-22
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-228	
COMMON NAME: (Rhett) Gates-Lothian House	OWNER: Guy Lothian	
DESCRIPTION:		
<p>A distinctive craftsman bungalow, this 1½ story shingled house marks the southern most edge of the Franklin Village Historic District. It features a gable front orientation, wide overhanging raking eaves, with molded cornice side cross gables, porches and unusual fenestration.</p> <p>Center gable front entrance, flanked on each side by three closely spaced double-hung windows with 4-pane upper sash over taller, single-pane lower sash with plain surrounds. A retardedare triple 4/1-8/1-4/1 second story mullioned window with projecting cornice, supported by brackets with drops, is centered over the front entrance. Full-length front porch with shed roof, molded cornice, shingled frieze Tuscan columns on clapboard apron.</p> <p>Wide, cross gable projects from south eaveside of house, which also has</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>enclosed, shed roof sun porch with 1/1 sash and shingled apron. North eaveside also has one bay, gabled roof dormer.</p> <p>Rear gable clapboard-covered, with irregularly placed 1/1 sash and triple window in upper story. Sheet metal roof, concrete foundation.</p>		
MAP NUMBER: 23	DATE BUILT: c.1875	SURVEY NUMBER: 0607-1-23
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: (Mae) Gates-O'Reilly House	OWNER: Timothy O'Reilly	
DESCRIPTION:		
<p>1½ story, gable front, vernacular house, 2x3 bays with wing. Raking eaves with molded cornice, frieze, corner pilasters. Entrance located on right side of gable front with Christian cross door in plain surround. Two bay shed roof front porch with square posts and wood shingled apron. Two bay shed roof dormer projects from south eaveside. Asphalt shingled roof and concrete faced field-stone foundation. 2/2 windows in plain surrounds with cornice caps, gablefront. 9/6 sash in front gable windows, presumably replacement sash.</p> <p>1½ story, 1x2 bay wing has kneewall windows and shed roof extension.</p>		
MAP NUMBER: 23A	DATE BUILT: c.1970	SURVEY NUMBER: 0607-1-23A
FUNCTIONAL TYPE: Garage	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER: Timothy O'Reilly	
DESCRIPTION:		
<p>Gabled roof, 2 bay garage; does not contribute to the historic district.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 24	DATE BUILT: c.1875	SURVEY NUMBER: 0607-1-24
FUNCTIONAL TYPE: Dwelling		NEGATIVE FILE NUMBER: ---
COMMON NAME: Noyes-Reilly House		OWNER: Doris Reilly
DESCRIPTION:		
<p>Gabled roof, 1½ story L-shaped house, similar to 0607-1-25 and -26; does not contribute to the historic district due to extensive alteration. (fenestration and siding).</p>		
MAP NUMBER: 25	DATE BUILT: c.1875	SURVEY NUMBER: 0607-1-25
FUNCTIONAL TYPE: Dwelling		NEGATIVE FILE NUMBER: 83-A-188
COMMON NAME: Willard-Durenleau House		OWNER: Marie Durenleau
DESCRIPTION:		
<p>L-plan, 1½ story vernacular frame house. 2x2 bay main block with ell, raking eaves with molded cornice, frieze board and corner pilasters. Entrance located on right side of west eaveside of ell. Wood door in plain surround. Screened shed roof sun porch with square posts and aluminum sided apron added to ell's west eaveside. 2/2 sash in plain trim with cornice caps moldings. Aluminum siding on south side of facade; original clapboard on front. Asphalt shingled roof with exterior cinder block chimney on west gabled end. Concrete foundation. Attached 1 story, shallow gabled roof garage, located on rear eaveside of house and ell.</p> <p>This house is one of four L-shaped houses (0607-1-24 - 0607-1-28), which, line</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:
DESCRIPTION:		
<p>Vermont Route 120, forming the southeastern section of the historic district. Built contemporaneously and similar in size and massing, the houses all contribute to the historic district's street rhythm and building scale, despite some alterations.</p>		
MAP NUMBER: 26	DATE BUILT: c.1875	SURVEY NUMBER: 0607-1-26
FUNCTIONAL TYPE: Dwelling		NEGATIVE FILE NUMBER: 83-A-188
COMMON NAME: Daniel Durenleau House		OWNER: Daniel Durenleau
DESCRIPTION:		
<p>See description for 0607-1-25. Differences include this building's asbestos siding, south side ell and assorted modern fenestration and trim, type and modern picture windows. Modern hipped roof entrance porch supported by wrought iron posts. Non-contributing due to fenestration and siding alterations.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 27	DATE BUILT: c.1875	SURVEY NUMBER: 0607-1-27
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-188	
COMMON NAME: Johnson-McDonald House	OWNER: Hollis McDonald	
DESCRIPTION:		
<p>L-plan, vernacular house, with 1½ story 2x2 bay, gable front main block and north side ell. Asphalt covered gable roof with raking eaves, molded cornice, and corner pilasters. Clapboard siding, 2/2 sash in plain trim with cornice cap, and concrete foundation.</p> <p>1st floor "cottage window" with frosted transom light and clear lower light on house's gable front. Entrance located on left side of ell, which has surround, shed roof, sunporch with turned posts and clapboard-filled apron. Wood door in plain surround.</p> <p>1 story, gabled roof ell has attached shed and rear, flat-roofed porch supported by square posts.</p>		
MAP NUMBER: 27A	DATE BUILT: c.1940	SURVEY NUMBER: 0607-1-27A
FUNCTIONAL TYPE: Garage	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER: Hollis McDonald	
DESCRIPTION:		
<p>Gabled roof garage with metal roofing, cornerboards and clapboard sheathing; does not contribute to the historic district.</p>		
MAP NUMBER: 27B	DATE BUILT: c.1970	SURVEY NUMBER: 0607-1-27B
FUNCTIONAL TYPE: Barn	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER: Hollis McDonald	
DESCRIPTION:		
<p>Gabled roof, plywood sheathed barn; does not contribute to the historic district.</p>		
MAP NUMBER: 28	DATE BUILT: c.1875	SURVEY NUMBER: 0607-1-28
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-228	
COMMON NAME: Beaulieu-Chamberlain House	OWNER: Conant Chamberlain	
DESCRIPTION:		
<p>1½ story, 3x2 bay gable front frame house with side ell, raking eaves, molded cornice and corner pilasters. Center gable front entrance with panelled Christian cross door in plain surround with cornice cap. Modern gabled roof door hood with iron pipe supports. House has sheet metal roof, 2/2 and replacement 1/1 sash in plain trim with cornice caps, and concrete-faced foundation.</p> <p>Enclosed one bay, shed roof, corner entrance, porch, where house and ell joined. Rear eaveside of ell has central cross gabled dormer, sheathed in asphalt shingles.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 28A	DATE BUILT: c.1960	SURVEY NUMBER: 0607-1-28A
FUNCTIONAL TYPE: Storage Shed		NEGATIVE FILE NUMBER:
COMMON NAME:	OWNER: Conant Chamberlain	
DESCRIPTION:		
Shed roof, clapboard storage shed; does not contribute to the historic district.		
MAP NUMBER: 28B	DATE BUILT: c.1960	SURVEY NUMBER: 0607-1-28B
FUNCTIONAL TYPE: Storage Shed		NEGATIVE FILE NUMBER:
COMMON NAME:	OWNER: Conant Chamberlain	
DESCRIPTION:		
Gabled roof storage shed; does not contribute to the historic district.		
MAP NUMBER: 29	DATE BUILT: c.1880	SURVEY NUMBER: 0607-1-29
FUNCTIONAL TYPE: Dwelling		NEGATIVE FILE NUMBER: 83-A-188
COMMON NAME: Post Office-Morris Benjamin		OWNER: Morris Benjamin
DESCRIPTION:		
<p>Moved from its original site so that Haston Library (see 0607-1-30) could be built, this 2½ story, 4x2 bay, gable roof, eavesfront structure was formerly a store and small inn. It was moved to its present site in 1907. Although aluminum clapboard obscures much of its original detail, the building retains its essential massing and fenestration. It presently houses the Franklin Post Office and several apartments.</p> <p>Entrance is located off center, from left, on the north eaveside. Wood replacement door is surrounded by pilasters, architrave with cornice. Additional modern entrances added to two farthest right front eaveside bays. Building has north eaveside shed-roof Queen Anne porch with molded cornice, turned posts,</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:
DESCRIPTION:		
<p>scroll-sawn frieze and cornice brackets, and turned spindled balustrade. Replacement 1/1 sash in modern plain trim. Raking eaves, asphalt shingled roof, center ridge chimney, and concrete faced fieldstone foundation.</p> <p>3x2 bay, 2 story ell with metal covered gable roof. Completely new and irregular fenestration, and aluminum clapboard siding extends from south eaveside of house. Ell has c.1930 2 story, enclosed shed roof sunporch on its east eaveside.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 29A	DATE BUILT: c.1907	SURVEY NUMBER: 0607-1-29A
FUNCTIONAL TYPE: Barn		NEGATIVE FILE NUMBER:
COMMON NAME: Morris Benjamin Barn		OWNER: Morris Benjamin
DESCRIPTION: Eavesfront, gabled-roof barn, 4 bays; original double garage doors with 8-pane upper lights and vertical panels below, raking eaves, early-diamond-shaped asphalt shingled roof, clapboard siding, cornerboards and concrete faced foundation.		
MAP NUMBER: 30	DATE BUILT: 1908	SURVEY NUMBER: 0607-1-30
FUNCTIONAL TYPE: Library		NEGATIVE FILE NUMBER: 83-A-188
COMMON NAME: Haston Library		OWNER: Town of Franklin
DESCRIPTION: A gift to the Town of Franklin made possible through the bequeathal of Elvira Haston, Haston Library first opened its doors in 1908. The handsome, 2 story hipped roof Colonial Revival brick and granite structure was designed by Randlett and Griffin of Concord, N.H. and built by contractors Nichols and Parker. Town Selectmen chose the present site, deciding to move the then-standing house (see 0607-1-29) to an adjacent lot. The building has since served the town, housing the Haston Library collection, Town Offices and the Franklin Historical Museum. The library is prominently sited, placed on the diagonal at the corner of Highgate Road and Vt. 120. Built in common bond with every fifth course of		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:
DESCRIPTION: alternating headers and stretchers, the 3x2 bay, rectangular building features a pedimented central pavilion, a raised basement, segmental gauged brick and granite arch window opening, granite water table and sills, brick quoining, and decorative chimneys. Roof is asphalt shingled, with galvanized iron skylight placed in the rear elevation. Fieldstone foundation. The projecting entrance pavilion features colossal Doric columns resting on brick pedestals (with granite caps) which project to form stoop walls. The columns support a full pediment with bipartite architrave and projecting cornice with blocks. The brick tympanum contains a lunette with stone sill and keystone. A modern replacement door is set below a segmental arch with gauged brick, flush		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:
DESCRIPTION: granite keystone and cornerblocks. The door is flanked by side windows with stone sills and brick jackarrees. Above the entry there is a 2-stone plaque stating "Haston Library." The pavilion has a second story, tripartite window (central 6/6 window flanked by narrow 2/2 sash) in a plain surround with stone sill. Front facade has tripartite windows set within segmental arches of the same configuration as front entry. Side elevations feature 8/1 sash set below segmental arches. The side facades have projecting exterior end chimneys; each featuring brick panelling, quoining, and a corbelled stack with stone cap.		

(continued)

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION: (30 continued)		
<p>The Haston Library is well-preserved, good example of a small-town, Colonial Revival library, many of which were built across the country between 1900-1920. It is the most outstanding architectural design in the Village of Franklin.</p>		
MAP NUMBER: 31	DATE BUILT: c.1850	SURVEY NUMBER: 0607-1-31
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-189	
COMMON NAME: Dr. Sampson's -Luce House	OWNER: Jacqueline Luce	
DESCRIPTION:		
<p>A large vernacular/Greek Revival brick house, located opposite Franklin's Haston Library. 2½ stories, 4x3 bay gabled roof house with slate roof, with returning boxed cornice, ornate cast iron lintels and c.1930 veranda. Off center right (third bay from left) gable front entrance has 6-panelled Christian Cross door in panelled reveal, with symmetrically molded trim with molded corner blocks, ½ sidelights over panelled bases, peaked cast iron lintel above with central decorative panel and decorative cornerblocks. Entrance is repeated in rear bay, south eaveside. 2/2 sash set in molded trim with cast iron peaked lintels. Gable peaks have triangular windows; front gable peak window replaced with modern metal louver while rear window is obscured by replacement chimneys.</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>Original off center ridge, corbelled brick chimney. Built in common bond with 8 course header rows; original foundation obscured by porch and additions to rear facade.</p> <p>Rear, one story, shed roof wing obscured by modern alterations; 1x4 bay addition shows 2/2 sash in molded trim with splayed brick lintels. Rear facade altered by several additions, including c.1930 enclosed sun porch with flat roof, molded cornice, 3/2 sash and shingled apron; c.1970 enclosed stairway to second story, shed roof entrance porch; exterior replacement brick and cinder block chimneys; and gabled roof ell with metal roof, clapboard siding, irregular modern fenestration and concrete foundation. Ell includes modern garage door in last eaveside.</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>Shed roof bungalow veranda has square battered posts. Shingled pedestals and imbricated shingle apron.</p> <p>This is one of three brick structures lining Vermont Route 120, all of which were separately built by local businessmen and store proprietor Alonzo Greene. (see 0607-1-32 and -33).</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 31A	DATE BUILT: c.1850	SURVEY NUMBER: 0607-1-31A
FUNCTIONAL TYPE: Barn		NEGATIVE FILE NUMBER:
COMMON NAME: Luce Barn		OWNER: Jacqueline Luce

DESCRIPTION:

1½ story, gabled roof horse barn. Metal roof, clapboard siding, replacement concrete foundation. South eaveside fenestrated with three plainly framed square windows. Modern garage door and replacement hinged double door.

MAP NUMBER: 32	DATE BUILT: c.1850	SURVEY NUMBER: 0607-1-32
FUNCTIONAL TYPE: Store		NEGATIVE FILE NUMBER: 83-A-189
COMMON NAME: Gates' Telephone Bldg.		OWNER: Hugh Gates

DESCRIPTION:

Brick commercial block, reportedly built by Alonzo Greene, as his dry goods store. 2½ stories, 3x3 bays, gabled slate roof with returning boxed cornice. Left gable front entrance has replacement double doors with two-paned upper lights and flush panelled bases, in an original surround of symmetrically molded trim with corner blocks, and panelled reveal. Two large, commercial display windows with 2/2 sash, symmetrically molded trim and square cornerblocks placed to the right of the entrance. Door and window openings all have distinctive French brick arches. Off center ridge, corbelled chimney; fieldstone foundation.

Upper story of front facade has modern entrance in center bay, flanked by 6/6 sash in molded trim. North eaveside irregularly fenestrated, with one 2/2 first

MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:

DESCRIPTION:

story window and two 6/6 second story windows. Evenly spaced, square and round shaped tie irons evident. South eaveside has 6/1, 2/1, and 1/1 sash, rear bay entrance with replacement wood door and storm door, and flight of stairs to second story apartment. Rear gable has receiving dock, wide vertical board door and two-story plywood and sawn board shed roof porch with partially enclosed stairwell to upper story. Porch is badly deteriorated.

Modern, intrusive two-tiered, three bay, front porch with shed roof, square posts, and woodenpost and glass insulator balustrade built in 1978. Building houses the Franklin Telephone Co., independent since 1898.

MAP NUMBER: 32A	DATE BUILT: c.1930	SURVEY NUMBER: 0607-1-32A
FUNCTIONAL TYPE: Storage shed		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER: Hugh Gates

DESCRIPTION:

Hipped roof storage shed (rectangular shaped) with asphalt shingled roof, asbestos shingle siding and concrete foundation. 20'x10'.

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 38	DATE BUILT: c.1850	SURVEY NUMBER: 0607-1-38
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-189	
COMMON NAME: Randall-Magnant House	OWNER: Ralph Magnant	
DESCRIPTION:		
<p>A 2 story, 3x2 bay eavesfront brick, vernacular house with clapboard wing and ell, built in 8-course common bond. Building has raking eaves with molded cornice. Flat gauged-brick French arches. Original center eavesfront surround filled by plywood and wooden door. Symmetrically molded architrave trim with corner blocks remain visible. One bay entrance porch roof with projecting cornice supported by wrought iron posts. 2/2, 2/1 and 1/1 sash in molded trim, closed blinds on front center 2nd story window. Exterior replacement concrete block chimney on north gable end.</p> <p>1½ story clapboard ell has one bay, gabled roof dormers on both eavesides, south eaveside Christian cross entrance door, 2/2 sash and 1/1 sash in plain</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>trim, stone foundation, and enclosed c.1975 south eaveside sun porch. Enclosed 1 story, vertical board shed runs the length of the ell's north eaveside, into a shiplap-covered shed.</p>		
MAP NUMBER: 39	DATE BUILT: c.1848	SURVEY NUMBER: 0607-1-39
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-189	
COMMON NAME: (former) Methodist Parsonage	OWNER: Milo Toof	
DESCRIPTION:		
<p>Former Methodist parsonage, built in 1848. Gabled roof, brick, 2½ stories, 4x3 bays with returning boxed cornice, projecting second story string course (alluding to a full pediment) and one story, gabled roof wing. Roof and cornice replaced in 1982.</p> <p>Altered entrance located on left side of gable front; wood door, flanked by plywood-covered ½ sidelights. Front facade exhibits unusual fenestration pattern, with only 2 second story window bays, on the right side, with no windows on the left gable front. 1/1 sash in molded trim with flat, French arches. Intrusive front, steel roofed, screened-in porch, aluminum sided. Fieldstone foundation. (continued)</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>Rear wing sheathed in aluminum clapboard siding and shiplap, with modern shed roof porch on north eaveside, and 6/6 and 1/1 sash in plain trim. Gabled door hood with wooden brackets added to south eaveside, c.1975.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 39A	DATE BUILT: c.1850	SURVEY NUMBER: 0607-1-39A
FUNCTIONAL TYPE: Carriage Barn	NEGATIVE FILE NUMBER:	
COMMON NAME: Toof Barn	OWNER: Milo Toof	
DESCRIPTION:		
<p>1½ story, gabled roof carriage barn, sheathed in horizontal board and shiplap. Boxed raking eaves, concrete foundation and assorted modern fenestration on all facades. Western half added later, for hen house. Modern entrance door and two garage doors placed in south eaveside.</p>		
MAP NUMBER: 40	DATE BUILT: c.1835	SURVEY NUMBER: 0607-1-40
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER:	
COMMON NAME: Wright-Tittmore House	OWNER: May Tittmore	
DESCRIPTION:		
<p>Gabled roof, 1½ story frame house; does not contribute to the historic district due to extensive alterations.</p>		
MAP NUMBER: 41	DATE BUILT: c.1865	SURVEY NUMBER: 0607-1-41
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-189	
COMMON NAME: Streeter House	OWNER: Bernice Streeter	
DESCRIPTION:		
<p>1½ story, 3x2 bay, gable front frame house and ell with plain raking eaves, frieze, cornerboards and kneewall window. Left gable front entrance with wood door and 3/4 sidelights obscured by c.1930, enclosed, gabled roof end porch with continuous 2/2 sash and clapboard apron. Entrance is flanked by full-sized double hung 6/6 windows on right side of gable front. House generally has 1/1 and some 2/2 sash. Metal roof, center ridge chimney and concrete-faced stone foundation.</p> <p>1½ story, side ell is former summer kitchen and attached woodshed, converted to garage, c.1940. 2x2 bays, 6/6 sash with peaked lintels in upper story of gable end. Rear eaveside has two one story, shed roof additions.</p>		
MAP NUMBER: 42	DATE BUILT: c.1925	SURVEY NUMBER: 0607-1-42
FUNCTIONAL TYPE: Garage	NEGATIVE FILE NUMBER:	
COMMON NAME: Wright's Storage Garage	OWNER: Richard Wright	
DESCRIPTION:		
<p>Gabled roof, 3x8 bay, cinder block garage; does not contribute to the historic district.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 43	DATE BUILT: c.1880	SURVEY NUMBER: 0607-1-43
FUNCTIONAL TYPE: Dwelling		NEGATIVE FILE NUMBER:
COMMON NAME: Lauren Wright House		OWNER: Lauren Wright
DESCRIPTION:		
<p>Gabled roof, 1½ story aluminum sheathed house; does not contribute to the historic district.</p>		
MAP NUMBER: 44	DATE BUILT: c.1860	SURVEY NUMBER: 0607-1-44
FUNCTIONAL TYPE: Barn		NEGATIVE FILE NUMBER: 83-A-189
COMMON NAME: Soule's Mortuary		OWNER: Robert and Marjorie Irish
DESCRIPTION:		
<p>A former mortuary and undertaking business, this 2½ story gabled roof building has a basic 3x2 bay arrangement, with returning frieze and boxed molded cornice, cornerboards, clapboard siding and stone foundation. Gable front center entrance is double hinged vertical board door, flanked by 3x2 vertical pane replacement windows. Second story showroom has center door with four upper lights and two panels in plain trim, flanked by 6/6 sash. Third story, Christian cross door, located in gable peak, along with pulley housing.</p> <p>North eaveside has dimension Christian cross, first floor, entrance door; rear gable end is irregularly fenestrated with 2/2 sash and rear first floor entrance. (continued)</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:
DESCRIPTION:		
<p>Although dilapidated and deteriorated, the building maintains its essential integrity and contributes to the facade line and building scale of the historic district.</p>		
MAP NUMBER: 45	DATE BUILT: c.1820	SURVEY NUMBER: 0607-1-45
FUNCTIONAL TYPE: Dwelling		NEGATIVE FILE NUMBER: 83-A-189
COMMON NAME: Soule-Irish House		OWNER: Robert and Marjorie Irish
DESCRIPTION:		
<p>1½ story, 3x2 bay gable front house with close boxed raking eaves, cornerboards and clapboard siding. Center gable front entrance with wood replacement door, in plain trim. Modern gabled roof door hood with square posts. Metal roof, rear off center ridge chimney and concrete-faced stone foundation. 6/6 and 2/2 sash (2/2 storms) in plain trim with lip molding. Rear gable has c.1982 2 story gabled roof wing with two one story shed roof wing extensions and platform dock. This simple frame house may be one of the earliest village homes, but given its plain, vernacular appearance, the house could have been built as late as 1860.</p>		

[illegible]



Streetscape

83-A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
Franklin Village HD Streetscape
83-A-189 N Julie Davis



0607-1

#1

83-A-145

Vt. Div. for Historic Preservation
Franklin County ~~Dist~~ Franklin 7/83
Chapman-Westcot House, 0607-1#1 NE
83-A-145 Julie Davis



0607-1

#1B

83-A-145

Vt. Div. for Historic Preservation
Franklin County E. Franklin 7/83
Chapman-Westcot House, 0607-1 #1B
83-A-145 SE Julie Davis



0607-1

#1, 2

83-A-145

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Congregational Parsonage, 0607-1#2
83-A-145 NE Julie Davis



0607-1

#3

83-A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Franklin Congregational Church, SE
0607-1 #3
83-A-189 Julie R. Davis

0607-1

#3

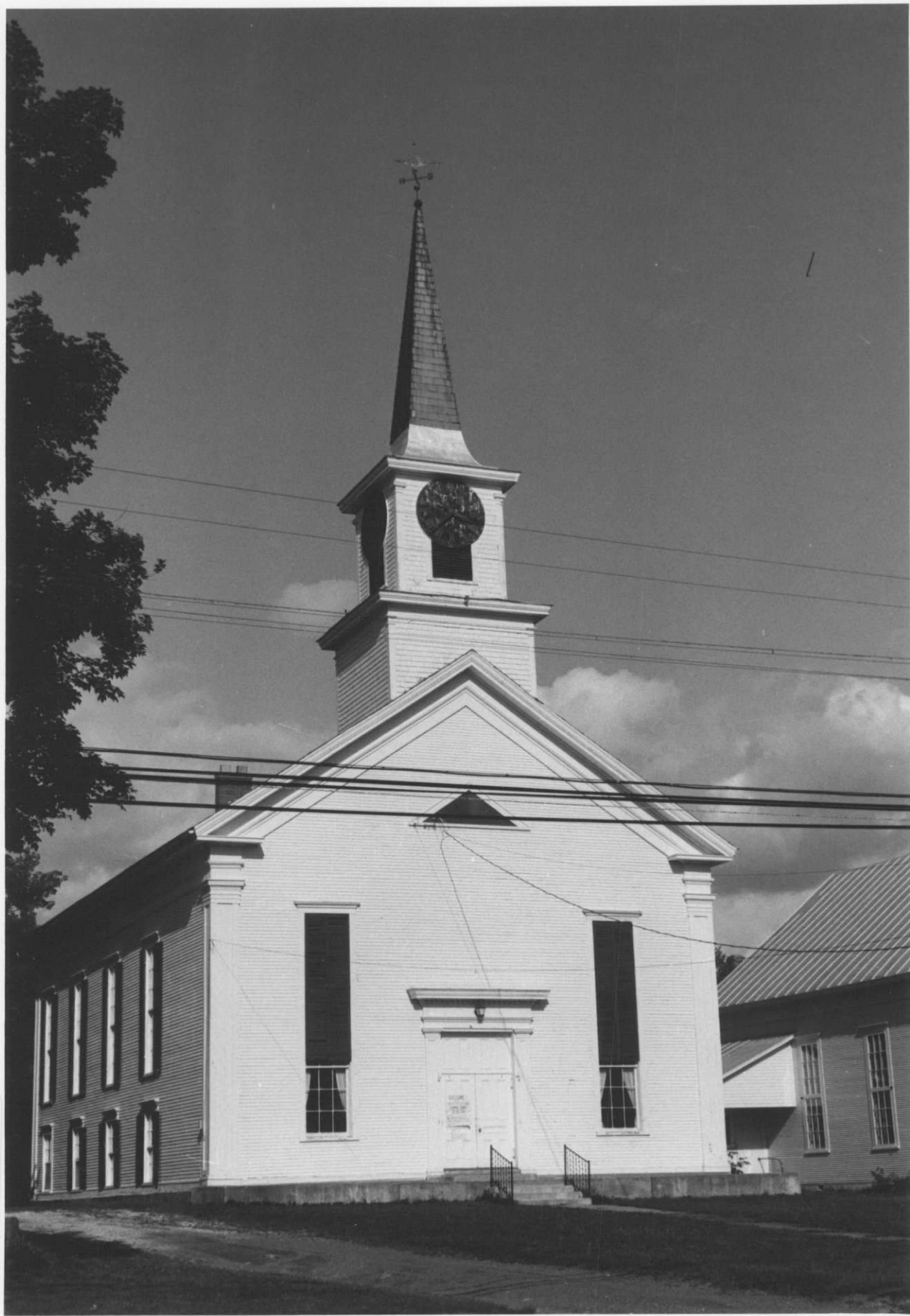


83-A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Franklin Congregational Church,
detail, 0607-1 #3 N
83-A-189 Julie R. Davis

0607-1

#4



83-A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Franklin Methodist Church, 0607-1#
83-A-189 E Julie Davis



0607-1

#5

83-A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Franklin Town Hall, 0607-1#5 SE
83-A-189 Julie Davis



0607-1

#6

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Welch-Garrow House, 0607-1 #6 SE
83-A-188 Julie R. Davis



0607-1

#7

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Duciso-Wright House, 0607-1 #7 SE
83-A-188 Julie R. Davis



0607-1

#8

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Manley-Gaboriault House, 0607-1 #8
83-A-188 SE Julie R. Davis



0607-1

#9

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Russell House, 0607-1 #9 NE
83-A-188 Julie R. Davis



0607-1 #10, 11

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Former Post Office and Granger
House, 0607-1 #10, 11 SE
83-A-188 Julie R. Davis



0607-1

#12

83A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Peacock Hill-Olmstead House, SE
0607-1 #12
83-A-188 Julie R. Davis



0607-1

#13

83-A-230

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
Benjamin's Garage, 0607-1 #13 NE
83-A-230 Julie R. Davis



0607-1

#14

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
TittemooreAble/Richard House, SE
0607-1 #14
83-A-188 Julie R. Davis



0607-1

#15

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Ford Garage, 0607-1 #15 E
83-A-188 Julie R. Davis



0607-1

#16

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Tittmore-Desroches House, 0607-1
#16 SE
83-A-188 Julie R. Davis



0607-1

#19

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Columb-Larson House, 0607-1 #19 NE
83-A-188 Julie R. Davis



0607-1 #18

83A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Morey-Magnant-Ploff House,
0607-1 #18 SE
83-A-188 Julie Davis



0607-1

#21

83A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Pomeroy-Bishop House, 0607-1 #21
83-A-188 NE Julie R. Davis



0607-1

#22

83-A-228

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Rhett-Gates-Lothian House, 0607-1,
#22 NW
83-A-228 Julie R. Davis



0607-1

#23

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Gates-O'Reilly House, 0607-1 #23 NW
83-A-188 Julie R. Davis



0607-1

#25

83A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Willard-Duranleau House, 0607-1 #25
83-A-188 NW Julie R. Davis



83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Daniel Duranleau and McDonald
House, 0607-1 #26, 27 NW
83-A-188 Julie R. Davis



0607-1

#28

83-A-228

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Chamberlain Place, 0607-1 #28 SW
83-A-228 Julie R. Davis



0607-1

#29

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Post Office-Benjamin's, 0607-1 #29
83-A-188 SW Julie R. Davis



0607-1

#30

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Haston Library, 0607-1 #30 SW
83-A-188 Julie R. Davis



30

83-A-188

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Haston Library, detail, 0607-1 #30
83-A-188 SW Julie R. Davis



0607-1

#31

83-A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Greene-Sampson-Luce House,
0607-1 #31 SW
83-A-189 Julie R. Davis



0607-1

#32

83-A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Green's Shop-Gates' Telephone
Building, 0607-1 #32 W
83-A-189 Julie R. Davis



0607-1

#33

83-A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Greene-Cross-Glidden House,
0607-1 #33 NW
83-A-189 Julie R. Davis



0607-1

#35,36

83-A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Young-Magnant-Tittmore Building &
Young-Magnant-Jervett House, NW
0607-1 #35, 36
83-A-189 Julie R. Davis



0607-1

#38

83A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Randall-Magnant House, 0607-1 #38
83-A-189 SW Julie R. Davis



0607-1

#39

83A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Methodist Parsonage-Chamberlain-
Toof House, 0607-1 #39 NW
83-A-189 Julie R. Davis



0607-1

#41

83-A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Fuller-Streeter House, 0607-1 #41
83-A-189 NW Julie R. Davis



0607-1

#44

83-A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Funeral Parlor-Irish Building, W
0607-1 #44
83-A-189 Julie R. Davis



0607-1

#45

83-A-189

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
French-Soner-Irish House, C607-1
#45 W
83-A-189 Julie R. Davis

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
District ☒ Complex ☐ Survey Form

COUNTY:	Franklin
TOWN:	East Franklin
LOCATION:	VT Rte. 120 at junction with TH 12 in E. Franklin Village.
NAME OF DISTRICT:	E. Franklin Historic District
TYPE OF DISTRICT:	Residential
PHYSICAL CONDITION OF STRUCTURES:	Excellent 20% Good 70% Fair 10% Poor %
LEVEL OF SIGNIFICANCE:	Local <input type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
THEMES:	

STATEMENT OF SIGNIFICANCE:

Located at the edge of Franklin and Berkshire, just south of the Canadian border, the E. Franklin Historic District is a well-preserved example of a small spur settlement from the mid-19th century. The Village became the natural gathering point of Franklin settlers who made their homes on the eastern shore of Lake Carmi (formerly known as Silver Lake and/or Franklin Pond). At one time, a thriving post village, the settlement numbered about fifteen dwellings, in addition to a church, store, telegraph office and blacksmith shop. Eleazer Olmstead, who came from Canada in 1821, was reputedly the first settler in the area. Plans to make E. Franklin a stop on the Canada Junction RR, connecting West Farnham, P.Q. with Sheldon Junction., (including the laying of track as far as E. Franklin) never materialized because of the Railroad's financial failure.

Today, the Stagecoach Rest Home (Building #1) takes its name from a stagecoach run which ran through E. Franklin enroute to Montreal. The Olmstead-Carswell (#4) home may possibly have been the original home built by Eleazor Olmstead, the Canadian immigrant who became E. Franklin's first settler. LaRoche's General Store (#5) continues to serve local residents and a thriving tourist crowd, as numerous stores before it have, in the same location. By far, the district's outstanding architectural feature is the E. Franklin Union Church (#6), a distinctive Greek Revival/Italianate church built in 1860 by subscription for non-denominational use. The well-cared for church and adjacent E. Franklin's cemetery form the core of the district, imparting a quiet serenity and sense of undisturbed time and space to the hamlet.

SURVEY NUMBER: 0607-2
NEGATIVE FILE NUMBER(S): 83-A-145
UTM REFERENCES: Zone/Easting/Northing A B 18,671,000/4,984,600 (center point) C D
U.S.G.S. QUAD. MAP: Enosburg Falls 15'
COMPLEX INFORMATION ONLY
COMMON NAME:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
TYPE OF COMPLEX:
TYPES OF STRUCTURES:
PRESENT USE:
ORIGINAL USE:
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
ACCESSIBILITY TO PUBLIC: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Restricted <input type="checkbox"/>

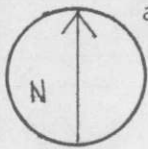
THREAT TO STRUCTURES:

No Threat ☐ Zoning ☐ Roads ☒
Development ☐ Deterioration ☒
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

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



E. FRANKLIN HISTORIC DISTRICT

KEY



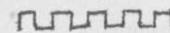
Contributing Bldg.



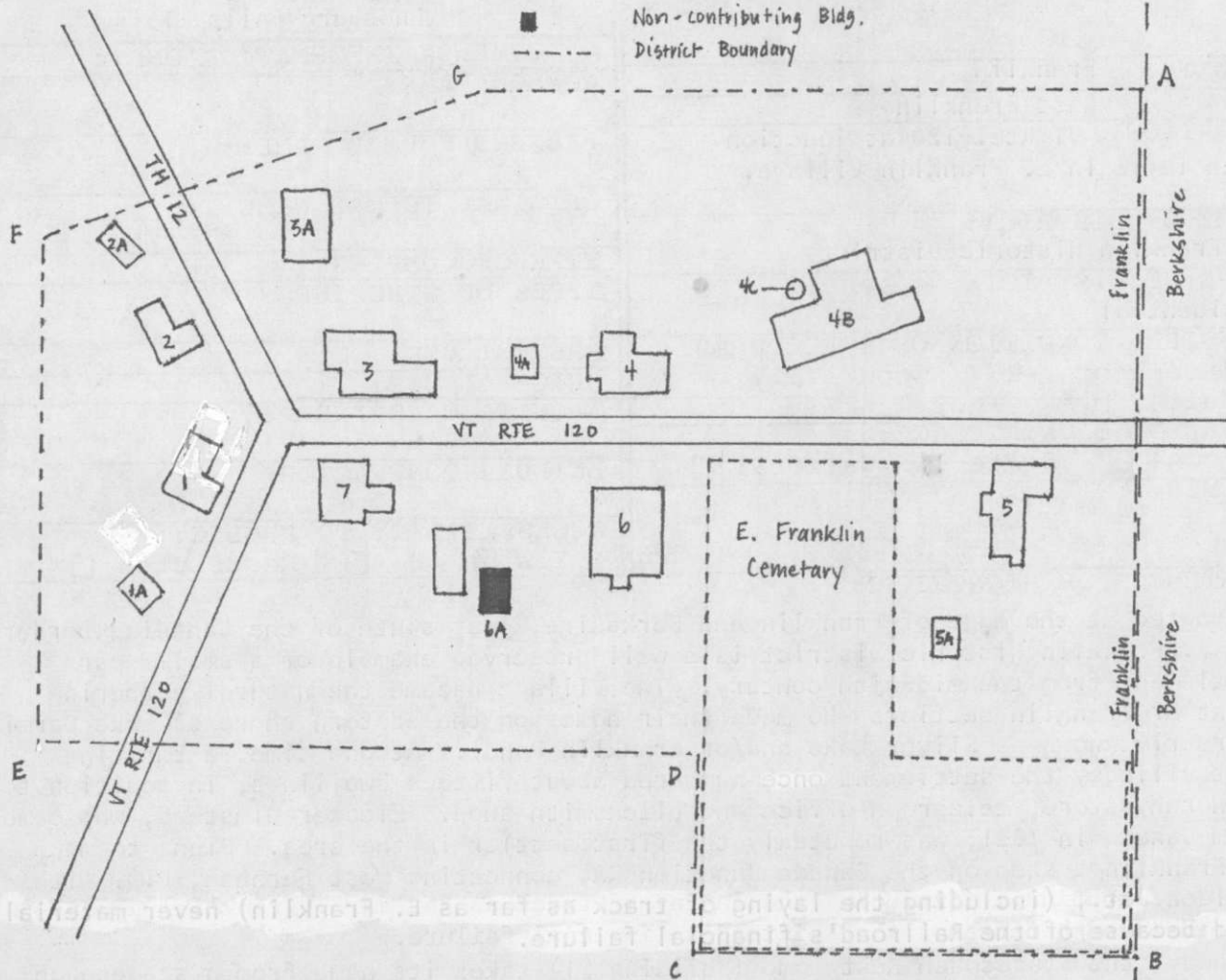
Non-contributing Bldg.



District Boundary



Not to Scale



BOUNDARY DESCRIPTION:

The boundary begins at Point A, the northeast corner of the Carswell property, (#4) also the town boundary line between Franklin and Berkshire. It thence proceeds in a southerly direction, along said boundary line, to Point B, located at the intersection of said boundary line and the southeast corner of the property of the E. Franklin Cemetery. It thence proceeds in a westerly direction, along the southern property line of the cemetery to Point C, the southwest corner of the property of the E. Franklin Cemetery. It thence proceeds in a northerly direction, along the western property line of the cemetery to Point D, the intersection of said property line and the southern property line of the E. Franklin Union Church.

The boundary thence proceeds in a westerly direction for approximately 400 feet, along said line, and a western extension of said line, (continued on separate page)

REFERENCES:

Listed on a separate page.

RECORDED BY:
Julie Davis

ORGANIZATION:
Vt. Division for Historic Preservation

DATE RECORDED:
8/4/83

Boundary Description - 0607-2

crossing Vermont Route 120, to Point E located at the intersection of said extension and a southern extension of a line parallel with and 100 feet west of building #7. From Point E, the boundary thence proceeds in a northern direction along said extension, said line and a northern extension of said line to Point F, located at the intersection of said extension and a southwestern extension of a line parallel with and 50 feet northwest of building #2. It thence proceeds along said extension, said line and a northeastern extension of said line to Point G, located at the northwest corner of the Carswell property line (#4). It thence proceeds in an easterly direction along northern property of said property line to Point A, the point of beginning.

BIBLIOGRAPHY

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Syracuse, N.Y.: D. Mason & Co., 1891.

Child, Hamilton, Compiler., Gazateer and Business Directory of Franklin and
Grand Isle Counties for 1882-83.
Syracuse, N.Y.: Hamilton Child, 1883.

East Franklin Union Church and church records (in possession of Marjorie
Dewing, Franklin, Vermont)

Hemenway, Abby M., The Vermont Historical Gazateer, Vol. II, Burlington, Vt.:
Abby M. Hemenway, 1871

Jeffrey, William H., Successful Vermonters. E. Burke: The Historical
Publishing Co., 1907.

MAPS

Beers, F.W., Atlas of Franklin and Grand Isle Counties, Vermont.
New York: F. W. Beers, 1871.

Walling, H.F., Map of Counties of Franklin and Grand Isle, Vermont.
New York: Baker, Tilden & Co., 1857.

INTERVIEWS

Carmen, Norma, August 1983

Carswell, Beth, August 1983

Dewing, Mrs. & Mrs. J. A., August 1983

Dewing, Marjorie, August 1983

Olmstead, Mrs. Howard, July 1983

Towle, Martha, August 1983

OUTSTANDING COMPONENTS OF DISTRICT <input checked="" type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 1	DATE BUILT: c.1845	SURVEY NUMBER: 0607-1-2
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-145	
COMMON NAME: Stagecoach Rest Home	OWNER: Norma Carmen	

DESCRIPTION:

A 1½ story, clapboard, vernacular/Greek Revival frame house and ell with gabled roof, returning boxed cornice, cornerboards, and gable front right-bay entrance. Entrance has narrow proportions, with flanking raised panel pilasters topped by Ionic volutes and a molded cornice. Frieze board and architrave with fillet molding. Enclosed shed roof addition on south eaveside, with modern fenestration and east facade entrance. Two-bay shed roof dormers located on north and south eavesides. East gable end substantially altered by modern 2/2 sash casement window, flight of stairs leading to second story, center gable peak entrance, and exterior cinder block chimney. House generally has replacement 2/2 sash. (continued)

MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	

DESCRIPTION:

L-shaped screened-in shed roof porch with novelty-siding apron, square posts and modern scrollwork brackets located at northeast corner of house and ell. Ell has closely cropped eaves, modern garage door on east eaveside and attached shed on west eaveside.

MAP NUMBER: 1A	DATE BUILT: c.1900	SURVEY NUMBER: 0607-2-1A
FUNCTIONAL TYPE: Horse Barn	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	

DESCRIPTION:

Gable roof horse barn with metal roof, cornerboards and shiplap siding. Double vertical board hinged entrance door on east gable end, with square hay door above. Side door located on north eaveside; irregular fenestration on south eaveside.

Stone and concrete replacement foundation.

MAP NUMBER: 2	DATE BUILT: c.1845	SURVEY NUMBER: 0607-2-2
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-145	
COMMON NAME: Galusha-LaBelle House	OWNER: Francois LaBelle	

DESCRIPTION:

A 1½ story, 3x3 bay gable front vernacular house with returning boxed cornice, cornerboards and 1 story, gabled roof ell. Clapboard structure has 2 interior end chimneys, center gable front entrance and 1 story L-shaped c.1890 front porch with molded cornice and bracketed turned posts, which wraps around front facade and half of north eaveside. Front entrance has 4-panelled inverted-cross door in plain trim with lip molding, flanked by larger c.1915, 3/1 picture windows. Additional entrance, with 6-panelled Christian cross door, located on south eaveside. 2/1 sash in plain trim with lip molding; west gable end has 2/2 sash and 12/8 sash. Metal roof, concrete replacement foundation.

Apparently, this vacant and deteriorating building, once served as a (continued)

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	

DESCRIPTION:

local funeral parlor. An old gravestone marker on the front lawn seems to attest to this.

MAP NUMBER: 2A	DATE BUILT: c.1900	SURVEY NUMBER: 0607-2-2A
FUNCTIONAL TYPE: Barn	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	

DESCRIPTION:

2 bay, gabled roof horse barn with raking eaves, asphalt shingle roof. Cornerboards and stone foundation. Clapboard siding, assorted sized square green windows irregularly placed on gabled ends. Hinged double door carriage entrance and additional entrance with vertical board door, both with peaked lintels and lip molding, located on east eaveside. West eaveside of structure is badly deteriorated.

MAP NUMBER: 3	DATE BUILT: c.1850	SURVEY NUMBER: 0608-3
FUNCTIONAL TYPE: General store/dwelling	NEGATIVE FILE NUMBER: 83-A-145	
COMMON NAME: Carmen's Store/LaRoche's	OWNER: Stewart LaRoche	

DESCRIPTION:

Store

A 1½ story, 3x2 bay gabled roof commercial building with flush ell, gabled roof, raking eaves with molded cornice, frieze cornerboards and shed roof front porch. c.1890 porch has corrugated plastic roof supported by bracketed, turned posts, identical to #2. Center gable front entrance has modern plate glass door, flanked by large display windows. Attached 1½ story, 3x2 bay addition has center cross gable. Clapboarded house generally has 2/2 sash and 1/1 replacement sash, although north gabled end retains original 6/6 sash. Interior end chimneys and concrete replacement foundation. Numerous shed roof additions, located on east eaveside. North gable end and north eaveside of ell. Structure has long been the site of a general store with adjoining living quarters above

MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	

DESCRIPTION:

and next to the store for its proprietors.

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 3A	DATE BUILT: c.1930	SURVEY NUMBER: 0607-2-3A
FUNCTIONAL TYPE: Garage	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>1 story, 7x2 bay gabled roof garage with novelty siding, shouldered false front. Metal roof, wooden shingle siding, stone foundation, and 9/6 and 6/6 sash, probably used from some other building. Double modern garage doors located on south facade.</p>		
MAP NUMBER: 4	DATE BUILT: c.1835	SURVEY NUMBER: 0607-2-4
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-145	
COMMON NAME: Olmstead-Carswell House	OWNER: Edgar Carswell	
DESCRIPTION:		
<p>This attractive 1½ story, Federal style frame house with gabled roof, 5x2 bay arrangement and center eavesfront. Federal frontispiece entrance is probably the earliest building located in the district. House has closely cropped eaves with returning molded box cornice and plain cornerboards, and features original 12/8 sash and 3 evenly spaced semi-elliptical kneewall windows with plain trim over entrance and end bays on front facade. Gabled ends have replacement 2/2 sash. Metal roof obscures original chimney placement, but present owner indicates that chimneys were located at interior gabled ends of house.</p> <p>Concrete replacement foundation. Replacement entrance door.</p> <p>1½ story, 3x2 bay gabled roof ell addition and east gable end shed roof porch</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>added to house in 1974. Owner repeated use of semi-elliptical kneewall window, placing them in the ell's extended east end bay. Screened porch has clapboard apron. Numbers 0607-55, about a mile to the west, has two door surrounds identical to this one.</p>		
MAP NUMBER: 4A	DATE BUILT: c.1850	SURVEY NUMBER: 0607-2-4A
FUNCTIONAL TYPE: Horse Barn	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>The only remaining original outbuilding, this 2 bay gabled roof horse barn has a metal roof, vertical board and hand-split wooden shakes siding and a stone foundation. Vertical board door and boarded up 6-paned square window located on south gabled end. West eaveside has cut-out entrance. Barn is suffering from deterioration but contributes to the historic district.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 4B	DATE BUILT: c.1850	SURVEY NUMBER: 0607-2-4B
FUNCTIONAL TYPE: Barn	NEGATIVE FILE NUMBER: 83-A-145	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>3 bay, gabled roof barn with metal roof, vertical board siding and stone foundation. One story, shed roof addition on south eaveside, with assorted size square windows and modern 24 light window. Two double hinged door entrances on north eaveside. Two c.1940 asphalt covered shed roof additions on barn's west gable end.</p>		
MAP NUMBER: 4C	DATE BUILT: c.1910	SURVEY NUMBER: 0607-2-4C
FUNCTIONAL TYPE: Silo	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>Circular wooden silo, with external tie bands and board and batten siding.</p>		
MAP NUMBER: 5	DATE BUILT: c.1880	SURVEY NUMBER: 0607-2-5
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-145	
COMMON NAME: Benjamin-Gibson House	OWNER: George & Catherine Gibson	
DESCRIPTION:		
<p>A 1½ story, 3x2 bay gabled roof, eavesfront, vernacular frame house and ell with clapboard siding, raking eaves, cornerboards and two eight-paned kneewall windows over front window bays. 2/2 sash in plain trim with lip molding. Center ridge chimney, metal roof, stone and concrete replacement foundation. Off-center eavesfront entrance with modern door. Three-bay eavesfront porch has truncated hip roof, supported by square posts.</p> <p>1½ story ell has closely cropped eaves, center ridge chimney and west eaveside enclosed shed roof porch with 3/1 sash and a clapboard apron. South gabled end used as woodshed, with attached outhouse.</p>		
MAP NUMBER: 5A	DATE BUILT: c.1880	SURVEY NUMBER: 0607-2-5A
FUNCTIONAL TYPE: Barn	NEGATIVE FILE NUMBER: 83-A-145	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>Two bay, 1½ story gabled roof barn with asphalt shingle roof, vertical board siding and stone foundation. Double hinged door located on west eaveside; no windows.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 6	DATE BUILT: 1860	SURVEY NUMBER: 0607-2-6
FUNCTIONAL TYPE: Church		NEGATIVE FILE NUMBER: 83-A-145
COMMON NAME: E. Franklin Union Church		OWNER: E. Franklin Union Society
DESCRIPTION:		
<p>The highlight of the E. Franklin Historic District, the non-denominational E. Franklin Union Church was built in 1860 by contractor George E. Foss for some \$1600. A subscription list was circulated among the inhabitants of E. Franklin and pews were publicly auctioned, giving various denominations (including the Methodists, Universalists and Baptists) the right to occupy the structure according to their proportion of ownership. In February, 1861, the E. Franklin Union Meeting House Society was formed with the adoption of a constitution expressly providing for non-denominational use of the Church. The Society was formed not from several denominations bonding together, but by individual inhabitants of E. Franklin and the area. The Church remains in use today,</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:
DESCRIPTION:		
<p>although services are held only in the summers.</p> <p>While the church has undergone several restorations since 1860, it remains in much the same condition as when originally built; the bulk of restoration work has been donated to roof and foundation repair, and interior alterations. Windows appear to be original.</p> <p>Greek Revival/Italianate church; 1½ story, jerkinhead metal roof, 3x4 bays, clapboard structure with 2 stage inset bell tower, water table and pointed arch windows. Church has boxed cornice with return, molded frieze and architrave and fluted corner pilasters. Slightly raised center gable front entrance has double five-panelled doors set under crown molding. Triple Gothic arched windows</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:
DESCRIPTION:		
<p>immediately above, cornice molding, with rectangular colored glass lights and molded Gothic arches, with raised wooden keystones terminating in consoles. Entrance is flanked by large rectangular windows with single frosted center panes surrounded by a border of small, rectangular colored lights added in late 1890s. Crown molding.</p> <p>Eaveside facades feature clear, double hung 6/6 sash with same pointed Gothic arches, filled with colored glass. Arches are molded with keystones and terminating consoles. 4-paned basement windows evenly spaced in water table under principle window bays. Rear gable end has two double hung 6/6 sash, with pointed arches in plain molding, exterior corbelled brick chimney and small, 1 story</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:
DESCRIPTION:		
<p>gabled roof storage shed.</p> <p>Two-stage tower has square base with pointed arch louvered shutters, projecting cornice, corner pilasters and balustrade. Octagonal belfry with molded cornice, pointed arch motif, arcade with octagonal columns, panelled frieze, crowned by bellcast octagonal metal roof, projecting cornice and weathervane.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 6A	DATE BUILT: c.1950	SURVEY NUMBER: 0607-2-6A
FUNCTIONAL TYPE: Storage Shed	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>1½ story, gabled roof, board and batten storage shed, with one story shed roof extension on rear gable. Double hinged door located on east eaveside; south gable peak has modern plate glass window. Concrete foundation.</p>		
MAP NUMBER: 7	DATE BUILT: c.1890	SURVEY NUMBER: 0607-2-7
FUNCTIONAL TYPE: Dwelling	NEGATIVE FILE NUMBER: 83-A-145	
COMMON NAME: Machia-Chagnon House	OWNER: Robert Chagnon	
DESCRIPTION:		
<p>2 story, 2x3 bay flat roofed clapboard, vernacular house and wing with boxed eaves, projecting molded cornice, plain architrave and frieze, and cornerboards. Front facade has two large "cottage windows" with transom with 2 rectangular lights above larger picture window, cornice moldings on plain surround.</p> <p>1/1 sash in plain trim with lip molding. Left window has upper replacement lights. Entrances into main block or wing through screened shed roof porch with shingled apron; panelled doors with large rectangular upper lights set in plain trim with lip molding. Shed roof porch with shingled apron and square posts located on rear of wing. Stone foundation.</p>		
MAP NUMBER: 7A	DATE BUILT: c.1890	SURVEY NUMBER: 0607-2-7A
FUNCTIONAL TYPE: Barn	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>1½ story, 3 bay barn with closely cropped eaves, metal gable roof, clapboard siding and concrete faced stone foundation. Only fenestration is on west eaveside, which has boarded up small square windows, hay mow door and 2 hinged, vertical board doors.</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		



Streetscape

83-A-145

Vt. Div. for Historic Preservation
Franklin County East Franklin 7/83
East Franklin HD: Streetscape E
83-A-145 Julie Davis



0607-2

#1

83-A-145

Vt. Div. for Historic Preservation
Franklin County East Franklin 7/83
Scott House-Stagecoach Rest Home,
0607-2 #1
83-A-145

W
Julie Davis



0607-2

#2

83-A-145

Vt. Div. for Historic Preservation
Franklin County East Franklin 7/83
Galusha-LaBelle House, 0607-2 #2 NW
83-A-145 NW Julie Davis



0607-2

#3

83-A-145

Vt. Div. for Historic Preservation
Franklin County East Franklin 7/83
Carmen's-LaRoche's Store, 0607-2 #3
83-A-145 N Julie Davis



0607-2

#4

83-A-145

Vt. Div. for Historic Preservation
Franklin County East Franklin 7/83
Olmstead-Carswell House, 0607-2 #4
83-A-145 NE Julie Davis



0607-2

#4B

83-A-145

Vt. Div. for Historic Preservation
Franklin County E. Franklin 7/83
Olmstead-Carswick House, 0607-2 #4B
83-A-145 Julie Davis



0607-2

#5

83-A-145

Vt. Div. for Historic Preservation
Franklin County East Franklin 7/83
Benjamin-Gibson House, 0607-2 #5 SW
83-A-145 Julie Davis



0607-2

#6

83-A-145

Vt. Div. for Historic Preservation
Franklin County East Franklin 7/83
East Franklin Union Church, 0607-2#6
83-A-145 SE Julie Davis



0607-2

#6

83-A-145

Vt. Div. for Historic Preservation
Franklin County East Franklin 7/83
East Franklin HD: Streetscape^(#6) N
83-A-145 Julie Davis



0607-2

#7

83-A-145

Vt. Div. for Historic Preservation
Franklin County East Franklin 7/83
Machia-Chagnon House, 0607-2 #7 SW
83-A-145 Julie Davis

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
District ☒ Complex ☐ Survey Form

COUNTY: Franklin

TOWN: Franklin

LOCATION: West shore of Lake Carmi, east
side of private camp road, beginning .1
mile south of VT. 120.

NAME OF DISTRICT:

The Patten Shore Historic District

TYPE OF DISTRICT:

Camp

PHYSICAL CONDITION OF STRUCTURES:

Excellent % Good 50%

Fair 50% Poor %

LEVEL OF SIGNIFICANCE:

Local ☐ State ☒ National ☐

THEMES:

SURVEY NUMBER: 0607-3

NEGATIVE FILE NUMBER(S):
83-A-378

UTM REFERENCES:

Zone/Easting/Northing

A 18/667725/4983765

B 18/667700/4983580

C 18/667640/4983600

D 18/667650/4983770

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

Enosburg Falls, 15'

COMPLEX INFORMATION ONLY

COMMON NAME:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

TYPE OF COMPLEX:

TYPES OF STRUCTURES:

PRESENT USE:

ORIGINAL USE:

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

ACCESSIBILITY TO PUBLIC:

Yes ☐ No ☐ Restricted ☐

STATEMENT OF SIGNIFICANCE:

Containing the oldest camps on Lake Carmi, the Patten Shore Historic District is made up of, vernacular turn of the century seasonal camp houses. The first houses, built for local resedents, were soon "discovered" by wealthy vacationers from Burlington, Montreal, and New York.

The camps are spaciouly arranged along the shore of Lake Carmi, on what was part of the Patten Farm, centered at the recently altered brick farmhouse on the hill above the district (0607-71). Characterizing the district are 4 gable front houses with screened-in recessed porches below 2nd story sleeping porches, occasional simple ornament, and open foundations-typical features of camp houses of the period. Site #6, the four-square house type, reflects an early 20th century trend in residential architecture.

The flow of visitors to "Camp Patten", as it became known, began in the late 1890's when Will Patten rented two large wood scows on the lake for 25¢ a day. The farmhouse, (0607-71), was soon used as a guesthouse. C.1905, W.B. Jolley of Berkshire leased several lake front parcels to outsiders, all of who built vacation camps along the shore. The district became a distinctive seasonal community within Franklin. Dorothea Patton recalled from her childhood: "what a picturesque little colony these few cottages made... [they] were spotlessly clean brightly painted on the outside, the grass cut low with scythes, gay colored hammocks and wooden chair-swings, with pretty flowers roundabout, and every color of the rainbow croquet sets." "There were novel sights here for local residents, such as strolling women with parasols, a lake yacht, and the first automobile in town. There was, in addition, an octagonal camp built on an island near the shore, and an architect-designed birch log camp, both dating form the early 20th Century.

The camps have remained relatively well preserved, and form a small visually cohesive district.

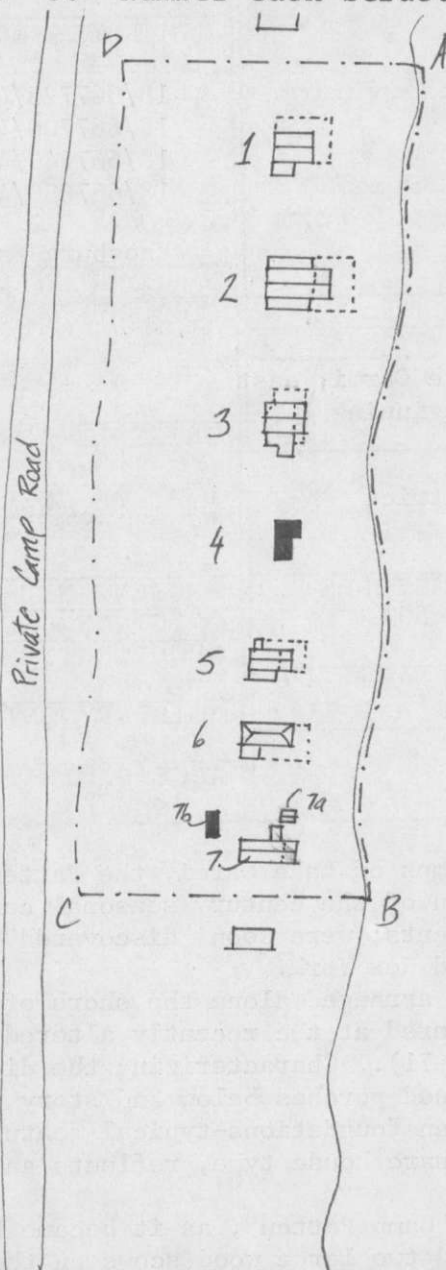
THREAT TO STRUCTURES:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

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



Lake
Carmi

Not drawn to scale

BOUNDARY DESCRIPTION:

The boundary of the Patton Shore Historic District begins at Point A, the intersection of an eastern extension of a line running 25 feet north of and parallel to the north wall of #1, with the western shore line of Lake Carmi. It thence proceeds in a southerly direction along said shore line to Point B, the intersection of said shore with the southern property line of #7. It thence proceeds in a westerly direction along said property to Point C, the intersection of said line with a line running 65' west of an parallel to the western shoreline of Lake Carmi. It thence proceeds in a northerly direction along said parallel line to Point D, the intersection of said line with a western extension of a line running 25 feet north of and parallel to the northern wall of #1.

It thence proceeds in an easterly direction along said extension, said line, and an easterly extension thereof to Point A, the point of origin.

REFERENCES:

1. Franklin Land Records, vol. 13, p. 450
2. Eunice Clark, interview, Nov. 4, 1983
3. Gates, Mae F. (compiler and editor) "Franklin Historical Society," March 1959, vol. 1 no. 1

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

11/11/83

4. "Summer Schedule of Events", 1967, Franklin Historical Society.

OUTSTANDING COMPONENTS OF DISTRICT ■		COMPLEX □
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 1	DATE BUILT: C.1905	SURVEY NUMBER: 0607-3
FUNCTIONAL TYPE: Camp	NEGATIVE FILE NUMBER: 83-A-378, #10	
COMMON NAME: The Shamrock	OWNER: Susan Clark & Carolyn Perley	
DESCRIPTION: RFD Franklin, Vt. 05457		
<p>The first camp built on the Patten shore, "The Shamrock", as it was originally called, was built by W.B. Jolley of Berkshire, on land leased from Will Patton, who lived in site #0607-71. By some sources, the camp was built around 1901. The Franklin Land records however, take it back only as far as 1905, when Jolley secured the lease from Patton. Soon after it was built, Mr. Morrill, Principal of Brigham Academy, bought the camp. The small, gable front, 1½ story, C.13x17; 2x2 bay clapboarded camp house was originally painted green, an appropriate color for "The Shamrock." Aside from the 1-story wrap-around, screened-in porch, the camp retains its original, simple gabled configuration.</p> <p>The main entrance is in the second bay, gable front, while another door is in the north eaves side, both entered through the porch. The balloon framed</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>camp sits on stone foundations, has a sheet metal roof, and is pierced by 2/2 sash windows. The porch has a novelty apron, and a crude shed roof with exposed rafter tails. The main block has corner and frieze boards, matchboard soffits, exposed rafter tails, and valances at the edges of the raking eaves that echo the rafters. A rear, diminished brick exterior end chimney has a corbelled cap.</p>		
MAP NUMBER: 2	DATE BUILT: C.1906/1920	SURVEY NUMBER: 0607-3
FUNCTIONAL TYPE: Camp	NEGATIVE FILE NUMBER: 83-A-378, #11	
COMMON NAME: "The Limerick"	OWNER: Virginia Apgar RD #1, RT 43,	
DESCRIPTION: W. Sand Lake, N.Y., 12196		
<p>"The Limerick" was built by W.B. Jolley around 1905, and was one of the first two camps built on the Patten shore. Number 1, which, this house resembles, despite various additions, was also built by Jolley, around the same time. The c. 22x15 foot, gable front block is flanked by lean-tos with an attached projecting front second story with a recessed porch below. The porch is extended by a small front pent overhang, which wraps around to the lean-tos. The attached second story as well as the porch, were probably later additions. The balloon framed main block is clapboarded, and stands on stone pier foundations. Lean-tos are novelty sided windows have 2/2 sash, except for the paired, narrow, fixed 4 light gable window. Trim includes corner molds,</p>		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	
DESCRIPTION:		
<p>corner and frieze boards, and open eave soffits that expose the rafter tails. Matchboard gable front soffits. Entrance is through the second bay, gable front under the overhang. Shed roof porch supported by square posts with up braces and exposed rafters.</p>		

OUTSTANDING COMPONENTS OF DISTRICT <input checked="" type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 3	DATE BUILT: C1910	SURVEY NUMBER: 0607-3
FUNCTIONAL TYPE: Camp		NEGATIVE FILE NUMBER: 83-A-378 #11
COMMON NAME:		OWNER: Roger & Romeo Charbonneau
DESCRIPTION: Roger: Sacred Heart Rectory Troy , N.Y. 05868 Romeo: "Holbrook" Center, Colchester, VT. 05446		

This vernacular style gable front, 1½ story, 12x25 foot, novelty sided camp house has a projecting 2nd floor with a screened-in recessed porch below, a 1st floor, canted northwest corner, flanked by two-south lean-tos. The porch wraps around to the north eaves side. The canted corner, a very simple vestige of the Queen Anne style, filled with a large, paired sash window topped by a textured glass transom. Stone and concrete block piers, support the balloon frame. The camp has a lattice skirt, 2/1 sash windows flanked by louvered blinds, a gable window of smaller, tripled, 1/1 sash windows, and a asphalt shingle roof.

MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:
DESCRIPTION: Center, gable front. Entrance is through the porch. Trim includes fascia trim, corner boards, open eave soffits, and scroll-sawn covetto-profile brackets on square porch posts.		

MAP NUMBER: 4	DATE BUILT: C.1970	SURVEY NUMBER:
FUNCTIONAL TYPE: Camp		NEGATIVE FILE NUMBER: 83-A-378 #12
COMMON NAME:		OWNER: John & Jacqueline Tatro RFD #1
DESCRIPTION: Sheldon, VT. 05483		

A narrow 1½ story, eaves front camp house, C.1970 with a large, screened-in porch, and sawn log clapboard sheathing. Non-contributing due to age.

MAP NUMBER: 5	DATE BUILT: C.1910/20	SURVEY NUMBER: 0607-3
FUNCTIONAL TYPE: Camp		NEGATIVE FILE NUMBER: 83-A-378 #14
COMMON NAME:		OWNER: Charles Metzgar 108 Buckingham
DESCRIPTION: Dr., Leisure Village, W. Lakehurst, N.J. 08733		

This 1½ story, 18x25 foot camp house has a projecting upper floor with a recessed screened-in porch below with a shed roof over hang, a south side lean-to, and exposed rafter tails, chamfered porch posts, and some scroll sawn brackets. Post truss supports on porch roof, stone pier foundations supports the balloon framed, asbestos shingled camp house with an asphalt shingle roof. Original novelty siding is exposed within the porch. Windows have 2/2 sash, paired in the gable, flanked by fixed 2 light windows. Gable left entrance. through the porch. The projecting 2nd floor, and the porch extension, appear to

OUTSTANDING COMPONENTS OF DISTRICT <input checked="" type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	

DESCRIPTION: (#5 Continued)

have been added to the main block at different times. The house is in fair condition.

MAP NUMBER: 6	DATE BUILT: C.1920	SURVEY NUMBER:
FUNCTIONAL TYPE: Camp	NEGATIVE FILE NUMBER: 83-A-378 #14	
COMMON NAME:	OWNER: Irwin & Helen Weiss	

DESCRIPTION:

Princeton, N.J. 08540

The district's only Four-Square plan house, this 2-story, hip-roofed 22x22 foot, 2x2 bay camp house has an added 3/4 wrap around porch and a small clap-board lean-to. The glazed and paneled door has numerous small lights, and a truss supported gabled hood.

Concrete piers support the novelty-sided balloon frame, which is pierced by 2/2 sash windows with simple surrounds, and trimmed with novelty corner boards, fascia trim, and molded box cornice, under an asphalt shingle roof. On the north eaves side is a large, concrete block, corbelled, exterior chimney. Generally good condition.

MAP NUMBER: 7	DATE BUILT: C.1915	SURVEY NUMBER:
FUNCTIONAL TYPE: Camp	NEGATIVE FILE NUMBER: 83-A-378 #15	
COMMON NAME: Fairview	OWNER: Robert Mullen 16	

DESCRIPTION:

C/O Mary Lou Campbell, 185 Norwood Ave.
Pointe Claire, Quebec, H9R1R3

The relatively steep-pitched sheet metal roof, and board and batten sheathing distinguish "Fairview" from other camp houses in the district. It has a recessed, screened-in porch under a projecting upper story, which houses a sleeping porch. Supporting the 18x26 foot, 1½ story, balloon framed house are concrete block and brick piers. Windows have 6/6 sash with batten shutters. Corner boards. A simple rail, and screens enclose the rectangular opening of the sleeping porch.

Within the recessed porch is a central door, fully glazed with small lights. The porch has a novelty sided apron and a slight pent over hang. At the south

MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:	NEGATIVE FILE NUMBER:	
COMMON NAME:	OWNER:	

DESCRIPTION:

eaves side is a large, exterior, diminished brick chimney. Fair condition.

OUTSTANDING COMPONENTS OF DISTRICT <input checked="" type="checkbox"/>		COMPLEX <input type="checkbox"/>
(Include individual survey number ONLY if surveyed individually.)		
MAP NUMBER: 7A	DATE BUILT: C.1930	SURVEY NUMBER:
FUNCTIONAL TYPE: Garage		NEGATIVE FILE NUMBER: 83-A-378 #17
COMMON NAME:		OWNER: Robert Mullen
DESCRIPTION:		
Detached garage, small 10x20 foot gable front structure with low pitched roof, stone foundation, horizontal flushboard sheathing, rolled roof, large double leaf batten door, exposed rafter tails. Fascia trim and corner boards. Fair condition.		
MAP NUMBER: 7B	DATE BUILT: C.1950	SURVEY NUMBER: 0607-3
FUNCTIONAL TYPE: Shed		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER: Robert Mullen
DESCRIPTION:		
Shed, low-pitched gable roof, 15 square feet vertical flushboard sheathing. Non-contributing due to age.		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:
DESCRIPTION:		
MAP NUMBER:	DATE BUILT:	SURVEY NUMBER:
FUNCTIONAL TYPE:		NEGATIVE FILE NUMBER:
COMMON NAME:		OWNER:
DESCRIPTION:		



Patten East Shore

83-A-355

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Patten East Shore HD: 0607-3 NE
83-A-355 Matthew Cohen



0607-3

#1

83-A-378

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Patten Shore HD: 0607-3 #1 NW
83-A-378 Matthew Cohen



0607-3

#2

83-A-378

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Patten Shore HD: 0607-3 #2 SW
83-A-378 Matthew Cohen



0607-3

#3

83-A-378

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Patten Shore HD: 0607-3 #3 SW
83-A-378 Matthew Cohen



0607-3

#6, 7

83-A-378

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Patten Shore HD: 0607-3 #55, 6, 7
83-A-378 SE Matthew Cohen



0607-3

#7

83-A-378

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Patten Shore HD: 0607-3 #7 SE
83-A-378 Matthew Cohen



0607-3 #7

83-A-378

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Patten Shore HD: 0607-3 #7 SW
83-A-378 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: East side of VT. 120, .4 miles
south of intersection with T.H. 27

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Rolland Rainville

ADDRESS: RFD

Franklin, VT 05457

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: 1½

Number of Bays: 3x2

Approximate Dimensions: 30'x27'

SURVEY NUMBER:

0607-4

NEGATIVE FILE NUMBER:

83-A-356 #'s 14,15,16

UTM REFERENCES:

Zone/Easting/Northing

18/665720/4977910

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Rainville House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Vernacular/Gothic

DATE BUILT:

C.1865

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☒

Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

Entrance Location: Center Eave Wing

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

An eaves front house with a steep cross gable wall dormer; a long, 1½ story recessed, extended south wing with a double garage partially fronted by a glassed-in porch, with an attached carriage barn, and a smaller 1-story north wing, fronted by an enclosed porch. The eaves front house has a first floor, center window with 1 large light with a transom light. In the right bay is a similar but wider window, with a colored, textured glass transom. In the left bay, is a replacement triple-light casement modern window. All windows have lintel boards with molded cornice caps. The dormer window, formed of narrow paired 1/1 sash sections, has similar trim, as well as 3 pilasters flanking the windows. They support a blind archade of two semi-elliptical arches. The pilasters have round-headed panels and projecting molded capitals. Main block trim includes corner pilasters with round-headed panels and molded capitals, that support a wide triple frieze, under open eaves with boxed cornice. The 6-bay south wing has a steep-pitched wall

(Continued)

RELATED STRUCTURES: (Describe)

Eaves front 2½ story bank barn c.1880 with 2 enclosed, 2 gabled roof high drives, a gabled cupola, with fascia trim and corner boards, and a full rear lean-to. 70x35 feet. Fieldstone foundation, hand hewn timbers with mortice and tenon construction, vertical flushboard sheathing, sheet metal roof. Each high drive has a fixed 6 light gable window. Overall good

(Continued)

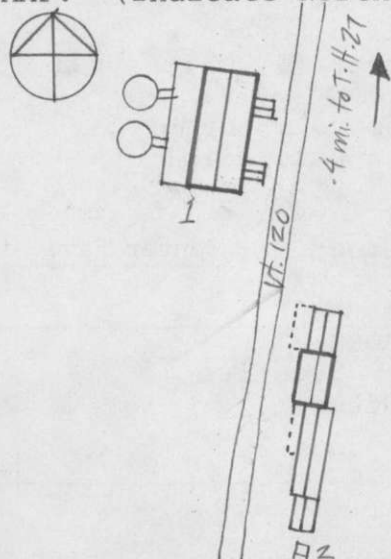
STATEMENT OF SIGNIFICANCE:

The Rainville House is an excellent example of mid-19th century vernacular/Gothic Revival house type, with some decorative details. The large front windows, are typical of Gothic Revival motifs, in addition to the wall dormers with extensive fascia trim. The modern window was installed by the present owner because the other windows do not open. Both Walling's (1857) and Beer's (1871) maps indicate "J.C. Spaulding" owned the site.

REFERENCES:

- 1-Beers' Map, 1871
- 2-Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 28, 1983

Structural Description Continued:

dormer with a 6/6 sash window, and a shed wall dormer with a 1/1 sash window. There are large 6/6 sash windows, and 2 double leaf, c.1930 garage doors with glazed upper panels. The porch here has an aluminum-sided apron, banks of 1/1 sash windows, and a shed roof. Attached 1½ story carriage barn with hay door, 6/1 sash, pass door. Fascia trim and corner boards. Metal ventilator. The north wing is fronted by a 1-story shed roof porch with an aluminum sided apron, and a corrugated metal upper section, pierced by modern sliding case-ment windows.

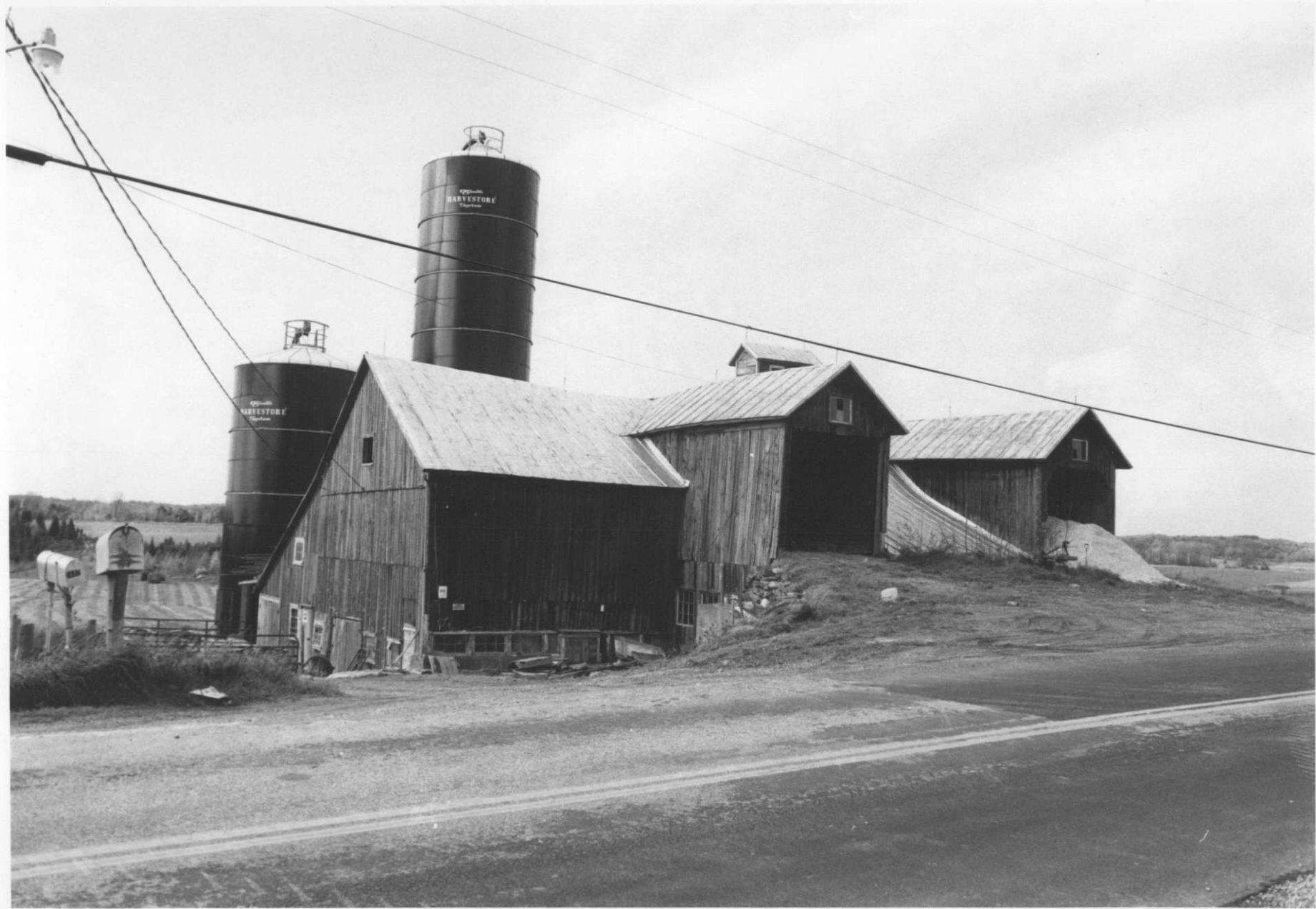
Related Structures Continued:

condition. Two cylindrical silos at rear, 50 feet and 80 feet tall, were built in 1982. 2. Gable front shed, c.1920, no roof, clapboarded, stone foundation, off-center large opening with 5-light transom, c. 20'x25': soon to be demolished, by the owner.



83-A-356

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Rainville House, 0607-4 SE
83-A-356 Matthew Cohen



83-A-356

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Rainville House, 0607-4 #1 NW
83-A-356 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of VT. 120, .1
mile south of intersection with T.H. 26
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Lucien Rainville
ADDRESS: RFD Franklin, VT. 05457
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: 1½
Number of Bays: 2x3
Approximate Dimensions: 25'x27'

SURVEY NUMBER:

0607-5

NEGATIVE FILE NUMBER:

83-A-355, #'s 11,12,13,14,15

UTM REFERENCES:

Zone/Easting/Northing

18/665475/4978800

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

Enosburg Falls 15'

PRESENT FORMAL NAME:

The Lucien Rainville House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1870

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A vernacular style gable front house with a steep-pitched wall dormer on the eaves side (north) and a 1½ story recessed ell with a similar, wider wall dormer on the eaves front. Windows have 2/2 sash in plain surrounds. In the ell, and the south main block eaves side are modern, tripled windows. The door is modern Colonial Revival style, with fluted sideboards, and a frieze with a keystone motif. The main block has a double frieze, while the ell has a single frieze, both with flaired ends. On the end of the ell is a modern open deck.

RELATED STRUCTURES:

1. Barn, c.1870, eaves front bank barn with gable front high drive (c.1890) a small south wing, an octagonal, vertical flushboarded silo at the north, and two modern cylindrical silos, one 30' high the other 70', both c.1980. Stone foundations, hand hewn timbers, mortice and tenon frame, vertical flush-board sheathing, sheet metal roof. The high drive has a braced arch opening

~~**RELATED STRUCTURES: (Describe)**~~

with a vertical board, double leaf door. Good condition. 2. Horse barn c.1870, eaves front with full rear shed enclosed. Two eaves front bays with hinged, double leaf doors, two hay doors and various windows. 30x20 feet, stone foundation, vertical flushboard sheathing, sheet metal roof, fair condition. 3. Board and batten-sheathed, gable front shed, c.1900, 10x15 feet,

~~**STATEMENT OF SIGNIFICANCE**~~

stone foundations, sheet metal roof. 4. Eaves front machine shed, 30x20 feet, c.1950, 3 large, front openings. Non-contributing.

STATEMENT OF SIGNIFICANCE:

The Lucien Rainville house, with substantially altered windows, is significant for its relatively unaltered form, the related barn, #1, all of which help maintain the rhythm of mid-to late-19th century farmsteads along VT. 120.

REFERENCES:**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:

Matt Cohen

ORGANIZATION:

Vermont Division for Historic Pre.

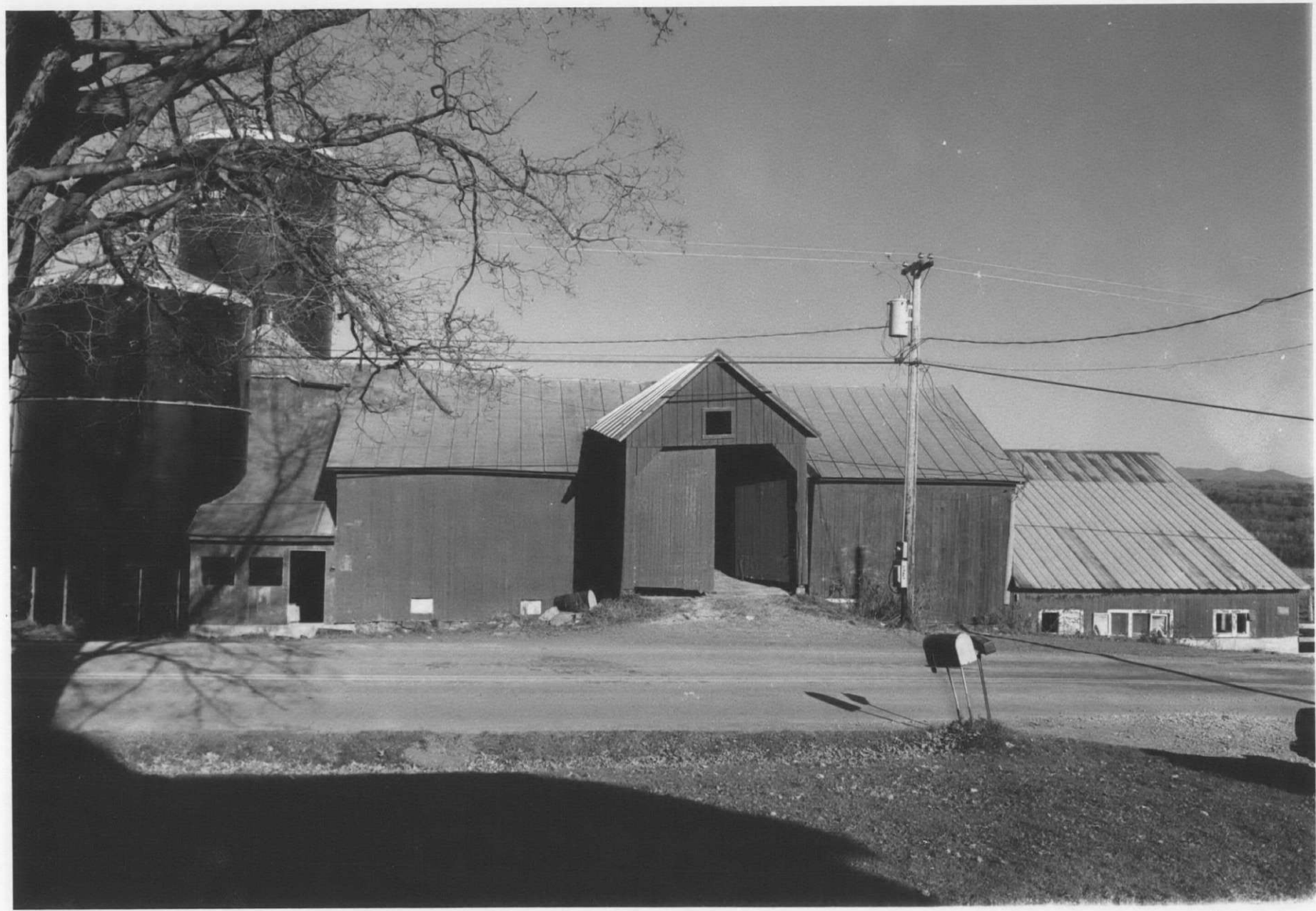
DATE RECORDED:

November 1, 1983



83-A-355

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Lusien Rainville House, 0607-5 #2 SW
83-A-355 Matthew Cohen



83-A-355

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Lusien Rainville House, 0607-5 #1 NH
83-A-355
Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of VT. 120, .2 miles
north of intersection with T.H. 26
COMMON NAME:
The Bailey Farm
FUNCTIONAL TYPE: House
OWNER: Rosemary Cotter
ADDRESS: RFD Franklin, VT. 05457
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: Common 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: 1½

Number of Bays: 5x2

Approximate Dimensions: 32x27

SURVEY NUMBER:

0607-7

NEGATIVE FILE NUMBER:

83-A-355 #16,17,18

UTM REFERENCES:

Zone/Easting/Northing
18/665200/4979400

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Cotter House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☒ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1850

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A brick Classic Cottage with a high knee wall pierced by kneewall windows; 1-bay hip roof entry porch, and a recessed wing fronted by a 3-bay shed roof porch, and extended by a rear ell. A glazed and paneled door is flanked by 4/5-length sidelights with paneled bases. The door surround includes molded pilasters, side boards, transom bar, and corner blocks. Windows have 2/2 sash with splayed brick lintels above. Kneewall windows have fixed 3 light with extended sill board and surrounds, while 2 basement windows have fixed 4 lights with surrounds. Trim includes a crown molded box cornice, molded returns, and molded frieze. The entry porch has square posts and rail, with box cornice, and hip roof. The enclosed wing porch has a box cornice, window banks enclosed with plastic, clapboarded apron, and square posts.

Remnants of a former paint scheme indicate the house was beige, with alternate pairs of corner bricks painted green, to resemble quoins. Center brick chimney.

RELATED STRUCTURES: (Describe)

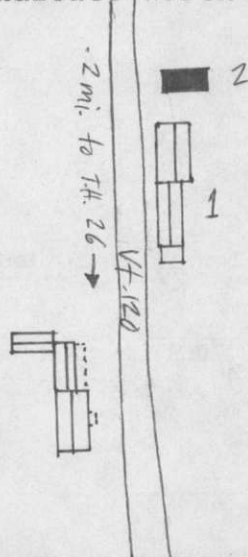
1. Barn, c.1850, 40x25 feet, 1½ story eaves front with wing and attached shed. Concrete foundations, vertical flushboard-sheathed, hand hewn timbers, mortice and tenon frame, sheet metal roof, fair condition. 2. Sugar house, c.1940; long, 1-story gable front structure, gabled cupola, variously sheathed, non-contributing.

STATEMENT OF SIGNIFICANCE:

The Cotter House is a fine example of a mid-nineteenth Century, brick, Greek Revival style farmhouse. There are a few similar houses in more remote parts of Franklin. Both Walling's Map, (1857) and Beers' Map (1871) indicate "J.P. Olds" on the site, though according to the owner, "Smith" may have been the original owner.

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857
3. Rosemary Cotter, Interview, November 1, 1883

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres

DATE RECORDED:

November 1, 1983



83-A-355

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Bailey Farm-Cotter House, 0607-7 SW
83-A-355 Matthew Cohen



83-A-355

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Bailey Farm-Cotter House, 0607-7
#s 2, 1 NE
83-A-355 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of VT. 120, .6 miles
south of intersection with T.H. 22
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Seth Hubbard
ADDRESS: RFD
Franklin, VT. 05457
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: 1½

Number of Bays: 3x3

Approximate Dimensions: 20'x25'

SURVEY NUMBER:

0607-8

NEGATIVE FILE NUMBER:

83-A-355, #6,7,8

UTM REFERENCES:

Zone/Easting/Northing
18/665100/4979990

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Seth Hubbard House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☒ Poor ☐

STYLE: Vernacular/ Greek Revival

DATE BUILT:

c.1850

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: 4th bay, ell
through porch.

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A gable front house with a 1½ story ell fronted by a shed-roofed porch and a 1-story rear shed addition. In the gable front left bay, is a large picture window where the original door stood. Other single and paired windows have 6/6 sash with projecting drip molds. Breaking the main block eaves side frieze boards are smaller 6/6 knee wall windows. The modern door is glazed and paneled. The ell has a steep-pitched wall dormer with a paired 4/4 sash window, with similar drip mold. The screened-in ell porch has an asbestos shingled apron and square posts. Trim includes corner boards, fascia trim with boxed cornice and molded cornice returns. Gable front interior chimney, center ell chimney.

RELATED STRUCTURES: (Describe)

1. Garage, c.1930; wall, gable front with large opening (originally with a double leaf door), 12x15 feet, stone foundation, novelty siding, sheet metal roof, fair condition.

2. Gabled shed, c.1900, 15x17 feet, stone foundations, vertical flush-board sheathing, sheet metal roof, good condition.

(Continued)

STATEMENT OF SIGNIFICANCE:

The Hubbard House, with its Greek Revival frieze and cornice returns and related barn, forms a typical mid-nineteenth century farmstead, and maintains the rhythm of numerous historic farmsteads that line VT. 120.

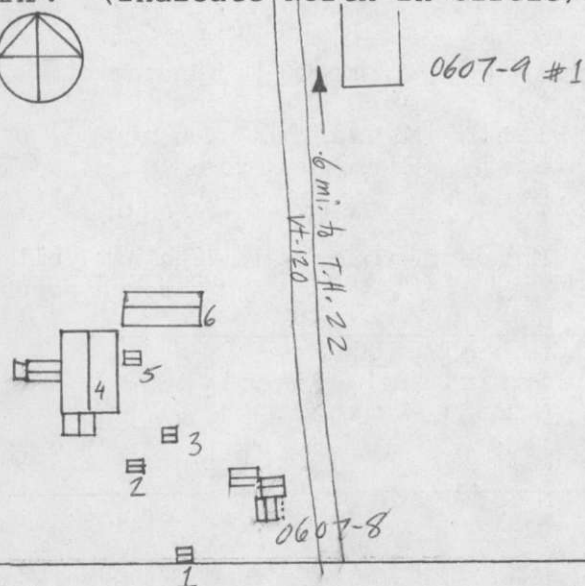
As seen in photographs in the owners' possession, the house once had Italianate-style ornament, presumably added, during a time when many houses were being constructed along this road. Curvilinear paired truss brackets with pendants supported the present broad window cornices and roof eaves. Over the door, located where the picture window is now, was a gabled hood supported by two similar, much larger brackets. The porch fronting the ell had ornately bracketed posts.

Walling's Map shows this house, as well as the somewhat similar #0607-9, under the name "E. Pomeroy."

REFERENCES:

1. Walling's Map, 1857
2. Seth Hubbard, interview, November 1, 1983

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: broad easterly views

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 1, 1983

Related Structures Continued:

0607-8

3. Shed-roofed wood shingled milkhouse, c.1930, 7x11 feet, concrete foundations, asphalt shingle roof, good condition.

4. Large eaves front bank barn, c.1860, earth ramp to large eaves center sliding door; rear ell. Field stone foundations, and hand hewn timbers, mortice and tenon construction, board and batten sheathing, sheet metal roof, 50x27 feet, fair condition.

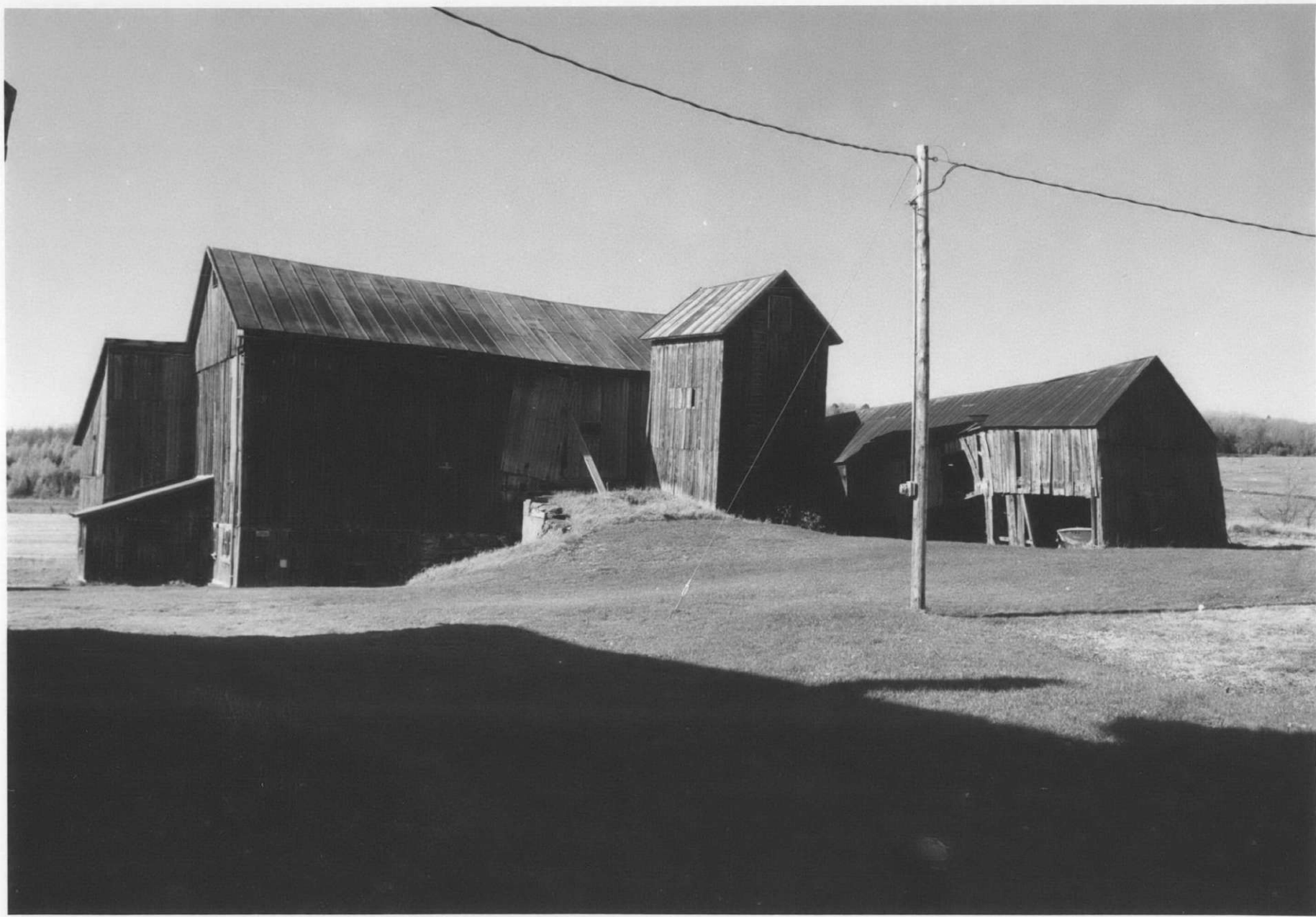
5. Tall, square, external gabled silo, c.1890, 12 feet square, 30 feet tall; stone foundations, vertical flushboard sheathing, sheet metal roof. Fair condition.

6. Barn, with open eaves front c.1880, stone foundations, vertical flushboard sheathing, sheet metal roof. Poor condition.



83-A-355

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Seth Hubbard House, 0607-8 #1 NW
83-A-355 Matthew Cohen



83-7-355

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Seth Hubbard House, 0607-8 #s4,5,6
83-A-355 NW Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: East side of VT. 120, .3 miles
south of intersection with T.H. 22

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Margorie Smith

ADDRESS: RFD

Franklin, VT 05457

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: Vinyl siding

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

Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐

Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐

Bonding Pattern: Other: Vinyl siding

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: $1\frac{1}{2}$

Number of Bays: 2x3

Approximate Dimensions: 22'x30'

SURVEY NUMBER:

0607-9

NEGATIVE FILE NUMBER:

83-A-356 #'s 17,18

UTM REFERENCES:

Zone/Easting/Northing

18/665150/4980100

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

Enosburg Falls

PRESENT FORMAL NAME:

The Smith House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1850

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

Entrance Location: Eaves Front Wing

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A vernacular style gable front house with 1½ story ell with interior gable end garage. Ell fronted by a 2-bay Queen Anne style porch. A Neo-Colonial Revival style, 2-panel door, and surround (1945) has a semi-elliptical fanlight with ornate muntins, and narrow fluted pilasters. Windows have 1/1 sash, are flanked by fixed louvered blinds, and topped by rolled-up awnings. The porch has a vinyl sided apron, turned posts, spindle valance. Supporting the valance are scroll-sawn brackets. Over it is a boxed molded cornice with dentils. Next to the ell main door is a large square window flanked by 4/1 sash windows, all topped by a drip mold. Shed roof dormer on ell with paired 1/1 sash with shutters. Main block has rear eave gable dormer with 1/1 light, corner boards, fascia trim. House trim includes boxed cornice, cornice returns, and corner boards. Gable end interior chimney removed.

RELATED STRUCTURES: (Describe)

1. Barn, 1931; 70x30 foot, clapboarded eaves front bank barn with an earth ramp that leads to a large double leaf hinged door, housed in a shed wall dormer. At the south end is an octagonal, vertical flushboard silo with a Mansard roof. Crowning the barn are 2 metal ventilators with cylindrical crowns. At the north end is an attached, eaves front 2x3 bay garage with 2

(Continued)

STATEMENT OF SIGNIFICANCE:

The gable front Smith house, along with its fine late nineteenth-century porch and related early twentieth-century barn, maintains the rhythm of numerous historic farmsteads that line Vt. 120. When the original dairy barn burned on November 1, 1931, E.E. Smith built the present barn quite hurriedly by simply enlarging the existing horse barn, doubling its size. He used materials from an abandoned Methodist Church in East Enosburg, which he bought for the purpose.

Originally there were two silos like the present one. According to the owner, "Pomeroy" may have built the house. It appears on Walling's Map (1857) under the name "E. Pomeroy", as does the somewhat similar #0607-8.

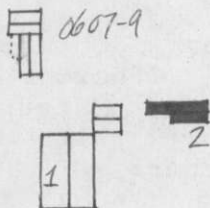
REFERENCES:

1. Marjorie Smith, interview, October 28, 1983.
2. Walling's Map, 1857

MAP: (Indicate North in Circle)



↑ 6 mi. to T.H. 22
Vt. 120



SURROUNDING ENVIRONMENT:

Open Land ☒ Woodland ☐
 Scattered Buildings ☐
 Moderately Built Up ☐
 Densely Built Up ☐
 Residential ☐ Commercial ☐
 Agricultural ☒ Industrial ☐
 Roadside Strip Development ☐
 Other: broad easterly views

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 28, 1983

Related Structures Continued:

overhead doors and surrounds and sheet metal walls and roof. Concrete foundations, mortice and tenon and balloon frame construction, corner and frieze board trim. Sheet metal roof. Along the gable ends are fixed 3 light basement stable windows. Good condition.

2. Gabled shed c.1900 with small gabled wing extension, sheet metal walls and roof. Non-Contributing.



83-A-356

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Smith House, 0607-9 NE
83-A-356 Matthew Cohen



83-A-356

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Smith House, 0607-9 #1 SE
83-A-356 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: East side of Vt. 120, .2 miles
south of intersection with T.H. 22
COMMON NAME:
Pomeroy Farm
FUNCTIONAL TYPE:
OWNER: Deforest Manley
ADDRESS: RFD
Franklin, VT 05457
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: 1½

Number of Bays: 3x2

Approximate Dimensions: 20'x15'

SURVEY NUMBER:

0607-10

NEGATIVE FILE NUMBER:

83-A-356 #'s 19,20,21;

UTM REFERENCES:

Zone/Easting/Northing

18/665125/4980450

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Manley House

ORIGINAL FORMAL NAME:

The Pomeroy House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: vernacular

DATE BUILT:

c.1860

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A 3-bay Classic Cottage with a high kneewall, a large 1-bay entry porch and recessed, 4-bay wing fronted by a shed-roofed porch. The raised panel, Christian Cross door is flanked by 4/5-length sidelights with panelled pedestals, recessed door has paneled and molded pilasters with similar corner blocks, bases and frieze. Windows have 2/2 sash with drip molds, covered by fixed 12 and fixed 4 sash storm windows. Two kneewall windows have fixed 3 light. The entry porch (c.1890) has a clapboarded skirt, and turned posts, post balustrade, and ornate scroll-sawn brackets. The shed roof has a crown molded frieze, and clapboarded tympanum. The balustrade is open on the north side, terminated by newel posts with large ball finials. House is trimmed by box cornice, fascia trim, and corner boards. The recessed wing porch has a clapboarded apron, square posts and shed roof. The main block has a central brick chimney, while the wing has a central cinder block one. The gabled ell from the wing is asphalt shingle-sheathed, and connected by a small clapboard extension.

RELATED STRUCTURES: (Describe)

1. 1½ story, gabled barn, c.1860, full sheds on both eave sides, 45 feet square with them. Stone foundations, hand hewn mortice and tenon construction, vertical flushboard sheathing, sheet metal roof, fixed 6 sash stable windows on the south side, small milk house lean-to from same side.

2. Gabled Barn, c.1860, formed of two gabled sections with a shed-roofed

(Continued)

STATEMENT OF SIGNIFICANCE:

The Pomeroy House-Pomeroy Farm-Manley House is a fine example of a mid-19th Century vernacular farmhouse. It was, according to the owner, built by Pomeroy around 1850. The Pomeroy's original house he says, stood across the road. Two houses appear there on Walling's Map (1857) under the name Pomeroy, and no house is shown on the present site.

"H.C. Pomeroy" is shown on the present site on Beers' Map (1871). According to Aldrich, an H.C. Pomeroy married Bertha A. Cleveland, the daughter of Elisha H. Cleveland, who married in 1840, and is shown on Beers' Map to have lived across the road, at #0607-11.

REFERENCES:

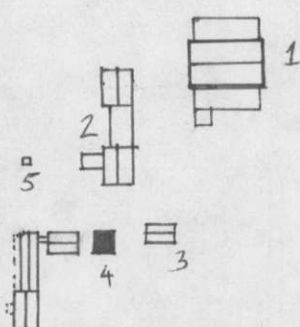
1. Beers' Map, 1871
2. Walling's Map, 1857

3. Aldrich, p. 756
4. Deforest Manley, interview, October 28, 1983

MAP: (Indicate North in Circle)

↑
2 mi. to T.H. 22

U4-120

**SURROUNDING ENVIRONMENT:**

- Open Land ☒ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☐
Densely Built Up ☐
Residential ☐ Commercial ☐
Agricultural ☒ Industrial ☐
Roadside Strip Development ☐
Other: broad easterly views

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 28, 1983

Related Structures
Continued 0607-10

link. The south gabled section has board and batten sheathing and a shed-roofed extension. Stone foundations, vertical flushboard and asphalt shingle sheathing, sheet metal roof. C.80x25 feet in all.

3. Small gabled hen house, c.1920, 10x15 feet, stone foundation, clapboard and vertical flushboard sheathing, sheet metal roof.

4. Gabled shed, 15'x20', non-contributing.

5. Small gabled well house, c.1920, 10x15 feet, clapboarded, with asphalt shingle roof.



83-A-356

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Pomeroy-Manley House, 0607-10 NE
83-A-356 Matthew Cohen



83-A-356

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Pomeroy-Manley House, 0607-10 #1 NE
83-A-356 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of Vt. 120 just
north of intersection with T.H. 22
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Arnold Elwood
ADDRESS: RFD Franklin, VT. 05457
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: 1½

Number of Bays: 3x2

Approximate Dimensions: 30x27

SURVEY NUMBER:

0607-11

NEGATIVE FILE NUMBER:

83-A-355

UTM REFERENCES:

Zone/Easting/Northing

18/665020/4980720

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Elwood House

ORIGINAL FORMAL NAME:

The Cleveland House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1860

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

3-bay classic cottage with a steep-pitched central cross-gable wall dormer, and a recessed wing with a rear ell. A glazed and paneled door is flanked by louvered recesses (where sidelights would be) and framed by a fascia surround. Two engaged pilasters with molded capitals are remnants of the former one-bay entry porch, and the door pediment once braced the hip-shed porch roof. Paired windows have 4/4 sash with projecting sills and molded cornices. Trim includes pilasters with necked, projecting molded capitals, a double fascia, molded frieze, splayed on the gable ends, and a molded cornice with open eave soffits. The 1½-story, asymmetrical 3-bay wing with off-center door and 6/6 sash, is trimmed like the house. The ell attached to the wing has an overhead garage door.

RELATED STRUCTURES: (Describe)

1. Barn, c.1875; long, 25x80' eaves front barn with a full front shed. Stone foundation, hand hewn mortice and tenon construction, vertical flush-board sheathing, asphalt shingle roof. Good condition.

2. Horse Barn, c.1875, 20x 25 feet eaves front, central sliding door,

(Continued)

STATEMENT OF SIGNIFICANCE:

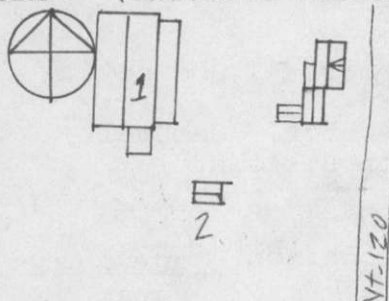
The Elwood House is a fine example of a late 19th century vernacular house. It was, according to Mrs. Elwood, built by Cleveland, and Beers' Map (1871), indicates "E.H. Cleveland" on the site. Elisha H. Cleveland was born in 1822 in Georgia, one of ten sons of Solomon P. Cleveland, who came to Franklin around 1838. "Judge Cleveland" was educated in Franklin schools, was a justice of the peace for 25 years, county judge for 2 years, was a selectman, and held other town offices. In 1840 he married Lydia M. Cheney, and their only daughter, Bertha A Cleveland, married H.C. Pomeroy, who appears on Beers' Map across the road, #0607-10.

The present owner, who has already fashioned exact replicas of molded window cornices and pilaster capitals to replace deteriorated ones, plans to restore the removed 1-bay entry porch.

REFERENCES:

1. Beers' Map, 1871
2. Aldrich, p. 756

3. Mrs. Arnold Elwood, interview, November 1, 1983

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: broad easterly views

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 1, 1983

Related Structures Continued:

6/6 sash gable end windows. Concrete-faced stone foundation, clapboarded balloon frame, sheet metal roof, trimming corner and frieze boards. Good condition.



83-A-355

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Cleveland-Elwood House, 0607-11 #s
2, 1 NW
83-A-355 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of Vt. 120

COMMON NAME:
The Governor Gates House
FUNCTIONAL TYPE: House
OWNER: Charles and Priscilla Gates
ADDRESS: RFD
Franklin VT 05457
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: 3x2

Approximate Dimensions: 32x27

SURVEY NUMBER:

0607-12

NEGATIVE FILE NUMBER:

83-A-353 #'s 19,20,21 83-A-355 0,1

UTM REFERENCES:

Zone/Easting/Northing

18/664975/4981020

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Gates House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1860

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

2-story, 3-bay eaves front house with a 1-bay, hip-roofed Italianate entry porch, and a 1½ story recessed wing fronted by a full-length shed roofed porch. The main house has a glazed and paneled off-center door with surround while 2/2 sash windows have splayed molded lintels. First floor windows are longer than the second floor ones, and are all flanked by louvered blinds. Corner pilasters rise from the granite slab foundations to projecting molded capitals. Molded double frieze, molded box cornice, and raking eaves. The entry porch has 2 pair of columns with bolection molded, round-headed panels, that stand on similarly molded pedestals with molded bases and capitals. Decorative, scroll-sawn infilled brackets. The columns with molded capitals, support an arcade studded with Eastlavian brackets that support a molded box cornice. Over each pair of columns is a round arch with a gap suggestive of a key stone. Over the entrance is a similar arch, with a much wider gap, punctuated in the center by an inverted stepped

(Continued)

RELATED STRUCTURES: (Describe)

1. Barn, c.1870, 27 foot square, gable front with large double leaf sliding door, stone foundation, clapboarded, hand hewn timbers with mortice and tenon construction, sheet metal roof.

2. Tall gabled shed, c.1940 vertical flushboard sheathing. 12x25 feet. non-contributing

(Continued)

STATEMENT OF SIGNIFICANCE:

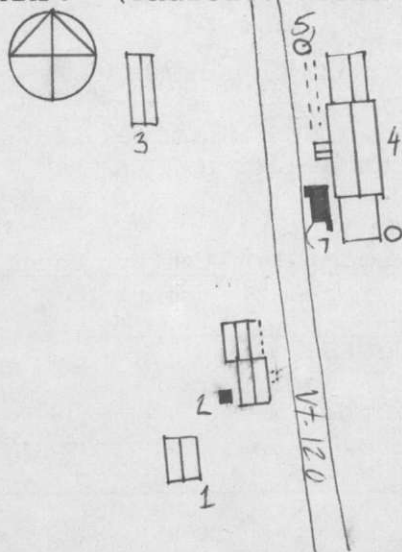
The Gates House is notable for its ornate, late nineteenth century porches (which are identical to the entry porch of #0607-16), and as the homestead of former Vermont Governor Charles Winslow Gates. Born in 1856, Charles W. Gates was the oldest of four children of Harrison Gates and Rebecca Shedd. Charles Gates grandfather, Paul Gates, was born in 1755 in Peterson Mass., and came to Franklin in 1791 or 1792. Both Walling's (1859) and Beers' (1871) Maps indicate "H. Gates" on the site-presumably Harrison Gates. Rising behind the house is "Gates Hill", named after this family that may have been the first to live on this site. In 1883 Charles W. Gates was the principal of Franklin academy. He served as Governor from 1915 to 1917.

A c.1900 photograph in the owner's possession, shows the original appearance of the house, as a 3x2 bay, 1½ story Classic Cottage with the present porches, and a steep-pitched central cross-gable wall dormer. It closely resembled #0607-11, within view of the house to the south, as well as the 5-bay #0607-13 just to the north. The house was enlarged by the

(Continued)

REFERENCES:

1. Gerald Gates, interview, November 1, 1983
2. Child's Gazetteer, p. 119.
3. Beers' Map, 1871
4. Walling's Map, 1857

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: broad easterly views

RECORDED BY:
Matt Cohen

ORGANIZATION:
Vermont Div. for Hist. Pres.

DATE RECORDED:
November 1, 1983

Description Continued:

pyramid, keystone motif. The arcade has a bold, $\frac{1}{2}$ -round molding along the lower edge. Cut out balustrade. The wing porch is identical to the entry porch, though columns are all spaced further apart, and spanned by wider arches. Punctuating the 7-bay wing with 1st and 6th bay doors is a steep-pitched cross gable wall dormer with a paired 1/1 sash window.

Related Structures Continued:

3. Barn, c.1880; long, gabled, 25x 50 feet, concrete and stone foundation, hand hewn timbers, mortice and tenon construction, vertical flushboard sheathing, wood shingle roof. Various large openings. Fair condition.
4. Barn, c.1900, eaves front bank barn with gable roof high drive, gabled basement story wing, and a wide south gable shed with an attached silo. Stone foundation, circular sawn beams, mortice and tenon construction, vertical flushboard sheathing, sheet metal roof. Corner boards, and a double fascia frieze make up the trim. The high drive has a braced-arch opening and a double leaf door. A cylindrical metal ventilator crown the roof ridge. From the high drive projects to the north an open gable-roofed stable.
5. Modern cylindrical silo c.1980 c.40'. Non-contributing.
6. Gabled milking parlor c.1950 with various lean-to's; rolled walls, sheet metal roof. Non-contributing.

Significance Continued:

addition of the second story, probably in the 1930's, by the Governor's son, Charles Winslow Gates.

According to Gerald Gates, the barn (#4) may date to as late as the 1920's.



83-A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Governor Gates-Gates House, 0607-12
83-A-353 W Matthew Cohen



83-A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Governor Gates-Gates House, 0607-12
83-A-353 NW Matthew Cohen



83-A-355

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Governor Gates-Gates House, 0607-12
#3 NW
83-A-355 Matthew Cohen



83 A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Governor Gates-Gates House, 0607-12
#s 5, 7, 4 N
83-A-353 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of Vt. 120, .5 miles
north of intersection with T.H. 22
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Marjorie Yates
ADDRESS: RFD
Franklin, VT 05457
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: 1½

Number of Bays: 5x2

Approximate Dimensions: 30'x20'

SURVEY NUMBER:
0607-13

NEGATIVE FILE NUMBER:
83-A-353, #17,18

UTM REFERENCES:
Zone/Easting/Northing
18/664830/4981525

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:
The Yates House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:
c.1870

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Classic Cottage with a steep-pitched central wall dormer, off-center eaves front entrance with a 1-bay entry porch, and an ell attached at the rear eaves side. The north gable end has an enclosed shed. The glazed and panelled door, as well as the 2/2 sash windows, and wall dormer window, have drip molds. In the dormer is a large, fixed paired sash window bordered on the top by a textured glass transom, and on the sides by small colored lights. The entry porch has turned posts, a spindle balustrade, broken by newel posts with large ball finials. These support a spindle valance, supported by scroll-sawn brackets, and a hip roof with a molded box cornice. Trim includes corner boards, a crown molded frieze, a molded box cornice and cornice returns. The modern, north end lean-to is clapboarded, has banks of small 1/1 sash windows and a large overhead garage door.

RELATED STRUCTURES: (Describe)

1. Horse barn, c.1870, large, roofless, greatly deteriorated, 15x35 foot block. Stone foundation, hand hewn timbers, mortice and tenon construction, clapboarded, with corner and frieze boards, eaves front sliding door to the left.

STATEMENT OF SIGNIFICANCE:

The Yates House is a fine example of a late nineteenth century vernacular farmhouse which is unusual because of its asymmetrical five bays facade. The Queen Anne style wall dormer is probably a later addition. The house is one of several farmhouses of similar age that line this road, some of which have a similar 1½ story, eaves front plan with a steep-pitched wall dormer. Beers' Map, 1871, indicates "D.J. Gates" on the site.

REFERENCES:

Beers' Map, 1871

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: Broad easterly views

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist Pres.

DATE RECORDED:

November 1, 1983



83-A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Yates House, 0607-13 NW
83-A-353 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: East side of VT. 120, .8 mile
north of intersection with T.H. 22
COMMON NAME:
FUNCTIONAL TYPE: Barn
OWNER: Clark and Betty Hubbard
ADDRESS: RFD Franklin, VT. 05457
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: Vertical flushboard
 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: ventilators ☐
- Roof Style: Gable ☐ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☒
Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐
With Parapet ☐ With False Front ☐ Other: ☐
- Number of Stories: 1½ plus raised basement
Number of Bays: irregular
Approximate Dimensions: 45'x35'
- Entrance Location: Various

SURVEY NUMBER:

0607-14

NEGATIVE FILE NUMBER:

83-A-353

UTM REFERENCES:

Zone/Easting/Northing
18/664700/4981875

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Clark Hubbard Barn

ORIGINAL FORMAL NAME:

PRESENT USE: Barn

ORIGINAL USE: Barn

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

John Dunton

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

1938

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other: ☐

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other: ☐

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

An eaves front, flared gambrel-roofed bank barn with a flared gambrel eaves center high drive, and milk house wing; various front and north end lean-tos. Fixed 6 light gable windows. High drive has canted opening and double leaf door. Two crested, metal ventilators with cylindrical crowns top the roof ridge.

RELATED STRUCTURES:

1. Garage, gable front, 1½ story, 12 feet square, stone foundation, clapboard and horizontal flushboard sheathing, sheet metal roof, gable front double leaf door. Hay door. Corner boards, fascia trim and door surrounds.
2. Shed, now accomodating living space, 1940, 25x20 feet, 1½ story, eaves on road, stone foundation, vertical flushboard sheathing, sheet metal roof, small south lean-to. 3. Garage, c.1938, low-pitched gable roof, double leaf gable front door with drip molded lintel board, 10x12 feet, concrete foundations, clapboarded with corner and frieze board trim, rolled roof. 4. House, c.1880,

~~RELATED STRUCTURES: XXXXX Describe XXXX~~

2½ story eaves front, 3x2 bay clapboarded Georgian plan house, 35x22 feet; has 1-bay entry porch and a recessed wing fronted by glassed-in porch. The 1st floor, front side and north gable end is pierced by large, replacement picture windows. Upper floor windows have 2/2 sash. All are flanked by louvered blinds. Trim: corner and frieze boards, box cornice and cornice returns.

~~XX~~

The modern door has glazed fanlight panels. 5. Garage, c.1970, 3x2 bay; 3 overhead, eaves front garage doors, aluminum sided. Non-contributing.

STATEMENT OF SIGNIFICANCE:

The Clark Hubbard Barn is a fine example of a typical, early twentieth century bank barn, and is an important visual element on Vt. 120 a road that has a rhythm of several evenly spaced historic farmsteads. According to Betty Hubbard, both the barn and house (#4) were built by John Dunton, probably within one or two years of each other. The house however, has stylistic details which appear to be from the late 19th century. In addition, the Georgian facade was common in that period. Over the high drive opening of the barn is painted "1938". The house has been substantially altered by the replacement of the door, and by removal of the first floor windows to accomodate the present large picture windows.

REFERENCES:

1. Betty Hubbard, interview, November 1, 1983

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: Broad easterly views

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pre.

DATE RECORDED:

November 1, 1983



83-A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Hubbard Barn, 0607-14 with RS#1 NE
83-A-353 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: East side of VT. 120 .25 miles
south of intersection with T.H. 3
COMMON NAME:
FUNCTIONAL TYPE: Barn
OWNER: C. Hull
ADDRESS: 61 Elm Ave. Richford, VT 05476
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: Silo, high drive

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 and raised basement

Number of Bays: irregular

Entrance Location: Various

Approximate Dimensions: 40x70 feet

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☒

Alteration ☐ Other:

SURVEY NUMBER:

0607-15

NEGATIVE FILE NUMBER:

83-A-394 #'s 14, 15, 16, 83-A-355 #'s 19,

UTM REFERENCES:

Zone/Easting/Northing

20

18/664550/4982520

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Hull Barn

ORIGINAL FORMAL NAME:

PRESENT USE: Vacant

ORIGINAL USE: Barn

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

1897

*See Below

*House #1: Mae Gates
R.F.D.
Franklin, Vermont 05457

Log Cabin (#4):
Franklin Historical Society
c/o Mae Gates, R.F.D.,
Franklin, Vermont 05457

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A very large, impressive bank barn with gable end to the road, an eaves center gable front enclosed high drive, a long projecting half gable roof shed next to it, a gabled cupola, and an attached silo at the rear gable end. Very high front gable foundations are quarry-faced, regular coursed, multi-colored granite ashlar. Windows have 6/6 sash. A lozenge, fixed 9 light window in the gable peak. Trim includes cornerboards, and a triple fascia frieze. A 1x2 bay, 2-tier cupola has rectangular louvered openings and a crowning window vane resting on clapboard base. The east side of the projecting rear shed is open. The square silo has canted south corners, and a gable roof with overhanging corners. There is a large upstairs stable along an eaves side, a deep hay mow on the other, and a small basement stable.

RELATED STRUCTURES:

1. House, c.1825, very significantly altered Classic Cottage, vertical flushboarded facade and rear ell clapboarded gable ends with box cornice, and

RELATED STRUCTURES: (Describe)

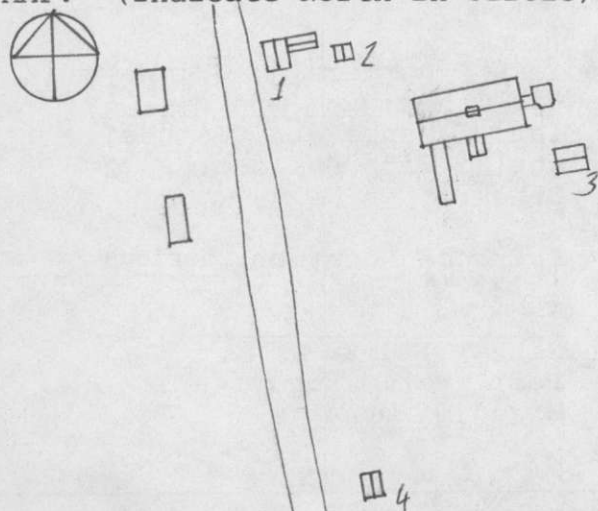
slight cornice returns, 6/6 sash windows. Stone foundation, asphalt shingle roof, 25x20 feet. 2. Small eaves front bank barn, c.1890, 30x20 feet, sliding door in left side, eaves front. Field stone foundations, clapboard sheathing, asphalt shingle roof, good condition. 3. Shed, c.1890, 25 feet square, 2 eaves side sliding doors, stone foundation, clapboarded, sheet metal roof, fair condition.

STATEMENT OF SIGNIFICANCE:

The Hull Barn is an outstanding example of a turn of the century dairy barn. Distinguishing features include the overall size, multi-colored granite ashlar foundations, formal fenestration and trim. A small basement stable was probably intended for horses. The house, #1, is an early 19th century Classic Cottage that retains its original form.

RELATED STRUCTURES (continued):

4. Log Cabin, c.1830, very small, gable front, 1½ story, 2x2 bay, 25x20 foot cabin of hand-hewn members with dovetail notches. Windows have 9/6 sash with surrounds. Large fixed 20 sash windows pierce the vertical flushboarded gables. Off-center entrance is in the north gable end. Stone foundations, sheet metal roof. Very well maintained. The cabin was moved to the site less than 20 years ago from the "Old Orchard" on Highgate Road, Highgate VT, according to local residents. Formerly housing the Franklin Historical Society Museum, the building now stands empty. The museum moved, following a robbery a few years ago.

REFERENCES:**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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 1, 1983



83-A-394

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Minister Hill Shop-Hull Barn, 0607-
15 NE
83-A-394 Matthew Cohen



83-A 355

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Hull Barn, 0607-15 with RS #4 NE
83-A-355 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of VT. 120, .1 mile
South of intersection with T.H. 3
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Lawrence Hopkins
ADDRESS: RFD Franklin, VT. 05457
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: 4x3
Approximate Dimensions: 30x32
Entrance Location: 2nd bay, gable
front; eaves
side, wing

THREAT TO STRUCTURE:
No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

SURVEY NUMBER:
0607-16

NEGATIVE FILE NUMBER:
83-A-228; 83-A-353 #'s 8,9

UTM REFERENCES:
Zone/Easting/Northing

18/664350/4982800

U.S.G.S. QUAD. MAP:
Enosburg Falls, 15'

PRESENT FORMAL NAME:
The Hopkins House

ORIGINAL FORMAL NAME:
The Felton House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Vernacular-Italianate

DATE BUILT:
c.1870

LOCAL ATTITUDES:
Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A 2½ story broad, gable front house that has an Italianate bay window linked with a 1-bay entry porch; a recessed 4-bay 1½ story wing fronted by a shed-roofed porch, and a rear wing. Doors in the main block and ell are Italianate-paneled, with 2 long round-headed etched glass upper panels. These and the 2/2 sash windows, have molded surrounds topped by projecting molded cornices. The gable peak window has 12/8 sash. The pentagonal bay window has a brick foundation, a 2/2 sash window flanked by canted 1/1 sash windows and spandrel panels below them. Above window is a frieze with Eastlavian brackets that support a molded box cornice. The bay window's cornice, frieze brackets and ½-round molding along the frieze's lower edge continue to the adjacent porch. The porch has 2 pair of square columns with round-headed bolection molded panels, with molded bases and capitals. Pedestals are linked by a decorative cut-out in fill. Below is a lattice skirt. Each arch has

(Continued)

RELATED STRUCTURES: (Describe)

1. Horse barn, c.1880 2½ story-plus-hayloft, gable front structure with a cross-gable, central cupola. A large, central double leaf batten door, and the 12/12 sash windows have peaked lintel boards. Trimming the 25x40 foot barn are corner boards with simple drip caps, and a double fascia crown molded frieze, splayed on the gable ends. Eave soffits are open. A round gable

(Continued)

STATEMENT OF SIGNIFICANCE:

The Hopkins House is a very fine example of a well-detailed, late 19th century vernacular Italianate house. The horse barn is unusual for its degree of ornamentation.

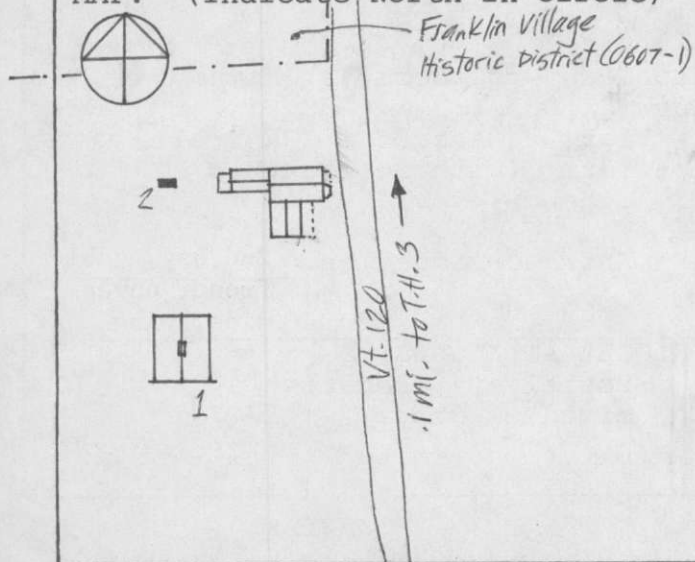
Marked "C. Felton" on both Walling's and Beers' Maps, this house was probably the home of Charles Felton, the oldest of six sons of William Felton. Charles served four terms as a delegate to the Constitutional Convention, and was once a representative. According to a 1978 Historical Society flyer, the house stands on the site of William Felton's original house, which burned. Governor Jonathan Hunt—one of the proprietor's of the town—apparently gave Felton, an indentured servant, 200 acres of woodland, from which he and probably his sons developed a prosperous logging business. According to Child's Gazetteer however, Felton came to Franklin in 1803 from Vernon, Vermont, and settled on what is now T.H. 3, not far from this house.

In 1886, Frank Hopkins came to Franklin, bought this house from the Feltons, and ran a dry goods store in town, where citizens met to establish the first town public library.

REFERENCES:

1. Franklin Historical Society, 1978 Schedule of Events.
2. Beers' Map, 1871
3. Walling's Map, 1857
4. Child's Gazetteer, pp. 120-121

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 1, 1983

DESCRIPTION CONTINUED:

suggestive of a keystone. Spanning the entrance is a similar arch, with a much wider jog that has an inverted, stepped-pyramid keystone motif in the center. House trim includes corner boards with wrap-around panels, frieze boards with a molded lower edge, and a cavetto molded upper edge, that wraps around to cap the corner boards, and returning box cornice. The porch fronting the ell has large square posts with bases and molded capitals, a post balustrade, molded cornice, and matchboard ceiling. Four-bay ell has 2/2 windows, drip molds, asymmetrical facade. Center gable and chimney. Ell has a gable dormer with a 6/6 sash window, drip mold, fascia trim and corner boards. Foundations on the front are slate slab.

RELATED STRUCTURES CONTINUED:

ornament has radiating clapboard infill. The cupola has louvered openings front and rear, and windows on the sides to match the trim of the main block windows. Fieldstone foundation, clapboard sheathing, sheet metal roof, good-fair condition.

2. Gabled shed, c.1900, 10x12 feet, board and batten. Non-contributing.



83-A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Felton-Hopkins House, 0607-16 NW
83-A-353 Matthew Cohen



83-A-230

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
Felton-Hopkins House, 0607 - 16 W
83-A-229 Julie R. Davis



83-A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Felton-Hopkins House, 0607-16 #1 SW
83-A-353 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: TH 3, .1 mile West from inter-
section of VT 120 and TH 3 in Franklin.
On South side of road.
COMMON NAME: Dr. Hefflon's House
FUNCTIONAL TYPE: House
OWNER: Adrian Granger
ADDRESS: RFD
Franklin, VT. 05457
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: 1½

Number of Bays: 3x2

Approximate Dimensions: 18'x26'

SURVEY NUMBER:

0607-17

NEGATIVE FILE NUMBER:

83-A-229

UTM REFERENCES:

Zone/Easting/Northing

18/664200/4982800

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Granger House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Hefflon

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular-Greek Revival

DATE BUILT:

c.1870

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐ Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gable front frame house with returning boxed cornice, molded frieze and raking trim, and molded corner boards. Gable front entrance has replacement wood door, surrounded by symmetrically molded trim with square corner blocks. Original molding but c.1970 pediment added to door. House has replacement 12/8 and 9/6 sash, and fixed 4-sash kneewall windows on west eaveside, in plain trim.

East eaveside altered by addition of casement window in rear bay and shed roof porch with wrought iron posts. Side entrance in east eaveside has original Greek Revival door casing, similar to principal entrance.

Our story, gabled roof rear wing (former woodshed) converted into garage with modern garage door located on east eaveside. Wing has original 6 panell-ed Christian Cross door.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This modestly scaled house is representative of framed village dwellings found in Franklin. Although altered by the addition of aluminum siding and shutters (c.1970), the house maintains its original functional design.

REFERENCES:

Beer's Map, 1871

Interview with Mr. and Mrs. Adrian Granger.

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:

Julie Davis

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

8/11/83



83-A-229

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
Heffem-Granger House, 0607-17 SW
83-A-229 Julie Davis

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: TH 3, .2 miles West from inter-
section of VT 120 and TH 3 in Franklin.
on South side of road.
COMMON NAME:

FUNCTIONAL TYPE: House
OWNER: Richard Bolio
ADDRESS: Franklin, VT 05457

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: 1½

Number of Bays: 2x2

Approximate Dimensions: 16'x20'

SURVEY NUMBER:

0607-18

NEGATIVE FILE NUMBER:

83-A-228, #8

UTM REFERENCES:

Zone/Easting/Northing
18/664175/4982790

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Bolio House

ORIGINAL FORMAL NAME:

PRESENT USE: Residence

ORIGINAL USE: Residence

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular-Italianate

DATE BUILT:

c.1860

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gable front frame house with molded boxed cornice, raking eaves, corner pilasters, frieze, and fascia trim. Replacement wood door with crown molding, 2/2 sash with crown moldings. Gable front porch has flat roof, molded box cornice, bracketted square posts; right side of porch enclosed to form rectangular-shaped bay window with molded pilasters, splayed molded lintels, and clapboard base. Attached rear wing with 2/2 sash, exterior brick chimney on rear gable, c.1980 shed roof porch with plywood apron, and attached tar paper-horizontal board shed (deteriorated.)

RELATED STRUCTURES: (Describe)

1. Garage, c.1925 gable asphalt shingled roof and siding. Double hinged door on East gable end, and attached shed roof addition. Non-contributing due to deterioration.

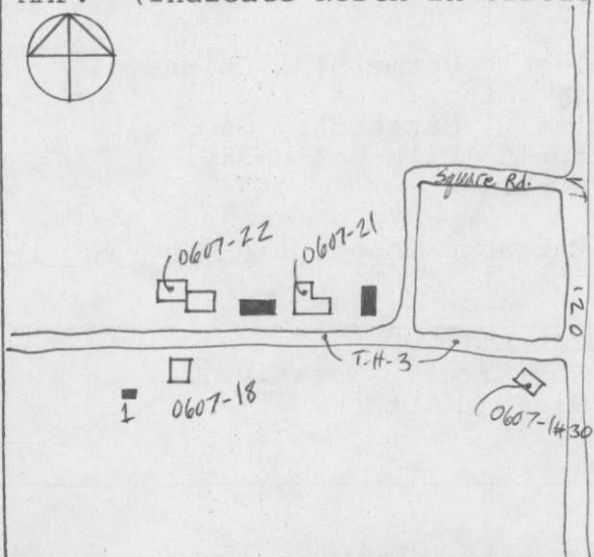
STATEMENT OF SIGNIFICANCE:

This village house, situated on a gently sloping knoll, features modest Italianate detailing and relatively unaltered appearance.

REFERENCES:

1. Richard Bolio, Franklin, VT (Interview) August, 1983
2. Beer's Map (1871.)

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:

Julie Davis

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

8/11/83



83-A-230

228

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
Glidden-Bolio House, 0607-18 SW
83-A-~~230~~ 228 Julie R. Davis

NOT SR ELIGIBLE
- see Environmental Review
file

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: The Square Rd. .1 mile West
from North intersection of square Rd. and
VT. 120 in Franklin. On north side of road.
COMMON NAME:
Franklin Elementary School
FUNCTIONAL TYPE: School
OWNER: Franklin School District
ADDRESS: Franklin, VT 05457
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: Vinyl siding
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: 2
Number of Bays: 5x5
Approximate Dimensions: 60'x60'

SURVEY NUMBER:

0607-19

NEGATIVE FILE NUMBER:

83-A-228 #'s 0,1

UTM REFERENCES:

Zone/Easting/Northing

18/664040/4983075

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

Franklin Elementary School

ORIGINAL FORMAL NAME:

PRESENT USE: School

ORIGINAL USE: School

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: vernacular

DATE BUILT:

1909

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: East facade, Center

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Four-square plan school with hipped roof, boxed eaves and gable roof entrance portico, with clapboarded tympanum and apron, molded frieze and Tuscan columns. Paired metal doors set within partly panelled reveal. South facade has one-bay entrance portico with gabled roof, full pediment, clapboard tympanum, battered posts, and paired metal doors. 2/2 sash in aluminum trim. Square hipped roof cupola with boxed eaves. Corner boards and louvered vents.

One-story, gabled roof sheds added to west and north facades; 2-story metal fire escapes added to east and west facades.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Although sheathed in vinyl siding (c.1980), the general appearance and plan of this functionally-designed school remain undisturbed to date.

Additional info in Environmental Review file

REFERENCES:

Mrs. Howard Gates, Franklin, VT (Interview)

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:

Julie Davis

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

8/11/83



83-A-230

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
Franklin Elementary School, 0607-19
83-A-~~230~~ NW Julie R. Davis
228

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: The square road .1 mile
West from northern intersection of
square road. & VT 120 in Franklin on S. side
of road.
COMMON NAME:
St. Mary's Catholic Church
FUNCTIONAL TYPE: Church
OWNER: St. Mary's Catholic Church
ADDRESS: Franklin, VT 05457
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: 2
Number of Bays: 3x4
Approximate Dimensions: 30'x60'

SURVEY NUMBER:

0607-20

NEGATIVE FILE NUMBER:

83-A-229

UTM REFERENCES:

Zone/Easting/Northing
18/664040/4982990

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

St. Mary's Catholic Church

ORIGINAL FORMAL NAME:

St. Mary's Catholic Church

PRESENT USE: Church

ORIGINAL USE: Church

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Colonial Revival

DATE BUILT:

1916

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Steeply pitched, gabled front church with enclosed gable front entrance. Colonial Revival style with widely projecting boxed eaves, hip roof bell tower with arched louvered vents with keystones, on clapboard base, and water table. Original entrance altered by addition of plate glass entry-way, and subsequently obscured by c.1970 A-frame shaped foyer with steeply pitched gables and double plate glass doors. Present interior flanked by small rectangular-shaped stained-glass windows in molded trim. Diamond shape stained glass window in main gable block. Paired and tripartite eaveside bays, with stained glass windows separated by battered clapboard columns. Water table pierced by fixed 2/2 lights. Original steeple removed c.1970.

Rear gable has 2 story, gabled-roof ell. Rear gable has Gothic arch window ell has gabled roof, boxed raking eaves and exterior brick chimney. Side entrance with bridged vertical board located on west eaveside of ell.

RELATED STRUCTURES: (Describe)**STATEMENT OF SIGNIFICANCE:**

Although altered by the addition of aluminum siding (c.1980) gabled roof foyer (c.1980) and the removal of the bell tower steeple (c.1970), this early 20th century church retains a good sense of its original Colonial Revival Style, shingle-clad appearance.

REFERENCES:

Mr. and Mrs. Fred Columb, Mr. and Mrs. Adrian Granger

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:

Julie Davis

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

8/11/83



83-A-229

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
St. Mary's Catholic Church,
0607-20 NE
83-A-229 Julie Davis

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: TH 3, .15 miles West from
intersection of VT 120 and TH 3 in Frank-
lin. On North side of road.
COMMON NAME:

FUNCTIONAL TYPE: House
OWNER: Fay Magnant
ADDRESS: Franklin, Vt 05457

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: 1½

Number of Bays: 2x2

Approximate Dimensions: 20'x24'

SURVEY NUMBER:

0607-21

NEGATIVE FILE NUMBER:

83-A-230

UTM REFERENCES:

Zone/Easting/Northing
18/664040/4982775

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Magnant House

ORIGINAL FORMAL NAME:

PRESENT USE: Residence

ORIGINAL USE: Residence

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: vernacular

DATE BUILT:

c.1870

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Asbestos shingled frame house with boxed cornice, raking eaves, molded frieze board, and side ell. Original entrance obscured by c.1940 continuous front porch with shed roof, bank of 3/1 sash, shingled apron and gabled roof door hood; gable front entrance has modern wood door with simple surrounds.

House has 2/2 sash in plain trim with peaked lintel boards, and flat-roofed, gable front trapezoidal bay window with molded box cornice, frieze, molded pilasters and shingled base. 3x2 bay, gabled roof ell has off-center eavesfront entrance with modern wood door, and rear eaveside sun porch with 1/1 sash with simple surrounds and asbestos-shingled apron.

RELATED STRUCTURES: (Describe)

1. Garage, c.1900. Gable front, metal roof, boxed cornice, raking eaves, clapboard siding with corner boards, concrete foundation. Modern garage door in south gabled end, with vertical board door to the left. 3/3 sash in plain trim with lip molding. 20'x25'.

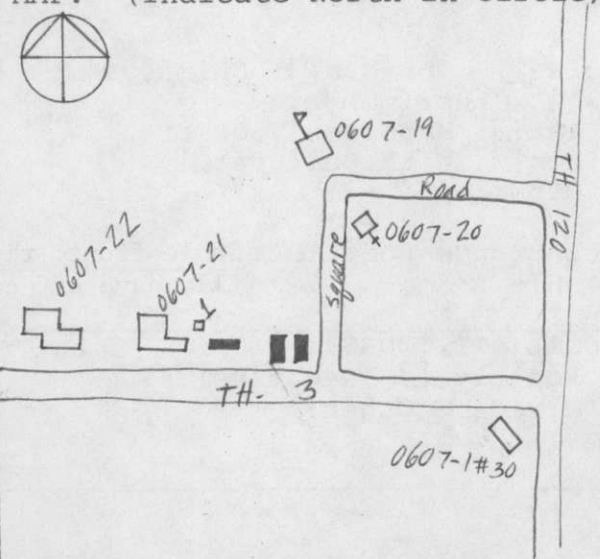
STATEMENT OF SIGNIFICANCE:

This well-kept frame house is typical of many Franklin Village homes built in the mid-19th century. It combines both Greek Revival and Italianate features, yet preserves the original plan.

REFERENCES:

Beer's Atlas (1871)

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:

Julie Davis

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

8/11/83



83-A-230

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
Tittmore-Magnant House, 0607-21 NE
83-A-230 Julie R. Davis

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: TH 3, .2 miles west from
intersection of VT 120 and TH 3 in
Franklin. On North side of road.
COMMON NAME:

FUNCTIONAL TYPE: House
OWNER: Clark Hubbard
ADDRESS: Franklin VT, 05457

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: Common 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: 1½

Number of Bays: 5x2

Approximate Dimensions: 34'x26'

SURVEY NUMBER:

0607-22

NEGATIVE FILE NUMBER:

83-A-228

UTM REFERENCES:

Zone/Easting/Northing

18/664000/4982760

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Hubbard House

ORIGINAL FORMAL NAME:

The Raynes House

PRESENT USE: Residence

ORIGINAL USE: Residence

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular-Greek Revival

DATE BUILT:

c.1860

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Brick Classic Cottage with returning boxed cornice, high kneewall and wing. Center eavesfront recessed entrance altered by modern wood door, storm door and plastic sheathing, but 3/4 sidelights remain. Replacement 1/1 sash.

Replacement kneewall window centered over entrance bays. Herringbone brick pattern lintels over windows and door. 3x2 bay gabled roof wing has raking eaves, shed roof screened front porch with shingled apron, off-ridge cinder block chimney, and one original interior gable end chimney, plastered over. North eaveside has two evenly spaced kneewall windows. Attached gabled roof garage/woodshed with metal roof. Raking eaves, flush vertical board siding. 2/2 sash with lip molding; and modern garage door in south eaveside.

RELATED STRUCTURES: (Describe)

1. Barn, c.1940. gable roof with asphalt shingling and two ventilating domes. Vertical board siding, corner boards, concrete foundation, and attached vault-roof wing. Double hinged door on South eaveside, modern foundation on ground floor only. 70'x30'

STATEMENT OF SIGNIFICANCE:

This brick village house features the use of the herringbone pattern splayed brick lintels. popular throughout the Franklin area. The original plan of both the main house and wing are well-preserved examples of traditional architecture.

REFERENCES:

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:

Julie Davis

ORGANIZATION:

Vermont Div. for Hist Pres.

DATE RECORDED:

8/11/83



83-A-230
228

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
Sweeney-Hubbard House, 0607-22 N
83-A-~~228~~ 228 Julie R. Davis

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: TH 3, .4 miles West from inter-
section of VT 120 and TH 3 in Franklin.
On North side of road.
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Harvey Boudreau
ADDRESS: Franklin, Vt. 5457
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: 1½
Number of Bays: 2x2
Approximate Dimensions: 16'x24'

SURVEY NUMBER:
0607-23

NEGATIVE FILE NUMBER: 83-A-228

UTM REFERENCES:
Zone/Easting/Northing

18/663600/4982500

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

Harvey Boudreau House

ORIGINAL FORMAL NAME:

PRESENT USE: Dwelling

ORIGINAL USE: Dwelling

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1880

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

L-plan frame house with raking eaves, corner boards and fascia trim. Modern replacement entrance located in eavesfront obscured by enclosed shed roof porch with 1/1 sash and plywood apron. House has 4/1 vertical pane and replacement 1/1 sash with peaked lintel boards; gable end has casement window. Deteriorated rear eaveside has modern fenestration, boarded up rear entrance and exterior cinder block chimney. Insulation blown into house, c. 1975.

RELATED STRUCTURES: (Describe)

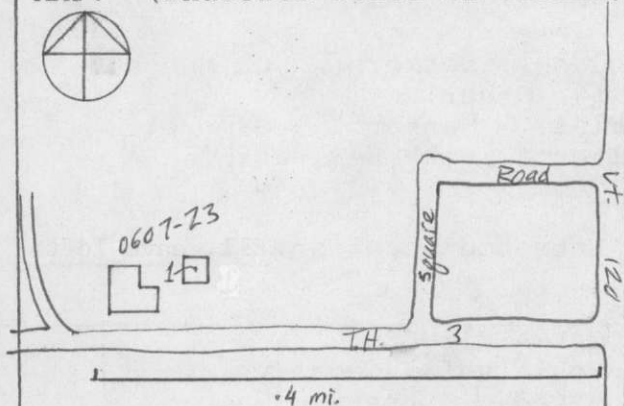
1. Garage, c.1930. Hipped roof, asphalt shingles, clapboard siding, corner boards, concrete foundation. Double vertical board door and replacement siding on south facade. 1/1 sash on remaining facades.

STATEMENT OF SIGNIFICANCE:

Located on the outskirts of Franklin village, this modest frame house is typical of the functionally designed dwellings found throughout the area.

REFERENCES:

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:

Julie Davis
ORGANIZATION:
Vermont Div. for Hist. Pres.

DATE RECORDED:

8/11/83



83-A-230

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
Mashia-Boudreau House, 0607-23 NE
83-A-~~220~~ 228 Julie R. Davis

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: North side of TH 37, .5 miles
west of intersection with TH 3.

COMMON NAME:

FUNCTIONAL TYPE: House
OWNER: Steve LaBrie
ADDRESS: Franklin, VT. 05457

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: 1½

Number of Bays: 3x2

Approximate Dimensions: 32x25

SURVEY NUMBER:

0607-24

NEGATIVE FILE NUMBER:

83-A-356: 10,11,12,13

UTM REFERENCES:

Zone/Easting/Northing

18/663000/4981840

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The LaBrie House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1900

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: West gable end,
right bay, through
porch.

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A gable front house with a screened-in porch at the west gable end, a glass-
ed enclosed porch at the east end, and a full rear lean-to. Windows have 6/1
sash on eaves front and 2/2 sash else where and have projecting molded cornices.
The small gable peak windows have 4/1 sash. Trim includes corner pilasters with
molded capitals, and fascia trim with splayed gable ends. The porches have
clapboard aprons, square posts, window banks and hip roofs. The west porch
has banks of 2/2 sash with horizontal muntins.

RELATED STRUCTURES: (Describe)

1. Barn, c.1860, eaves front, ground level, 35'x25', stone foundation,
mortice and tenon construction, vertical flushboard and asphalt shingle
sheathing, asphalt shingle roof, fair condition.

2. Garage, c.1930, 3x1 bay, 1 story, 27x22 foot hip-roofed structure with
three front double leaf garage doors, each with four long panels below eight

(Continued)

STATEMENT OF SIGNIFICANCE:

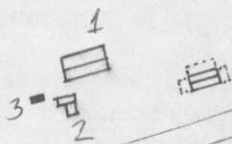
The LaBrie House is a typical turn of the century farm house with a fine
example of an early 20th century garage. Both Wallings (1857) and Beers'
(1871) indicate "Briggs" on the site (F. Briggs and E.F. Briggs, respectively).

REFERENCES:

Walling's Map, 1857

Beer's Map, 1871

MAP: (Indicate North in Circle)



T.H. 37
.5 mi. to T.H. 3

SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Division for Hist. Pres.

DATE RECORDED:

10/28/83

RELATED STRUCTURES DESCRIBED:

small glazed panels above. Side and rear windows have 2/2 sash. Concrete foundation, balloon frame, clapboard sheathing, asphalt shingle roof, good condition. Lean-to on north end. Southwest corner has fence newel post with a molded capital and round wood finial.

3. Shed roofed shed, c.20 feet square, asphalt brick sheathing. Non-contributing.



83-A-356

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
LaBrie House, 0607-24 NE
83-A-356 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: North side of T.H. 37, .25 mile
East of intersection with T.H. 25
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Maria Kotlar
ADDRESS: Franklin, VT. 05457
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: Common 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: 1½

Number of Bays: 4x2

Approximate Dimensions: 25'x18'

SURVEY NUMBER:
0607-25

NEGATIVE FILE NUMBER:
83-A-356 #'s 8,9

UTM REFERENCES:
Zone/Easting/Northing

18/662550/4981270

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Kotlar House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Vernacular-Greek Revival

DATE BUILT:

c.1852

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

An eaves front brick house with an ornate brick cornice, and a recessed clapboarded wing. The corbelled returning cornice has four courses: stretcher-dog tooth-stretcher-rowlock; the last one covered by a small wood fascia roof edge. Recessed modern 1/1 sash windows, topped by rowlock course lintels. There is a gable end exterior, cinder block chimney intercepting the cornice. A modern louvered vent crowns the roof. The 3-bay eaves front wing has an off-center glazed and paneled door with a gabled hood and post truss, paired and single 1/1 sash windows, and a batten door.

RELATED STRUCTURES: (Describe)

1. Barn, c.1940, flared gambrel-roofed, eaves front bank barn, 45x30 feet, eaves front stone ramp with gable roof high drive. From the basement level projects a small board and batten gabled wing. Concrete foundations, vertical flush board-sheathed balloon frame, sheet metal roof, two crowning metal cylindrical ventilators; variously placed, small cross-braced doors and

(Continued)

STATEMENT OF SIGNIFICANCE:

The Kotlar House is a mid-nineteenth century house that is notable for its ornate corbelled brick cornice. The cornice is identical to those of three other small brick buildings in Franklin, #'s 0607-6, 0607-29, and 0607-56 all of which are in extremely poor condition. A patched area between the third and fourth eaves front bays may be the location of the original entrance. Horizontal, rowlock course window lintels are probably not original, and suggest that major alterations may have been made to the structure. The framing system may be similar to that of #0607-29: hand hewn timbers with mortice and tenon construction infilled with load-bearing brick.

REFERENCES:

Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 28, 1983

RELATED STRUCTURES CONTINUED:

windows.

2. Milk house, c.1945 small gabled, plywood, 12' square. Non-contributing.



83-A-356

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Kottar House, 0607-25 NE
83-A-356 Matthew Cohen



83-A-356

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Kottar House, 0607-25 #1 SE
83-A-356 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of T.H. 25, at
intersection of T.H. 3
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Emanuel Danderand
ADDRESS: RFD Franklin, VT. 05457
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: 2x2 Entrance Location: 2nd and 4th bay,
Approximate Dimensions: 20'x15' wing.

SURVEY NUMBER:

0607-26

NEGATIVE FILE NUMBER:

83-A-378 #0 83-A-356: #'s 4,5,6

UTM REFERENCES:

Zone/Easting/Northing

18/661300/4981290

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

Enosburg Falls

PRESENT FORMAL NAME:

The Danderand House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1890

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

An eaves front house with a recessed wing, fronted by full shed-roofed, shingled wrap around porch. The porch has a flat block shingled apron with a scalloped top course; block shingled square posts, also with a top scalloped course. Posts are crowned by projecting molded capitals, and support a frieze with one scalloped shingle course. At the canted corner is a pediment. The tympanum and roof gable ends, are scalloped shingle-infilled. The main block is flat butt-shingled, with 4 scalloped courses below the porch ceiling. The wing is clapboarded. On the corner of the main gable front block is a rectangular 3-sided projecting bay window that extends to the gable front. The front side of the window and the bay next to it, are cottage windows with transom lights. Other windows have 1/1 sash with drip molds. The wing has 2/2 sash windows in drip molded surrounds. Doors are glazed and paneled with projecting molded cornice. Wing has a large shed wall dormer with paired 1/1 sash window. Eaves side kneewall window is obscured by porch. Trim includes

(Continued)

RELATED STRUCTURES: (Describe)

1. Bank Barn, c.1890, gable front orientation, attached shed-roofed milk house at basement level, east eaves side central gable wall dormer housing a large double leaf door. In front of this dormer is a built-up bank that supported an open high drive to the doors. Boarded up windows on west eaves side. Stone foundations, vertical flushboard sheathing, sheet metal roof; hand

(Continued)

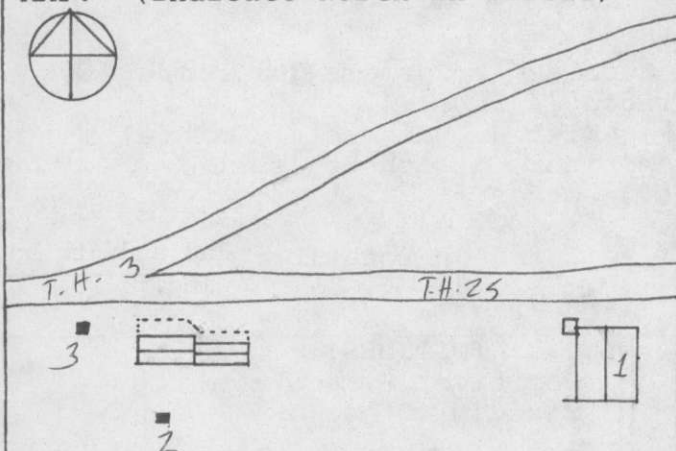
STATEMENT OF SIGNIFICANCE:

Though altered by the installation of aluminum siding, and quite deteriorated overall, the Danderand House retains its distinctive, ornately shingled porch, and enough original sheathing to evoke a sense of its original, complex sheathing textures.

The barn, #1, is a fine example of a small, late 19th century bank barn. The east side gable dormer housing the door may have originally been extended by an enclosed high drive.

REFERENCES:

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 28, 1983

Structural Description
Continued

aluminum siding, corner seams, frieze boards, and open eaves soffits. Much interior detail remains, including an ornate stair and newel post is altered. Rear fenestration.

Related Structures
Continued

hewn beams, mortice and tenon framing, 32x40 feet in all, good condition. 2. shed, c.1930 gabled, vertical flushboard, c.20 feet square. Non-contributing. 3. Garage, c.1945, gable front, one large double leaf door, asphalt brick sheathing. Non-contributing.

CERTIFICATE BOND

33% COTTON FIBER



83-A-378

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Danderand House, 0607-26 S
83-A-378 Matthew Cohen



83-A-356

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Danderand House, 0607-26 #1 NE
83-A-356 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of VT. 120, .45 miles
south of T.H. 3 (Franklin Center)
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Actus Fields
ADDRESS: RFD Franklin VT. 05457
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: 1½

Number of Bays: 3x2

Approximate Dimensions: 20'x15'

SURVEY NUMBER:

0607-27

NEGATIVE FILE NUMBER:

83-A-353, #'s 12,13

UTM REFERENCES:

Zone/Easting/Northing
18/664540/4982150

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Fields House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☒ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1850/c.1895

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A very simple, asymmetrically fenestrated eaves front house with clapboarded front side; and wood shingled gable ends. Off-center eaves front and south gable end doors are glazed and paneled. These, and 2/2 sash windows are drip molded. Trim includes corner and frieze boards, and a slightly overhanging box cornice. Central, diminished concrete base chimney.

RELATED STRUCTURES: (Describe)

1. gabled shed, c.1895, clapboarded, with corner and frieze boards, 12 feet square, balloon frame, door in right half of gable front.

STATEMENT OF SIGNIFICANCE:

When 89 year old Actus Fields, the current owner, moved into this house at age six, it had been converted to a house from a barn for several years. A spring in the basement fed a watering trough down by the road in front of the house, serving as a way station. Fields still lives in the house, that retains simple turn of the century interior detailing.

REFERENCES:

1, Actus Fields, Interview, November 1, 1983

MAP: (Indicate North in Circle)



0607-49
(Wood-Drive)

0607-27

1

4.5 mi. to T.H.3 (Franklin Center)
VT-120

SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 1, 1983



83-A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Fields House, 0607-27 W
83-A-353 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of private road, .2
miles north of T.H. 3. Private road is
3 miles east of T.H. 15, and extends from
COMMON NAME: T.H. 3.
FUNCTIONAL TYPE: House
OWNER: Andrew Rainville
ADDRESS: RFD Franklin, VT. 05457
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: 4x2
Approximate Dimensions: 30'x20'

SURVEY NUMBER:

0607-28

NEGATIVE FILE NUMBER:

83-A-356: #3

UTM REFERENCES:

Zone/Easting/Northing
18/660670/4981710

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Rainville House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Vernacular/Italianate

DATE BUILT:

c.1850

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A finely detailed, 2½ story, eaves front farmhouse with a full front porch, and a bracketed cornice. The Italianate-pannelled door has two long round-headed panels. Windows have 2/2 sash. The door and windows have peaked lintel boards with projecting sills. House trim includes sill boards, and corner pilasters with ¾-round beads at the corners, terminated by slightly projecting molded cornices. These support a double frieze, which is bisected and crown molded by elaborate molding strips. A returning molded box cornice is supported by very ornate, incised paired brackets with pendants. The porch has a lattice skirt, heavy square columns with bolection molding, wide crown molded frieze under a molded box cornice. Columns have bases, projecting molded cornices, and cavetto-profile brackets that support the projecting lower edge of the frieze. Attached to the frieze are paired, scroll-cut consoles that support the cornice. The porch originally wrapped around to front two bays of the north gable side, though it now only fronts one bay. There is one interior gable end chimney, and one exterior gable end chimney that obscures the

RELATED STRUCTURES: (Describe)

gable peak window.

1. Shed, c.1940, gable front, 1½ story, 20x45 feet, vertical flushboard, Non-contributing.

2. Barn, c.1970, large gabled bank barn, all sheet-metal sheathed, large projecting quonset hut wing. Non-contributing.

STATEMENT OF SIGNIFICANCE:

The Rainville House is an excellent example of the Italianate style adopted to a vernacular house type. The detailing is especially note worthy for its complexity and fine state of preservation, in the town of Franklin. The house appears on both Walling's (1857) and Beers' (1871) maps under the name "M Shedd". This suggests that the house may have been built by M. Shedd who perhaps later added the front porch.

REFERENCES:

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 28, 1983



83-A-356

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Andrew Rainville House 0607-28 NW
83-A-356 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: Northwest intersection of T.H.
3 and private drive, .3 miles east of
intersection with T.H. 15 (Brown's Corner)
COMMON NAME:
The Brown's Corners School
FUNCTIONAL TYPE: School
OWNER: Andrew Rainville
ADDRESS: RFD Franklin, VT 05457
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: 1

Number of Bays: 3x2

Approximate Dimensions: 25'x30'

SURVEY NUMBER:

0607-29

NEGATIVE FILE NUMBER:

83-A-356 0,1,2

UTM REFERENCES:

Zone/Easting/Northing
c.18/660600/9981300

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Rainville Building

ORIGINAL FORMAL NAME:

The Franklin District No. 6 School

PRESENT USE: Hay barn shed

ORIGINAL USE: School

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐
Fair ☐ Poor ☒

STYLE: Greek Revival

DATE BUILT:

1852

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A gable front brick school, east wall and $\frac{1}{2}$ of rear gable wall completely removed; make shift vertical flushboard-enclosed, 1-bay entry porch; brick cornice with corbelled returns, cornice has four courses (from the bottom): stretcher-dog tooth-stretcher-rowlock. Deteriorated Christian Cross paneled door. Remnants of 2/2 sash muntins in window openings. Door and windows have herringbone splayed brick lintels. Inlaid in the gable peak is a granite plaque with a 1852/Dist. No. 6 a carved in it. Off-center chimney with a corbelled cap. There are remains of a $\frac{1}{2}$ -width clapboarded rear wing with concrete foundations.

RELATED STRUCTURES: (Describe)**STATEMENT OF SIGNIFICANCE:**

Despite its desperate state of deterioration, the Brown's Corners School is an excellent example of a small brick schoolhouse, and is the best of four examples in Franklin of the distinctive corbelled brick cornice, also found on #'s 0607-6, 0607-25, and 0607-56.

Brown's corners, a short distance to the west, was the center of a community that on both Beers' Map, 1871, and Walling's Map (1857), appears to have been comparable to East Franklin in size. The framing system is composed of hand hewn timbers, mortice and tenon construction with in-fill load-bearing brick. Now occasionally used for hay storage, restoration of the building is unlikely.

REFERENCES:

1. Beers' Map, 1871.
2. Walling's Map, 1857

MAP: (Indicate North in Circle)

0607-



Private Road

0607-



T.H.3

← .3 mi. to T.H.15

SURROUNDING ENVIRONMENT:

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

RECORDED BY:
Matt Cohen**ORGANIZATION:**
Vermont Div. For Hist. Pres.**DATE RECORDED:**
October 28, 1983



83-A-356

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Franklin District 6 School-Brown's
Corner School-Rainville Bldg.,
0607-29 NW
83-A-356 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: Southeast corner of inter-
section of T.H. 15, and T.H. 3 (Brown's
corners)
COMMON NAME:
The Brown House
FUNCTIONAL TYPE:
OWNER: Beulah Grunland Greenland
ADDRESS: RFD
Franklin, Vt. 05457
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: Common 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: 1½

Number of Bays: 3x5

Approximate Dimensions: 15'x25'

SURVEY NUMBER:
0607-30

NEGATIVE FILE NUMBER:
83-A-349, #'s 11,12,13,14,15

UTM REFERENCES:
Zone/Easting/Northing

18/660180 /4981190

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Grunland House

ORIGINAL FORMAL NAME:

The Brown House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☒ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1855

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A brick, gable front Greek Revival, sidehall plan house with ornate cast iron door and window lintels, a 1-bay Italianate side entry porch, and a recessed ell that is fronted by a hip-roofed porch, and extended by a rear ell. The gable front recessed glazed and paneled door is flanked by 4/5-length sidelights with paneled pedestals. The door is surrounded by fine, symmetrically molded transom bar and sideboards, terminated by corner blocks and bases. Replacement windows (c.1925) have 1/1 sash, the upper sash being a smaller horizontal light. Fixed four sash storm windows cover them. Eaves side windows have 6/3 sash. Doors and windows are recessed, have cast iron, peaked lintels, punctuated by projecting horizontal and square blocks, with foliate design and rosettes respectively in relief. The fourth bay, eaves side glazed and paneled door is sheathed by an elaborate 1-bay Italianate porch with turned balusters, molded rail, and slat board posts, with trefoil cut-outs. Ornate scroll-sawn brackets, support an over-

(Continued)

RELATED STRUCTURES: (Describe)

1. Shed, c.1923, 15'x25', 1x2 bay with front (short) end sliding double leaf door with tracks extended beyond the width of the wall, 2/2 sash windows. Side false fronts conceal a shallow shed roof, and give a cubic feeling to the building. Concrete foundations, fascia board-trimmed clapboard, corner boards, sheet metal roof, good condition. 2. Gabled bank barn, c.1870, 30'x20', eaves

(Continued)

STATEMENT OF SIGNIFICANCE:

The Grunland House is an excellent example of a brick Greek Revival style house. The unusual ornate cast iron lintels, and two porches are later additions. The iron lintels are similar to those of #0607-1, #31. The eaves side 1-bay porch is an excellent, though deteriorated Gothic Revival/Italianate style porch, while that fronting the ell is an equally significant Colonial Revival porch.

According to the owner, the house was built by her great grandfather, James DeForest Brown who was elected to the state legislature, but died before he could serve his term.

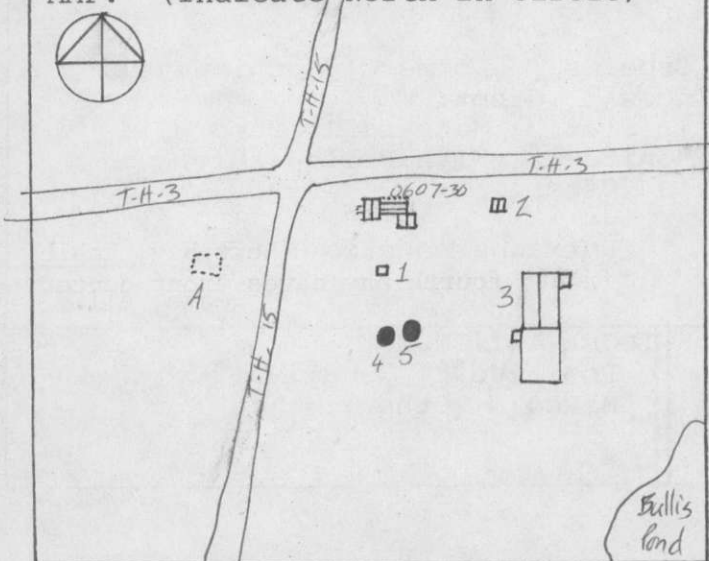
The house is virtually the sole surviving building of the 19th century community known as Browns Corners, centered at this "four corners". Both Walling's (1857) and Beers' (1871) Maps show the name "Brown" at the house ("J.D." and "Mrs. M.", respectively).

The shed, #1, with its cosmetic side false fronts, shows an unusual concern for the appearance of a utilitarian structure. The barn, #3, replaced an earlier one that burned.

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857
3. Beulah Grunland, interview, October 24, 1983

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:

Matt Cohen

ORGANIZATION:

Vermont Div. For Hist. Pres.

DATE RECORDED:

October 24, 1983

DESCRIPTION CONTINUED:

hanging molded box cornice, with paired Italianate brackets.

Main block trim includes a crown molded, returning molded box cornice. There are two interior gable end chimneys.

The five-bay wing Colonial Revival porch (c.1910) has three large, square slightly battered Tuscan Columns with widely projecting molded capitals. These support a molded cornice, and rest on a battered shingled apron with an asphalt stone skirt.

RELATED STRUCTURES CONTINUED:

front sliding door to upper level, fixed six sash windows, stone foundations, fascia board-corner boards, box cornice. Trimmed clapboard, sheet metal roof, gable end metal ventilators, good condition. 3. Large flared gambrel-roofed barn, 1955, ground level stable, round-roofed rear wing. Concrete foundations, novelty siding, hay door, sheet metal roof. Paired six sash stable windows, flared gambrel milk house ell, 32'x70' (main block), good condition. Non-contributing due to age. 4. Silo, c.1975, c.70' high, cylindrical. Non-contributing. 5. Silo, c.1955, c.60' high, cylindrical. Non-contributing. A. Site and remains at the former 1860, brick Freewill Baptist Church. Presently a cellar hole with brick and wood debris.



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Brown-Grunland House, 0607-30 SE
83-A-349 Matthew Cohen



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Brown-Grunland House, 0607-30, det.
83-A-349 E Matthew Cohen



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Brown-Grunland House, 0607-30 #1 SE
83-A-349 Matthew Cohen



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Brown-Grunland House, 0607-30 #s2,3
83-A-349 SE Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of T.H. 14, .3 miles
south of T.H. 13
COMMON NAME:
The Frank Wilson House
FUNCTIONAL TYPE:
OWNER: Denis Demar
ADDRESS: 175 Jacques Lamoureux #4
Boucherville, Quebec Canada
ACCESSIBILITY TO PUBLIC: J4B
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: 1½

Number of Bays: 3x4

Approximate Dimensions: 17'x30'

SURVEY NUMBER:
0607-31

NEGATIVE FILE NUMBER:

83-A-349, #16

UTM REFERENCES:

Zone/Easting/Northing

18/660885/4983650

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Demar House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☐ Poor ☒

STYLE: Vernacular

DATE BUILT:

c.1870

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: Left bay, gable
front.

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A simple gable front vernacular farmhouse fronted by a hip-roofed porch, and extended by a recessed, gabled shed ell. The porch has bracketted posts and a post balustrade. Replacement glazed and panelled door. 1/1 sash windows with applied 6/6 sash muntins, drip molded surround. Corner boards, fascia trim, open eave soffits. Ell has one batten door, one 2/2 sash window. Rear cinder block exterior gable end chimney.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

The Demar house is a very simple, somewhat altered late 19th century farmhouse that stands alone on T.H.14. A house appears on the site on Beers' Map, 1871, under the name "W.Dorson".

REFERENCES:

1. Beers' Map, 1871.

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 25, 1983



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Wilson-Demar House, 0607-31 W
83-A-349 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: Southeast corner of inter-
section of T.H. 13 and T.H. 14.
COMMON NAME:
The Barnum House
FUNCTIONAL TYPE: House
OWNER: George Godin
ADDRESS: RFD
Franklin, VT. 05457
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: Vinyl siding
 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: 1½

Number of Bays: 2x2

Approximate Dimensions: 50'x25'
(with wing)

SURVEY NUMBER:

0607-32

NEGATIVE FILE NUMBER:

83-A-349: 17,18

UTM REFERENCES:

Zone/Easting/Northing

18/660700/498020

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Godin House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: vernacular

DATE BUILT:

c.1875/c.1900

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

An eaves front vernacular house with a high kneewall, cross-gable, steep-pitched wall dormer, a large recessed wing, with three light kneewall window, and a wraparound, shed-roofed porch. Windows have 1/1 sash (the upper sash being a smaller, horizontal light), 2/2 sash, and small modern 1/1 sash. Glazed and paneled door. Porch has a vinyl apron, round posts with exaggerated entasis, and a pediment where the porch wraps around to the wing. Raking eaves.

RELATED STRUCTURES: (Describe)

1. Bank barn, c.1860-c.1890-c.1930, 80'x35'; eaves front main block has a double leaf batten door to the road, and hand hewn beams, mortice and tenon construction. A gabled ell of similar size has circular sawn beams, mortice and tenon framing (c.1890). A lean-to addition to the main block has balloon

(Continued)

STATEMENT OF SIGNIFICANCE:

The much-altered Godin house is a simple vernacular farmhouse that retains its original massing, and was probably built as a 5x2 bay Classic Cottage. The wing was a vernacular, turn of the century farmhouse that stood just east of the barn (#1) and was moved to this site, probably in the early 20th century. The barn has been more than tripled in size by various additions in the 19th and 20th centuries. The square wooden silo is somewhat rare. These changes suggest that the site and occupants experienced varied economic movements, from a small subsistence agricultural orientation to a more prosperous homestead.

REFERENCES:

1. George Godin, interview, October 24, 1983

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 24, 1983

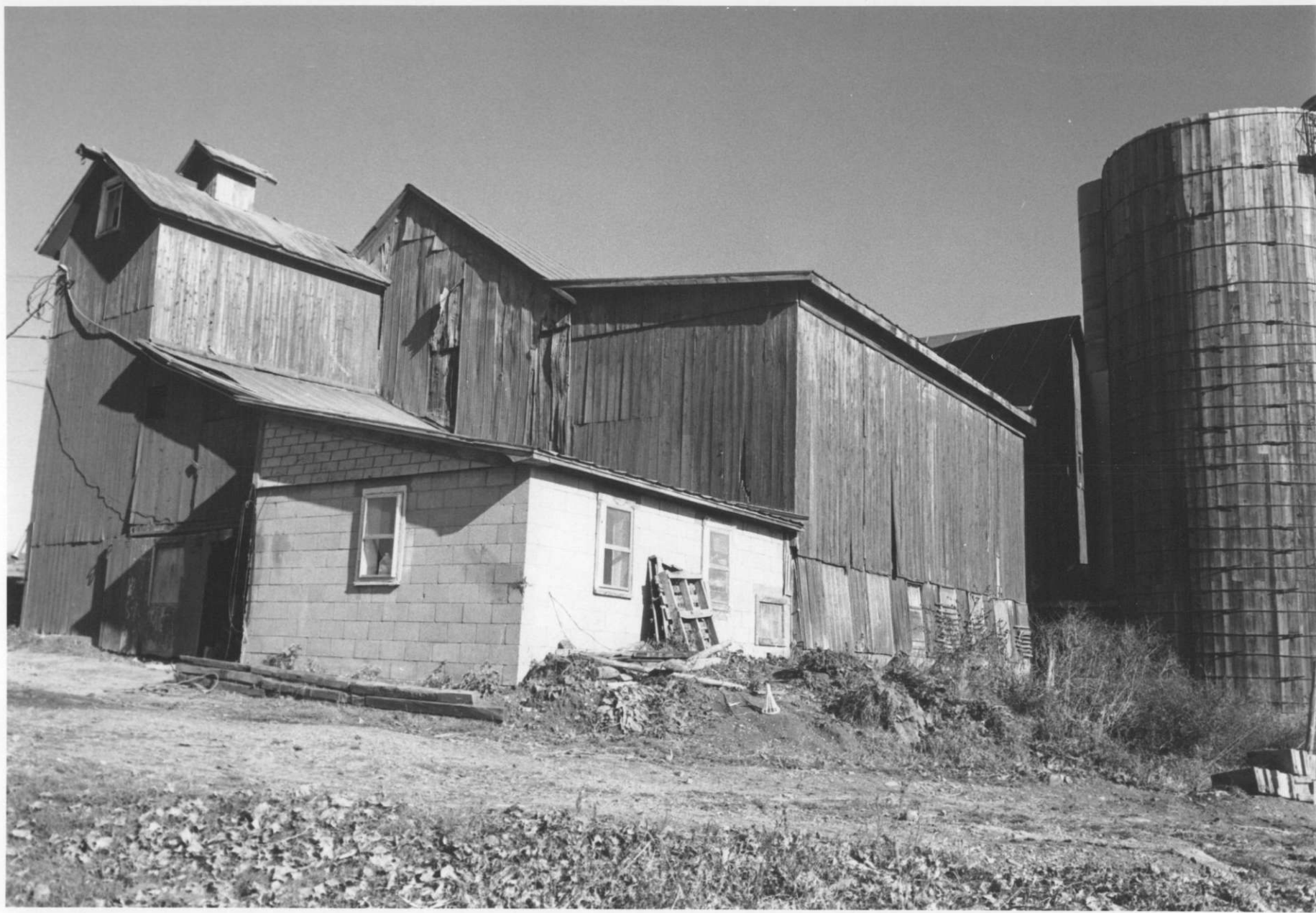
RELATED STRUCTURES CONTINUED:

resembles a typical bay window of a Queen Anne style house. 2. Shed, c.1850-c.1890, clapboarded, eaves front shed with "salt box" configuration, hand hewn beams, mortice and tenon construction, 32'x20', stone foundations, sheet metal roof, two canted arched openings cut out of the eaves front. Fair condition. 3. Shed, c.1930, 1½ story, stone foundations, clapboard, novelty and vertical flushboard sheathing, sheet metal roof, 2/2 and 9/6 sash windows, 15'x25'. Fair condition.



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Barnum-Godin House, 0607-32 SW
83-A-349 Matthew Cohen



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Barnum-Godin House, 0607-32 #1 NE
83-A-349 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin

TOWN: Franklin

LOCATION: West side of T.H. 15, .4
miles south of VT. 235

COMMON NAME:

FUNCTIONAL TYPE:

OWNER: Thomas Messier

ADDRESS: RFD Franklin, VT 05457

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: Common 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: 1½

Number of Bays: 5x2

Approximate Dimensions: 30'x20'

SURVEY NUMBER:

0607-33

NEGATIVE FILE NUMBER:

83-A-345, #'s 12,13,14,15

UTM REFERENCES:

Zone/Easting/Northing

18/661750/4984225

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Messier House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1850

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A brick Classic Cottage with a modern recessed wing. The wing has a long ell attached to a gable front barn. The main block has a recessed glazed and panelled door flanked by 4/5-length sidelights with paneled recessed pedestals and has molded and panelled door jambs, reveals, transom bar, corner blocks, and molded pilasters. The door as well as the 2/2 sash windows, fixed three sash kneewall windows, and fixed three sash basement windows have splayed brick French arches. A returning molded box cornice has an elaborate crown mold. In front of the door is a large concrete landing and side stair.

The wing is clapboarded, has a right bay eaves front door, and a small paired window with shutters. The attached barn (built before the connecting ell), 30 feet square, is of hand hewn beams, mortice and tenon construction, with clapboard and plywood siding. The connecting ell is of similar construction, has clapboard and novelty siding, and a large sliding door.

RELATED STRUCTURES: (Describe)

1. Large eaves front bank barn, c.1890 with a gabled roof high drive (open beneath the ramp) a silo on the gable end, and a vertical flushboard, gabled ventilator. Stone foundation, vertical flushboard sheathing, sheet metal roof, circular sawn beams, mortice and tenon construction, 55'x30' fair condition. The silo has canted corners and an overhanging gable roof that

(Continued)

STATEMENT OF SIGNIFICANCE:

The Messier house is an excellent example of a brick, Greek Revival style Classic Cottage. Of particular note are the splayed brick arches over all wall openings, a common feature in the Franklin village Historic District, 0607-1. The barn is a fine example of a late 19th century bank barn, with a bridging high drive.

Walling's and Beers' Maps both indicate the name "Willard" on the site, "C." and "R.S.", respectively. Also shown on these maps, but absent on the 1953 USGS map, is a cemetery, across the road, and a short distance southwest of the house.

REFERENCES:

1. Beers' Map, 1871.
2. Walling's Map, 1857.

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 25, 1983

RELATED STRUCTURES CONTINUED:

framing (1930). West gable end has a square, gabled silo (c.1980) with gabled ventilator. East end has long gable ell. Various attached sheds, two attached cylindrical silos (c.1950). Stone and concrete foundations, vertical flushboard sheathing, sheet metal and asphalt shingle roof. Fair condition.



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Messier House, 0607-33 NW
83-A-345 Matthew Cohen



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Messier House, 0607-33 #'s 1,2 E
83-A-345 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of VT. 235, .7
miles east of intersection with T.H. 2
COMMON NAME:
The Old Hubbard School house
FUNCTIONAL TYPE: School
OWNER: David Gates
ADDRESS: RFD Franklin, VT. 05457
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: 1

Number of Bays: 3x5

Approximate Dimensions: 20'x25

SURVEY NUMBER:

0607-34

NEGATIVE FILE NUMBER:

83-A-345, #8

UTM REFERENCES:

Zone/Easting/Northing
not on USGS map
c.18/660100/4985050

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Dempster House

ORIGINAL FORMAL NAME:

The Franklin District No.3 School

PRESENT USE: House

ORIGINAL USE: School

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1855

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A gable front schoolhouse with a recessed ell. The door, with five horizontal panels, and the 6/6 sash windows have drip mold surrounds. The east eaves side has a bank of five large 12/12 sash windows. Trim includes corner boards, fascia trim, raking eaves. There is a rear, interior gable end chimney.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

The Old Hubbard Schoolhouse is a very simple historic structure in what is now a residential area. A school appears on the site on both Wallings (1857) and Beers' (1871) maps. On the latter it is marked as the District 3 school. The bank of windows in the east side were added c.1930 in accordance with "common school" laws that required sufficient natural light, and other modifications to schoolhouses.

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div. For Hist. Pres.

DATE RECORDED:

October 25, 1983



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Franklin District No. 3 School-
Hubbard School-Dempster House, SW
0607-34
83-A-345 Matthew Cohen

COUNTY FranklinTOWN Franklin

NAME OF SITE	SITE NO.	NEGATIVE FILE NO.	N.R.
The Franklin Village Historic District	0607-1		
The East Franklin Historic District	0607-2		
The Patten Shore Historic District	0607-3	83-A-378	
The Rollard Rainville House	0607-4	83-A-356	
The Lusien Rainville House	0607-5	83-A-355	
The Bailey Farm-The Cotter House	0607-7	83-A-355	
The Seth Hubbard House	0607-8	83-A-355	
The Smith House	0607-9	83-A-356	
The Pomeroy House-Pomery Farm-The Manley House	0607-10	83-A-356	
The Cleveland House-The Elwood House	0607-11	83-A-355	
The Governor Gates House-The Gates House	0607-12	83-A-353,355	
The Yates House	0607-13	83-A-353	
The Clark Hubbard Barn	0607-14	83-A-353	
The Hull Barn	0607-15	83-A-355	
The Felton House-The Hopkins House	0607-16	83-A-353	
Dr. Hefflon's House-The Granger House	0607-17	83-A-229	
The Bolio House	0607-18	83-A-230	
Franklin Elementary School	0607-19	83-A-230	
St. Mary's Catholic Church	0607-20	83-A-229	
The Magnant House	0607-21	83-A-230	
The Raymo House-The Hubbard House	0607-22	83-A-230	
The Boudreau House	0607-23	83-A-230	
The Labrie House	0607-24	83-A-356	
The Kotlar House	0607-25	83-A-356	
The Danderand House	0607-26	83-A-356	
The Fields House	0607-27	83-A-353	
The Andrew Rainville House	0607-28	83-A-356	

NAME OF SITE	SITE NO.	NEGATIVE FILE NO.	N.R.
The Franklin District No. 6 School-The Brown's Corners school-The Rainville Building	0607-29	83-A-356	
The Brown House-The Brown House-The Grunland House	0607-30	83-A-349	
The Frank Wilson House-The Demar House	0607-31	83-A-349	
The Barnum House-The Godin House	0607-32	83-A-349	
The Messier House	0607-33	83-A-345	
The Franklin District No. 3 School-The Old Hubbard Schoolhouse-The Dempster House	0607-34	83-A-345	
The Old Hubbard Farm-The Bouchard Barn BOOK II	0607-35	83-A-345	
The Fuller House-The Wilfred Rainville House	0607-36	83-A-345	
The Morses Line United States Customs Station	0607-37	83-A-345	
The Record House-The Ede House	0607-38	83-A-345	
The Pierce House-The Pierce Place-The Pierce House	0607-39	83-A-349	
The Proper House-The Pierce House	0607-40	83-A-345	
The Briggs House-The Fourniers House	0607-41	83-A-345	
The Hubbard House-The Gates House	0607-42	83-A-345	
The Morgan Grist Mill House-The Clark House	0607-43	83-A-	
The Hubbard House-The Samuel Hubbard House-The Clark House	0607-44	83-A-345, 378	
The Horskin House-Minister Hill Farm (also: Shadyrale Farm)-The Horskin House	0607-45	83-A-353	
The Richard House	0607-46	83-A-353	
The Carlson House	0607-47	83-A-347	
The Brucher House	0607-48	83-A-347	
The Wood House-The Prive House	0607-49	83-A-353	
The Boudreau House	0607-50	83-A-347	
The Scott Barn	0607-51	83-A-379	
Starfire Farm-The Fregeau House	0607-52	83-A-379	
Franklin District School No.9-The East Franklin Schoolhouse-The Rowe House	0607-53	83-A-379	
The Wilson House-The Benjamin House	0607-54	83-A-379	
The Olmstead House	0607-55	83-A-380	
The Sweet House	0607-56	83-A-380	

NAME OF SITE	SITE NO.	NEGATIVE FILE NO.	N.R.
The Prouty House-The Glidden House	0607-57		
Zuendell Acres-The Mrs. Guy Hubbard House	0607-58		
The Powers House	0607-59		
The Phillips House-The Neville House	0607-60		
The Westcott House	0607-61		
The Mennier House	0607-62	83-A-354	
The Domino House	0607-63	83-A-354	
The Ryea Camp	0607-64	83-A-380	
The Kittell House	0607-65	83-A-354	
The Westcott House-The Wallace House	0607-66	83-A-354	
The Mullen House	0607-67	83-A-354, 349	
The Wood HUse-The Richard House	0607-68	83-A-349	
The Pratt House-Lake Carmi Farm/The Pratt Farm- The Brian House	0607-70	83-A-349	
The Patton House-The Patton Farm-The Patton House	0607-71	83-A-349	
The Benjamin House	0607-72	83-A-379	
The Stanley House-The Stanley Farm-The Stanley House	0607-73	83-A-379	
The Benjamin House	0607-74	83-A-229	
The Holmes Barn	0607-75		
The Towle House-The Boudreau House	0607-76	83-A-393, 229	
The Towle House-The Stanley House-The Towle House	0607-77	83-A-229	
The Belua House	0607-78	83-A-393	
The Mullen Farm-The Fortan House	0607-79	83-A-393 (0-2)	
The Larose House	0607-80	83-A-393. (5-7)	
The Paradis Barn	0607-81	83-A-377	
The Marsh House-The Larose House	0607-83	83-A-377	
The Gadbois House	0607-84	83-A-377	
The Hammond House-The Hammond House-The Hammond House	0607-85	83-A-377	

TOWN Franklin

[illegible]

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Gates, Hugh	July-1983
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Garrow, Lucy	July-1983
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Larsen, Mrs. William	July-1983
Luce, Mrs. Jacqueline	July-1983

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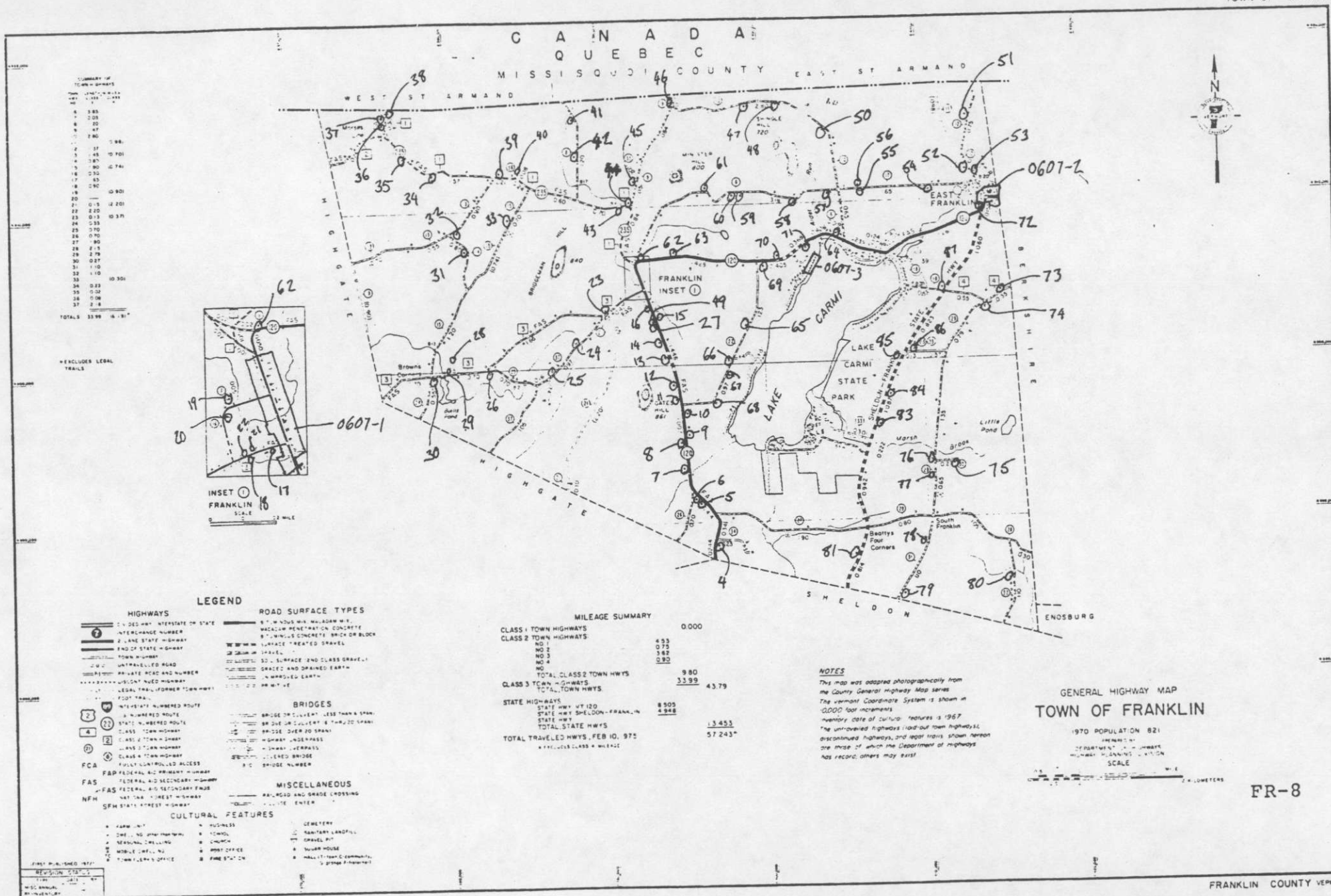
Magnant, Mr. and Mrs. Robert	July-1983
McDonald, Mrs. Hollis	July-1983
Olmstead, Mrs. Howard	July-1983
Olmstead, Mr. and Mrs. Robert	July-1983
Ploof, Colette	July-1983
Ploof, Mrs. Wayne	July-1983
Streeter, Gwen	July-1983
Streeter, Bernice	July-1983
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Towle, Martha	Aug.-1983
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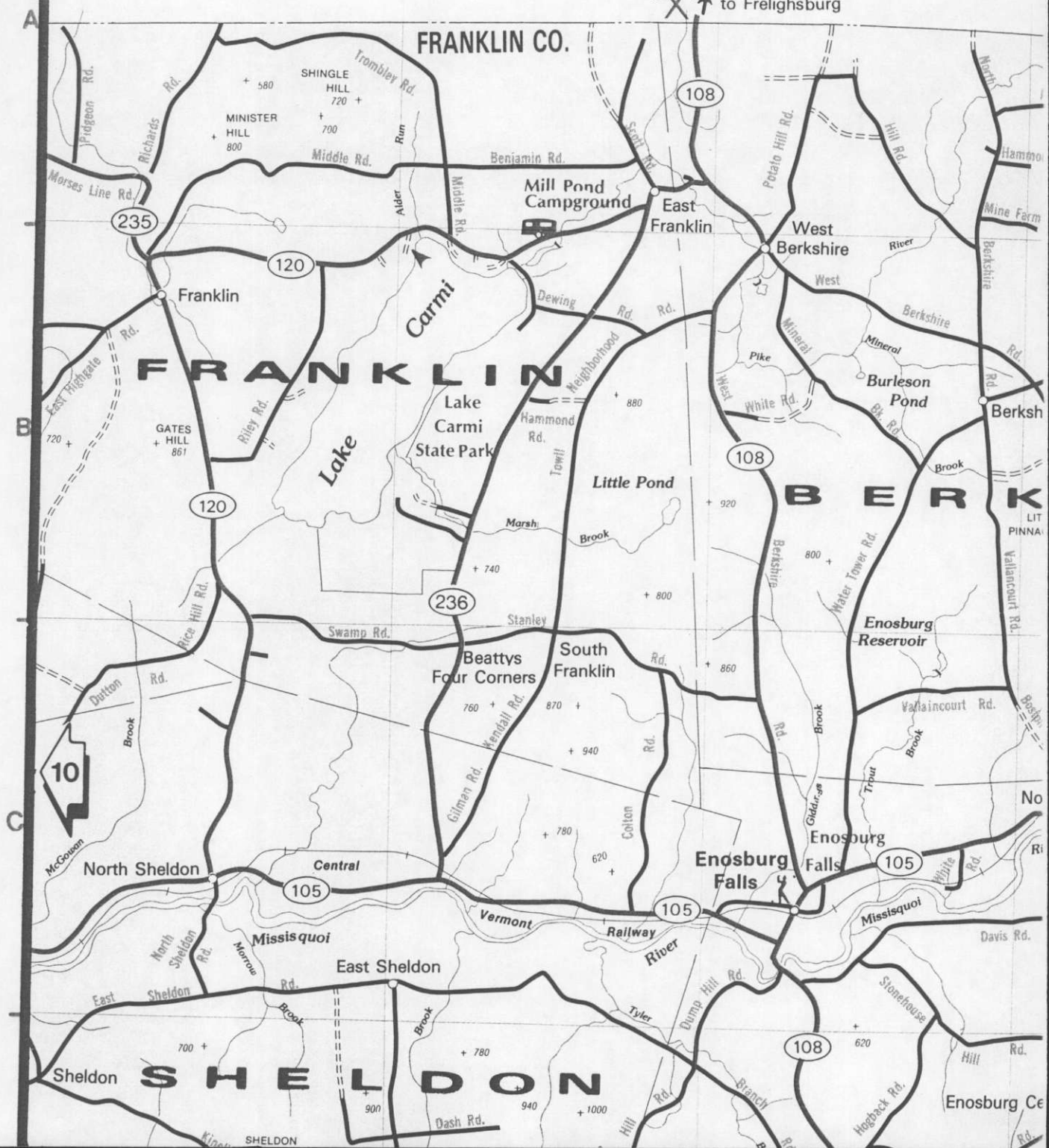
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2

PROVINCE OF QUEBEC

to Frelighsburg



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of VT. 235, .3
miles east of T.H. 2
COMMON NAME:
The Old Hubbard Farm
FUNCTIONAL TYPE: Barn
OWNER: Phillip Bouchard
ADDRESS: RFD Franklin, VT 05457
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: Vertical flushboard
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: 1 plus hayloft and raised basement
Number of Bays: Entrance Location: Eaves front
Approximate Dimensions: 80'x25'

THREAT TO STRUCTURE:
No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☐ Other:

SURVEY NUMBER:

0607-35

NEGATIVE FILE NUMBER:

83-A-345, #9

UTM REFERENCES:

Zone/Easting/Northing

18/659600/4985425

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Bouchard Barn

ORIGINAL FORMAL NAME:

PRESENT USE: Shed

ORIGINAL USE: Barn

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☒ Poor ☐

STYLE: Functional

DATE BUILT:

c.1880

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A large eaves front bank barn with very large hand hewn members, two eaves front, double leaf board and batten doors, an ell at the end, and a downstairs stable (originally upstairs.)

RELATED STRUCTURES:

1. Sugar house, c.1920, very deteriorated, 12'x20', stone foundation, novelty siding, no roof. May have been a lean-to from another barn that stood here. 2. Shed, c.1890, 20'x12', stone foundations, vertical flushboard sheathing, wood plank-sheathed gable roof, shed roofed porch on front, fair condition. 3. Bank Barn, c.1900, 1½ story plus raised basement, 25'x30', fair condition, stone foundations, vertical flushboard sheathing, sheet metal roof. 4. Shed, c.1930, 1½ story gable front, 15'x20', rear gabled wing, paired gabled front windows, concrete foundations, shingle sheathing, sheet metal roof, fair condition. 5. Trailer, corrugated metal, 20'x50',

~~RELATED STRUCTURES: XXXX (Describe) XXXX~~

Non-Contributing.

STATEMENT OF SIGNIFICANCE:

The Bouchard Barn is a good example of a large late 19th century bank barn. Along with the related structures it marks the site of a relatively large late 19th century farm. The farmstead appears as early as 1857, on Walling's Map, under "J. Greene," and in 1871 on Beers' Map under "A.J. Barr." The presence of two eaves front entrances is a regional feature; similar barns have double gabled high drives, such as #0607-41 #2.

REFERENCES:

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:

Matt Cohen

ORGANIZATION:

Vermont Div. For Hist. Pres.

DATE RECORDED:

October 25, 1983



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Barnum Barn, 0607-35 NE
83-A-345 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of VT. 235, .2
miles north of T.H. 2, .2 miles south
of Canadian Border
COMMON NAME:
The Fuller House
FUNCTIONAL TYPE: House
OWNER: Wilfred Rainville
ADDRESS: RFD Franklin, VT 05457
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 ☒ (Second floor)
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: 2
Number of Bays: 6x2
Approximate Dimensions: 32'x27'

SURVEY NUMBER:

0607-36

NEGATIVE FILE NUMBER:

83-A-345, #'s 4,5,6,7

UTM REFERENCES:

Zone/Easting/Northing
18/659250/4986000

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Wilfred Rainville House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1845-c.1890

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

An eaves front 6x2 bay duplex farmhouse with a full front porch, and a recessed wing. The two glazed and panelled doors, and 2/2 sash single and paired windows have projecting molded cornices on the first floor. House trim includes narrow corner pilasters with projecting molded capitals, frieze boards, and raking eaves. The porch has four square posts with molded bases and capitals. post balustrade, and ornate incised brackets that create slightly peaked arches; between each post, is a small pendant motif. Porch is screened-in, and has matchboarded ceiling and side rails.

RELATED STRUCTURES:

1. Small eaves front barn, c.1850, 25'x17'; hand hewn beams, mortice and tenon framing, stone foundations, vertical flushboard sheathing, sheet metal roof, large eaves front sliding door, good condition, presently used as a shed.
2. eaves front bank barn, c.1850-c.1890, 40'x30' hand hewn timbers, mortice and tenon framing with some circular sawn members, gabled eaves front high drive, field stone foundations, vertical flushboard sheathing, sheet metal roof, lean-to between high drive and main block. High drive appears to have been added c.1890 to an older barn, and is open below, spanning an earthen ramp and the main block upper floor.

3. Shed, c.1930, 10'x15', concrete foundations, wood shingle sheathing, sheet

(Continued)

STATEMENT OF SIGNIFICANCE:

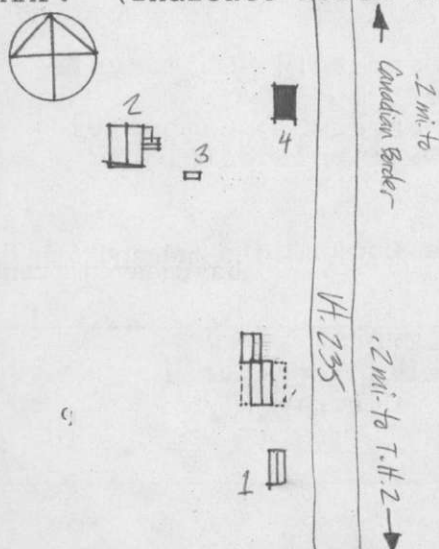
The Rainville House is a fine example of a late 19th century vernacular farmhouse that has an exceptional porch. Originally a 1½ story building, the second floor, porch, and trim were added about 1890. Facade fenestration was probably altered to accommodate two entrances. This suggests that the house may have converted from a single family house to a duplex. The original settler, of this farm, along with his two brothers, arrived from New Hampshire. The farm owned by one of the brothers, a short distance north on VT. 235, ended up in Canada when the border was drawn between the two countries in 1842.

Walling's Map, 1857, indicates "L. Fuller" here while Beers', Map, 1871, indicates "H. Fuller".

REFERENCES:

1. Wilfred Rainville, interview, October 25, 1983
2. Beers' Map, 1871
3. Walling's Map, (1859)

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. pres.

DATE RECORDED:

October 25, 1983

RELATED STRUCTURES CONTINUED:

metal roof, balloon frame, front paired 2/2 sash window, fair condition.

4. Machine shed, c.1979, large open eaves fornt, sheet metal walls and roof. Non-contributing.



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Fuller-Wilfred Rainville House,
0607-36 NW
83-A-345 Matthew Cohen



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Fuller-Wilfred Rainville House,
0607-36 #'s 2, 3 NW
83-A-345 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side VT. 235, .2 miles
north of T.H. 2, 2 miles south of Canadian
border.
COMMON NAME:
Morses Line Customs Station
FUNCTIONAL TYPE: Customs Station
OWNER: US. Government Dept. of the Treas
ADDRESS: sury, U.S. Customs District
Headquarters, S. Main Str., St. Albans,
ACCESSIBILITY TO PUBLIC: VT.
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: Porte Cochere
Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐
Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐
With Parapet ☐ With False Front ☐ Other:
Number of Stories: 1½
Number of Bays: 3x2
Approximate Dimensions: 30x25
Entrance Location: Center, eaves
front

SURVEY NUMBER:

0607-37

NEGATIVE FILE NUMBER:

83-A-345, #2

UTM REFERENCES:

Zone/Easting/Northing

18/659250/4986150

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Morses Line United States Customs

ORIGINAL FORMAL NAME:

Station

The Morses Line United States Customs

PRESENT USE: Customs Station

Station

ORIGINAL USE: Customs Station

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Colonial Revival

DATE BUILT:

1932

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Eaves front brick structure with large hip roofed porte cochere that shelters an enclosed entrance. Glassed-in shed roofed porches on each side. Door is fully glazed, and has $\frac{1}{2}$ -length sidelights. Windows have 6/6 sash, except those in the entrance bay, which have 12/12 sash. Flat iron lintels support a soldier course over each wall opening. Window sills are inclined header courses. Porte cochere has two large square columns, with molded bases and capitals that support a frieze and box cornice. Trim includes a returning molded box cornice. Clapboarded side porches have lattice skirts, banks of 6/6 sash windows, and exposed rafter tails.

RELATED STRUCTURES: (Describe)

1. Garage, 1932, 20'x12', 2x1 bay eaves front building with two large, panelled overhead sliding doors; concrete foundations, clapboarded, asphalt shingle roof, good condition.

STATEMENT OF SIGNIFICANCE:

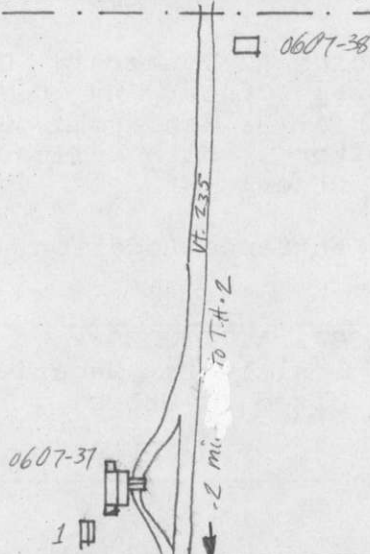
Begun in 1932 as a WPA (Work Projects Administration) project, and opened in 1934, the Morses Line U.S. Customs station is a very well-preserved example of a U.S. government building type designed for a specific purpose, and built at several locations. Another customs station identical to this one, at Alburg Springs, underwent remodeling last year, thus increasing the significance of this one. Standing on a hill for greater visibility, the design, with its broad porte cochere, bears a striking resemblance to many gas stations of the early 1930's. Both building types have similar functions, and were a response to the automobile era.

The front half of the first floor contains the office, while the rest of the building is divided into two mirror-image apartments.

REFERENCES:

1. Wilfred Rainville, interview, October 25, 1983
2. Martha Towle, interview, August, 1983

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 25, 1983

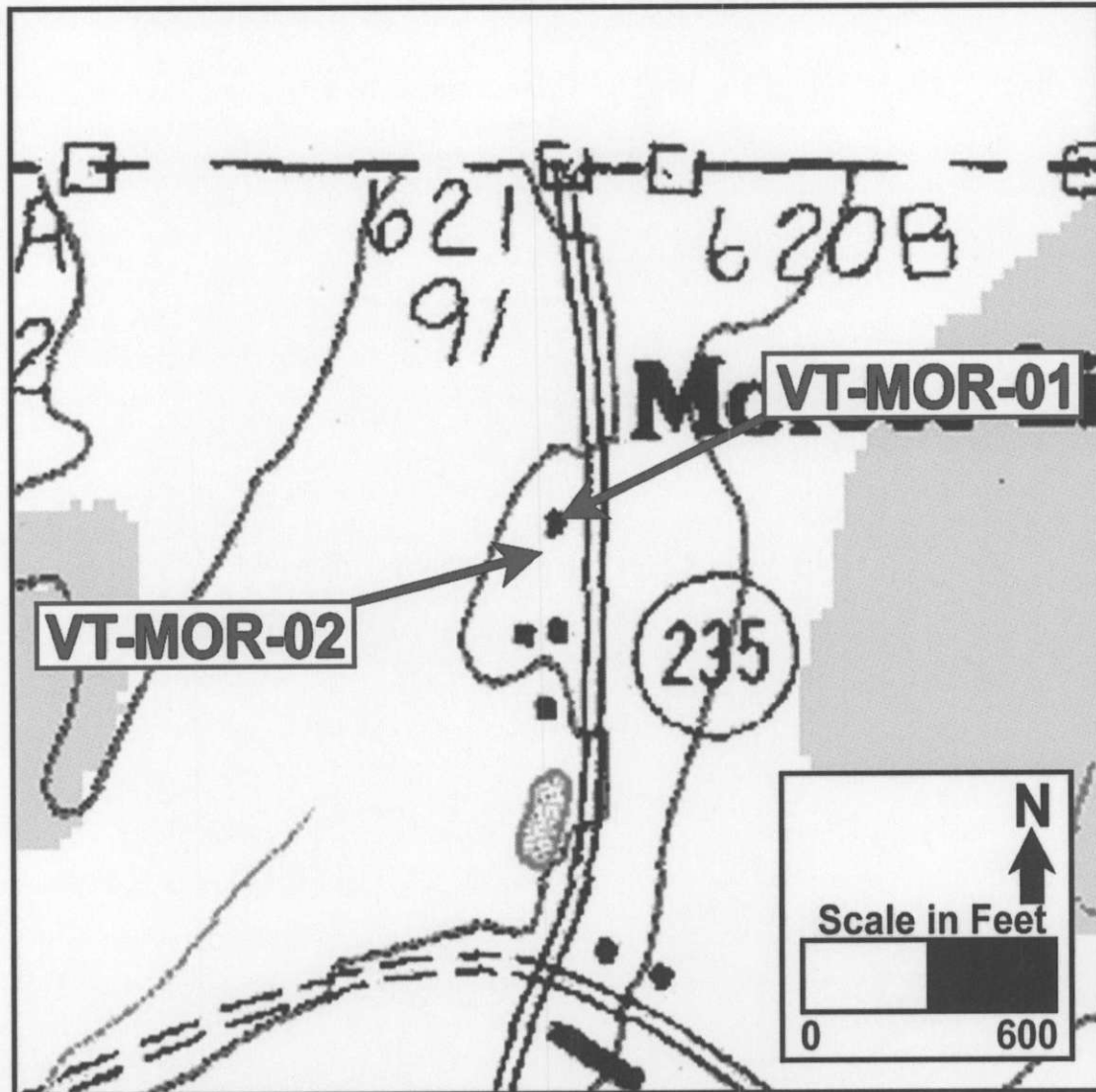


83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Morses Line Custom Station, 0607-37
with related structure #1 at left
83-A-345 NW Matthew Cohen

STATE OF VERMONT Division For Historic Preservation Montpelier, VT 05602 HISTORIC SITES AND STRUCTURES SURVEY District <input type="checkbox"/> Complex <input checked="" type="checkbox"/> Survey Form	SURVEY NUMBER: (VT-MOR-01) 0607-37 NEGATIVE/DIGITAL FILE REFERENCE UTM REFERENCES: Zone/Easting/Northing A. 18 659319 4986323 B. C. D. USGS QUAD MAP: Sheldon Springs
COUNTY: Franklin	COMPLEX INFORMATION ONLY COMMON NAME: U.S. Customs and Immigration Station, Morses Line, VT MOR
TOWN: (Morses Line) Franklin	
LOCATION: Morses Line Road (SR 235)	PRESENT FORMAL NAME U.S. Customs and Immigration Station, Morses Line, VT ORIGINAL FORMAL NAME: U.S. Border Inspection Station, Morses Line, VT
NAME OF DISTRICT:	TYPE OF COMPLEX Border Station and Detached Garage
TYPE OF DISTRICT:	TYPES OF STRUCTURES: The property contains a one-and-a-half-story, brick clad border station and a one-story frame garage.
PHYSICAL CONDITION OF STRUCTURES: Excellent: % Good: 100 % Fair: % Poor: %	PRESENT USE: Customs and Immigration Station ORIGINAL USE: Customs and Immigration Station
LEVEL OF SIGNIFICANCE: <input checked="" type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> National	ARCHITECT/ENGINEER: Office of the Supervising Architect
HISTORIC CONTEXTS: U.S. Border Stations, Vermont	BUILDER/CONTRACTOR:
	ACCESSIBILITY TO PUBLIC: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Restricted
STATEMENT OF SIGNIFICANCE <p>The Morses Line Port of Entry was determined eligible for the National Register on September 12, 1986, as a contributor to the U.S. Border Stations in Vermont Thematic Resource Group. The border station complex is eligible for the National Register under Criterion A for its association with two major events. First, the federal government constructed VT-MOR-01 and VT-MOR-02 as part of a larger construction project that was its first effort to address border control issues, such as smuggling and immigration, and the convenience of automobile travelers at land ports of entry in a comprehensive manner by standardizing locations, facility types, and inspection procedures. Second, the construction of VT-MOR-01 and VT-MOR-02 was necessitated by an increase in automobile traffic at border crossings and the improvement of border highways during the 1920s and 1930s. VT-MOR-01 is also eligible for the National Register of Historic Places under Criterion C for two major reasons. First, it contains the character defining elements of the new property type, the border inspection station, developed in the Office of the Supervising Architect of the Treasury in the late 1920s through the 1930s. Exclusive of the building's size, massing, or interior spatial arrangement, the character defining elements include the site location, the extended drive-through inspection canopy, and the provision for quarters for the inspectors. Second, VT-MOR-01 is representative of the innovative approach to planning buildings used by the Supervising Architect's office involving the use of standardized plans for border inspection stations and the application of regional influences in their exterior designs. The buildings do not appear to meet Criterion B, as research has not revealed an association with a significant individual. Finally, no information has been found that would qualify the buildings under Criterion D for their potential to yield information important in history or prehistory.</p>	

MAP



BOUNDARY DESCRIPTION:

The resources are contained within a 150 foot by 100 foot lot.

REFERENCES:

Ann Beha Associates

1995 Vermont Border Stations Historic Building Preservation Plan. Prepared by Ann Beha Associates, Boston Massachusetts. Copies available at the Vermont Division for Historic Preservation, Montpelier, Vermont.

Department of the Treasury

1936 Cabinet Sketches Nos. 36 and 45 [depicting elevations, floor plans, and site plans] for highway border inspection stations. Prepared by the Office of the Supervising Architect and submitted to the Bureaus of Customs and Immigration for review. Records of the United States Customs Service, Record Group 36; National Archives, Washington DC.

Jacobs

2003 Feasibility Study, Volume 1, Border Security Enhancement Program, United States Border Station, Morses Line, Vermont. Pre-Final Submittal, January 2003. Project No. R2W22602 Jacobs, Golden, Colorado. Submitted to General Services Administration, Rocky Mountain Region, Denver, Colorado.

Louis Berger & Associates, Inc.

1994 U.S. Border Stations, Vermont, Historic Preservation Plan, Draft Submission. Prepared for U.S. General Services Administration, Region 2, New York, New York. Prepared by Louis Berger & Associates, Inc., East Orange, New Jersey. Copies available at GSA, Region 1, Boston, Massachusetts.

U.S. Geological Survey

1986 Sheldon Springs, Vermont 7.5 Minute Quadrangle (provisional edition).

RECORDED BY:

Graves, Ort, Laskoski, Davey for

ORGANIZATION:

Michael Baker Corporation, 100 Airside Drive, Moon Township, PA 15108

DATE RECORDED:

9/27/2004

OUTSTANDING COMPONENTS OF: Complex
(include individual survey numbers only if surveyed individually)

MAP NUMBER: 1	DATE BUILT: 1936	SURVEY NUMBER: VT-MOR-01
FUNCTIONAL TYPE: Customs and Immigration Station		NEGATIVE/DIGITAL REFERENCE: MOR-1
COMMON NAME	U. S. Customs and Immigration Station, Morses Line, VT	OWNER: United States Customs Service (USCS)
HISTORIC CONTEXTS: U.S. Border Stations, Vermont		

DESCRIPTION: VT-MOR-01 is a one-and-a-half-story, frame, customs and immigration station constructed with minimal Colonial Revival detailing. The building measures three bays wide by two bays deep and is set upon a continuous poured concrete foundation forming a full basement. The building's exterior frame walls are clad in brick veneer laid in a running bond pattern, while its side-gabled roof is clad in asphalt shingles. An exterior, eave-wall brick chimney scales the west (rear) elevation. Its window openings are fitted with six-over-six light, double-hung, wood sash windows, and one-over-one light, replacement sash windows. A one-lane, wood-frame, hipped-roof inspection canopy projects from the east (front) elevation. The canopy is supported on its outer edge by square wood posts set upon low concrete piers. Enclosed frame porch appendages were added to the north and south (side) elevations sometime after its initial construction. The side porches rise from a pier foundation, while their wood frame walls clad in weatherboard support a shed roof. The porches are enclosed with bands of six-over-six light, double-hung sash windows. Alterations to the building include the replacement of its slate roof with asphalt shingles, the replacement of some six-over-six light windows, with one-over-one light windows, and the replacement of the front door.

The plan used for the border inspection station at Morses Line appears to have been a prototype for a similar standard plan (Type 5) building designed in 1936 and ultimately constructed at ten other locations in the states of Maine, Vermont, North Dakota, Montana, Idaho, and Washington (Department of the Treasury 1936). VT-MOR-01 differs from these buildings in minor ways: VT-MOR-01 contains no decorative shiner course of bricks above the façade windows; VT-MOR-01 contains brick rowlock sills rather than concrete ones; VT-MOR-01 contains a soldier course of bricks above its windows, which is absent from the later standard buildings; VT-MOR-01 has no semicircular gable vents or windows; the chimney appendage is brick rather than frame; and the enclosed side entrances, though early alterations, are slightly different from those at other ports.

MAP NUMBER: 2	DATE BUILT: 1936	SURVEY NUMBER: VT-MOR-02
FUNCTIONAL TYPE: Customs and Immigration Station, Garage		NEGATIVE/DIGITAL REFERENCE: MOR-4
COMMON NAME	U.S. Customs and Immigration Station, Morses Line, VT, Garage	OWNER: United States Customs Service (USCS)
HISTORIC CONTEXTS: U.S. Border Stations, Vermont		

DESCRIPTION: VT-MOR-02 is a one-story, frame, side-gabled garage. The building measures two bays wide by one bay deep and is set upon a continuous poured-concrete foundation. Its frame walls are clad in wood siding, while its side-gabled roof is clad in asphalt shingles. All window openings are covered with plywood. The two garage bays are fitted with modern overhung retractable garage doors. While the building compliments the Colonial Revival design of the border station, its original appearance has been altered by the replacement of its original doors. This garage is unique in that it is the only two-bay side-gabled garage constructed in conjunction with standard plan Type 4 and 5 border inspection stations during the 1930s; garages at similar stations were all gable-end structures measuring 18 feet square.



VT-MOR-01, border inspection station, looking west.



VT-MOR-01, border inspection station, looking southwest.



VT-MOR-01, border inspection station, looking southeast.



VT-MOR-02, garage, looking west.



VT-MOR-02, garage, looking north.

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: East side of VT 235, .3 miles
north of T.H. 2, .1 mile south of
Canadian border.
COMMON NAME:
The Record House
FUNCTIONAL TYPE: House
OWNER: Chandler and Patricia Ede
ADDRESS: RFD Franklin, VT 05457
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: 1½
Number of Bays: 3x3
Approximate Dimensions: 20'x25'

SURVEY NUMBER:

0607-38

NEGATIVE FILE NUMBER:

83-A-345, #'s 0,1

UTM REFERENCES:

Zone/Easting/Northing

18/659310/4986250

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Ede House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:
Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c. 1890

THREAT TO STRUCTURE:

No Threat ☒ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gable front homestead with full front porch and rear 1-story shed. Both the door, with two long glazed upper panels, and the 2/2 sash windows, have projecting molded cornices. The porch (c.1920) has a shingled apron with two staggered butt courses, square posts with simple molded cornices, and a wide frieze under a box cornice and hip roof. Trim includes narrow corner pilasters with projecting molded cornices, frieze boards, with splayed ends.

RELATED STRUCTURES: (Describe)

1. Barn, c.1890, gable front, 15'x25', two large double leaf batten doors; small gable window has low pitched lintel board. Stone foundation, vertical flushboard sheathing, asphalt shingle roof, fair condition, now used as a shed.

2. Honey house (shed), c.1890, 1x2 bay, 12 feet square, gable front with stone foundation, shingle sheathing, sheet metal roof, 2/2 sash windows, central

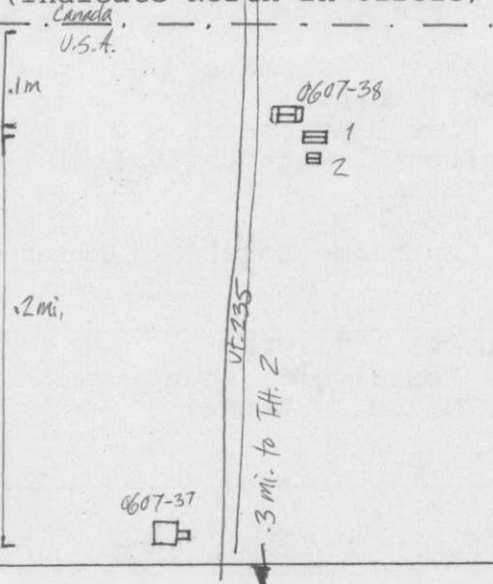
STATEMENT OF SIGNIFICANCE: glazed and paneled door, good condition.

The Ede House is a fine, well preserved example of a late nineteenth century vernacular house. It was originally built as a caretaker's house for one of the large nearby farms, possible here in this relatively flat region of the state. #1, was used by the caretakers for subsistence livestock. It was later the home of a blacksmith, who had a shop behind the house. Very close by was "Morse's Store" which was built precisely on the Canadian border, and was a popular gathering place during prohibition. Located between the Canadian and U.S. Customs houses (0607-37), the owner jokingly refers to the place as "Edeville."

REFERENCES:

1. Chandler Ede, Interview, October 24, 1983.

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: Flat, open graze land.

RECORDED BY:
 Matt Cohen

ORGANIZATION:
 Vermont Div for Hist. Pres.

DATE RECORDED:
 October 24, 1983



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Record-Ede House, 0607-38 NE
83-A-345 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: North side of VT 235, just
east of intersection with T.H. 13

COMMON NAME:

The Pierce Place

FUNCTIONAL TYPE: House

OWNER: Philip Pierce

ADDRESS: RFD Franklin, VT 05457

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: 3x4

Approximate Dimensions: 25x30

SURVEY NUMBER:

0607-39

NEGATIVE FILE NUMBER:

83-A-349, #'s 19,20,21

UTM REFERENCES:

Zone/Easting/Northing

18/661510/4985050

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Pierce House

ORIGINAL FORMAL NAME:

The Pierce House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular Queen Anne

DATE BUILT:

1896

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐ Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gable front aluminum sided house with a greatly recessed ell, a rear-shed addition, and two front hip roof trapezoidal bay windows linked by a Queen Anne entry porch. The door is glazed and panelled. Windows have 2/2 sash. The bay windows contain 2/2 sash flanked by narrow 1/1 sash windows. Both bay windows have panelled transoms and a crown molded cornice. Below are novelty aprons, and a lattice skirt. The entry porch has turned posts, a post balustrade, a spindle valance, and a molded cornice. A similar porch fronts parts of the ell. Raking eaves on main block. The ell has large shed doors.

RELATED STRUCTURES:

1. Barn, c.1853, gable front bank barn, with large central sliding door 30'x45', has small gabled ell from basement level. Stone foundation, hand hewn timbers, mortice and tenon construction, vertical flushboard sheathing, asphalt shingle roof, fair condition, now used as a shed.

RELATED STRUCTURES: (Describe)

2. Dairy Barn, 1943, large, 35'x80', flared gambrel-roofed ground level stable barn, concrete floor and foundations, vertical flushboard sheathing, sheet metal roof. Small milk house wing, and stable ell has similar flared gambrel roofs. Large rear wing (c.1960) has 1/2 round roof. Attached, cylindrical silo, c.1943, two crowning, round metal ventilators, good condition.

(Continued)

STATEMENT OF SIGNIFICANCE:

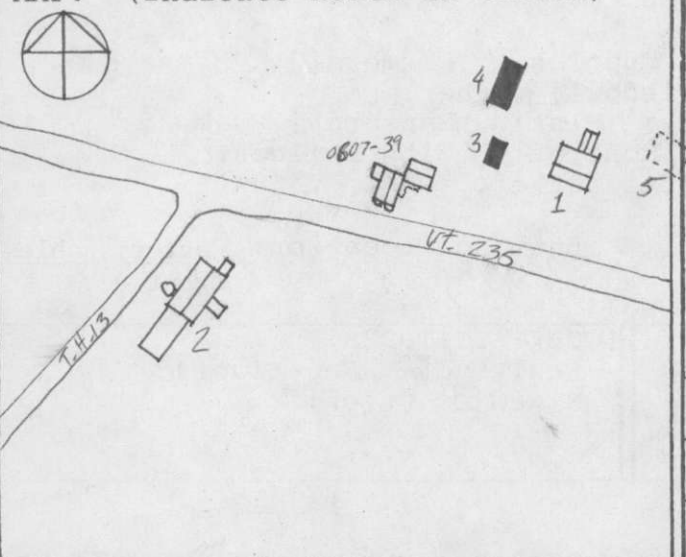
The Pierce House is a fine example of a vernacular style farmhouse. Two bay windows and two porches are the only Queen Anne elements. The farm has been in the present family since 1853—a likely date for the barn, #1. Destroyed in 1895 by fire, the original farmhouse was replaced the next year by John Henry and E. Leon Pierce, at a cost of \$5000. Both Beers' (1871) and Walling's (1857) Maps indicate "J.D. Russell" on the site.

The Barn, #2, was built in 1943 to replace a barn that burned the same year.

REFERENCES:

1. Philip Pierce, interview October 25, 1983
2. Beers' Map, 1871
3. Wallings Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 25, 1983

RELATED STRUCTURES CONTINUED:

Non-contributing.

3. Machine shed, c.1975 large, gabled, open eaves front, sheet metal walls and roof. Non-contributing.

4. Machine shed, c.1980, large, shed roof with front overhang open eaves front, sheet metal walls and roof, non-contributing.

5. Cellar hole, probably from the original house on this site that burned.



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Pierce Place, 0607-39 NE
83-A-349 Matthew Cohen



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Pierce Place, 0607-39 #1 NE
83-A-349 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: North side of VT 235, at end
of private drive, .2 miles East of
T.H. 13
COMMON NAME:
The Proper House
FUNCTIONAL TYPE: House
OWNER: Elbridge Pierce
ADDRESS: RFD Franklin, VT
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: 1½
Number of Bays: 2x2
Approximate Dimensions: 20'x20'

SURVEY NUMBER:

0607-40

NEGATIVE FILE NUMBER:

83-A-345 #'s 10,11

UTM REFERENCES:

Zone/Easting/Northing

18/661885/498580

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Pierce House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1855

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gable front house with rectangular bay window, and a recessed ell with both a steep-pitched wall dormer and a screened-in porch. Windows have 2/2 sash with drip molds. The bay window has narrow 1/1 sash windows (paired in front), and a molded box cornice. Asbestos shingle sheathing of the walls continues over the porch and bay window aprons. Trim includes a returning box cornice. The porch has plain posts and a hip shed roof.

RELATED STRUCTURES: (Describe)

1. Yankee Barn, c.1890, 40'x25', stone foundation, circular sawn timbers, mortice and tenon construction, board and batten sheathing, asphalt shingle roof, fair condition, present use: shed.

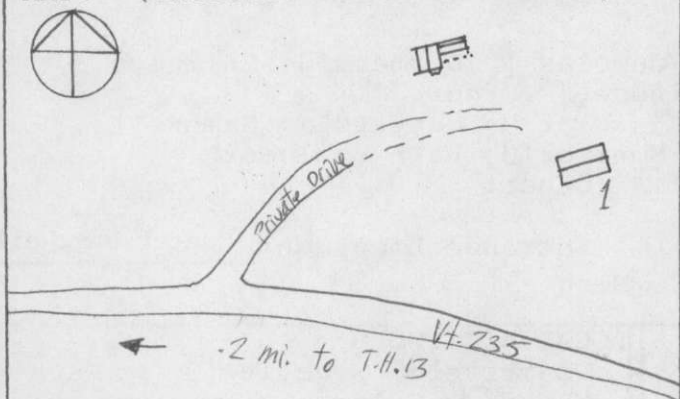
STATEMENT OF SIGNIFICANCE:

The Pierce House is a fine example of a typical mid-19th century farm house punctuated by a bay window (c.1895) and a steep-pitched wall dormer—two common motifs in the late 19th century. A house appears on the site as early as 1857 on Walling's Map, under "W. Darrah," and later on Beers' Map, 1871, under "G.W. Stebbins."

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div for Hist. Pres.

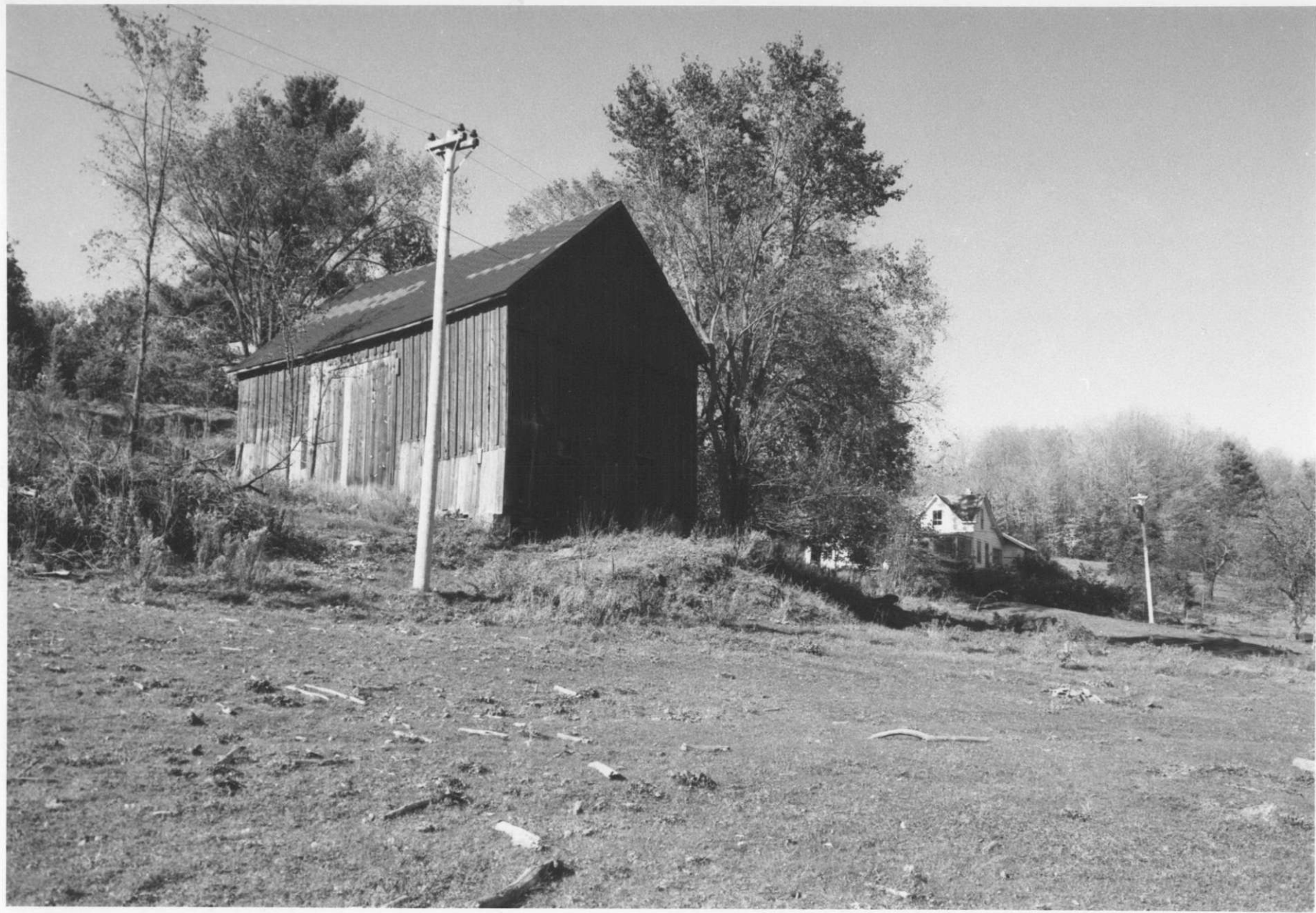
DATE RECORDED:

October 24, 1983



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Proper-Pierce House, 0607-40 N
83-A-345 Matthew Cohen



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Proper-Pierce House, 0607-40 #1 NW
83-A-345 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of T.H. 8, 1 mile
north of VT 235

COMMON NAME:

FUNCTIONAL TYPE:

OWNER: Roger Fourniers
ADDRESS: RFD Franklin, VT 05457

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: Common 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: 5x3

Approximate Dimensions: 32x22

SURVEY NUMBER:

0607-41

NEGATIVE FILE NUMBER:

83-A-345 #'s 16,17,18

UTM REFERENCES:

Zone/Easting/Northing

18/662950/4986160

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Fourniers House

ORIGINAL FORMAL NAME:

The Briggs House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1855

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: Center eaves
front

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

An impressive Georgian plan house with a relatively steep-pitched roof, a prominent molded box cornice with molded returns and a rear 1-story ell fronted by a shed-roofed porch. All wall openings have rectangular wood lintels. A recessed glazed and panelled door, with completely replaced surround, that has raised panels where sidelights once were. Windows have 2/2 sash, second story center window is flanked by full-length, 4-light sidelights. There are round attic gable windows each outlined by a ring of headers.

RELATED STRUCTURES

1. Shed, c.1900, has 30'x20' eaves front sliding door and modern shed-roofed addition with front overhang. Stone foundation, clapboard, sheet metal roof, good condition. 2. Barn, c.1890, large, 30'x75' eaves front bank barn with two eaves front, gabled high drives, and a large, rear Quonset hut ell attached through various sheds. Stone foundation, vertical flushboard

sheathing, sheet metal roof; fair condition. Fixed 6 sash gable window. Large attached, cylindrical silo (1950). 3. Small shed-roofed milk house, c.1930, virtually collapsed. Non-contributing. 4. Shed, c.1930, gable front, sheet metal-sheathed walls and roof, with exposed, shingled gable peak. Non-contributing.

STATEMENT OF SIGNIFICANCE:

The Fourniers House is an excellent example of a late, Greek Revival style, Georgian plan house of load bearing brick, though the original door and surround have been removed. It was probably built by Erasmus Briggs, the son of Gideon Briggs, who settled on this farm in 1826. Erasmus took over the farm from his father before 1857, and according to Child's Gazetteer, by 1883 he had lived on the farm for 55 years. Walling's Map (1857) indicates the name "E.D. Briggs" by a house on the east side of the road, near the present site. Beers' Map (1871) indicates the same name, but shows the house at the present location.

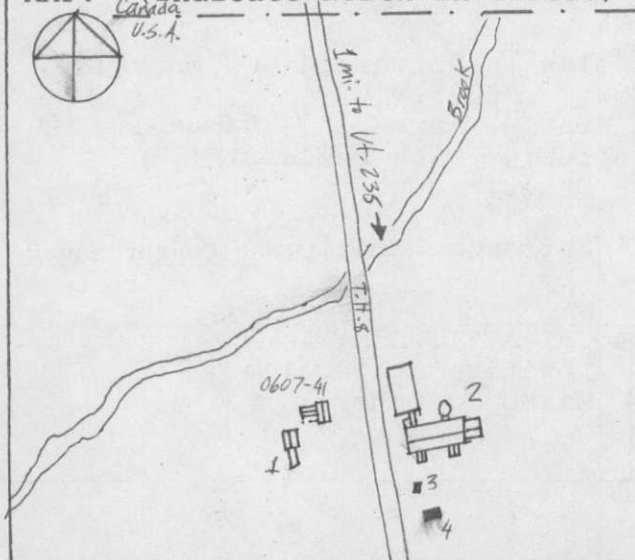
According to the present owner, the house, which is located within sight of the Canadian border, was involved in smuggling operations at various times in its history, as were most houses along the border.

The barn, #2, is an unusual, though deteriorated example of a large late 19th century bank barn with two gabled high drives, although one is more common.

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857
3. Child's Gazetteer, 1883, p.119
4. Roger Fourniers, Interview, October 25, 1983

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 25, 1983



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Briggs-Fourniers House, 0607-41 #1
83-A-345 NW Matthew Cohen



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Briggs-Fourniers House, 0607-41 #s
2, 3, 4 NE
83-A-345 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of T.H. 8, .6
miles north of VT 235
COMMON NAME:
The Hubbard House
FUNCTIONAL TYPE: House
OWNER: Charles Gates
ADDRESS: RFD Franklin, VT 05457
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: 1½
Number of Bays: 5x3
Approximate Dimensions: 30'x25'
Entrance Location: Center eaves
front and gable
front

THREAT TO STRUCTURE:
No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☐ Other:

SURVEY NUMBER:

0607-42

NEGATIVE FILE NUMBER:

83-A-345, #'s 19,20

UTM REFERENCES:

Zone/Easting/Northing

18/663030/4985450

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Gates House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1820,c.1910

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A late 19th century cape with a high knee wall, and a full wrap around porch, formed by an extension of the eaves front roof. A recessed shed wing is novelty sided. The doors, in the center of the eaves front, and south gable end, are glazed and panelled. Windows have 2/2 sash with drip molds. Flanking the diminished gable windows in the south gable end are small, fixed four sash windows. Trim includes corner boards, and at rear, a very slight box cornice. The original front cornice was removed to accomodate the porch. The porch has a box cornice, molded frieze supported by chamfered posts. There is a single, gable dormer with a 2/2 sash on eaves front. Off-center cinder block chimney.

as film 3.

RELATED STRUCTURES: (Describe)

1. An unusual narrow 2-story shed c.1920, 25'x10', large front double sliding door, shed roof, stone foundation, sheet metal roof, clapboard sheathing trimmed by corner and frieze boards, fair condition. Possibly used as a print shop at one time. 2. High drive ramp, stone and concrete construction, c.1890. 3. Gabled milkhouse, c.1930, probably an ell to a former

(Continued)

STATEMENT OF SIGNIFICANCE:

One of the oldest surviving houses in Franklin, the Hubbard Gates House is a Cape with an unusually high kneewall--seemingly a peculiarity to this area of the state. The very small windows in the corners of the gable are reminiscent of older cape houses. The porch appears to have been added c.1910. Both Walling's (1857) and Beers' (1871) maps indicate "J.H. Hubbard" on the site. The high drive ramps, #'s 2 and 4, probably served a large, late 19th century, eaves front bank barn perhaps with two gabled high drives, similar to #0607-41 #2, a half mile north on this road.

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

MAP: (Indicate North in Circle)



2
3
4
5
6



1
T.H. 8
- .6 mi. to Vt. 235

SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 25, 1983

RELATED STRUCTURES:

barn; 10'x15', concrete foundations, clapboard sheathing, sheet metal roof, balloon frame, good condition. 4. High drive ramp, same as #2. 5. Gable front shed c.1950 vertical flushboard sheathing, 25'x30'. Non-contributing. 6. Machine shed, c.1970 long, open eaves front. Non-contributing.



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Hubbard-Gates House, 0607-42 #3 NW
83-A-345 Matthew Cohen



83-A-345

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Hubbard-Gates House, 0607-42 #1 NE
83-A-345 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of VT. 235, .2 mi.
west of intersection with T.H. 9.
COMMON NAME:
The Morgan Gristmill House
FUNCTIONAL TYPE: House
OWNER: Douglas & Susan Clark
ADDRESS: RFD Franklin, VT 05457
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: Common 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: 1½

Number of Bays: 4x2

Approximate Dimensions: 30'x25'

SURVEY NUMBER:

0607-43

NEGATIVE FILE NUMBER:

85-A-386 #'s 10,11

UTM REFERENCES:

Zone/Easting/Northing

18/663820/4984460

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Clark House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1850

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: 3rd bay, eaves
front.

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A 3/4 house Classic Cottage with a high kneewall, a recessed modern wing, and an exterior, brick, diminished end chimney. Over the deeply recessed, modern, Christian Cross panelled door, and the 2/2 sash windows, are Dutch arches. The returning box cornice is vinyl-enclosed. The 2-story aluminum sided wing has a low-pitched roof, a multiple-light bowed window, and 1-story garage wing extension.

RELATED STRUCTURES: (Describe)

1. Grist Mill foundations c.1850, c-35 foot square field stone walls varying in height from c.10 to c.30 feet. Northern wall has a large semi-circular opening dropping from the upper edge.

STATEMENT OF SIGNIFICANCE:

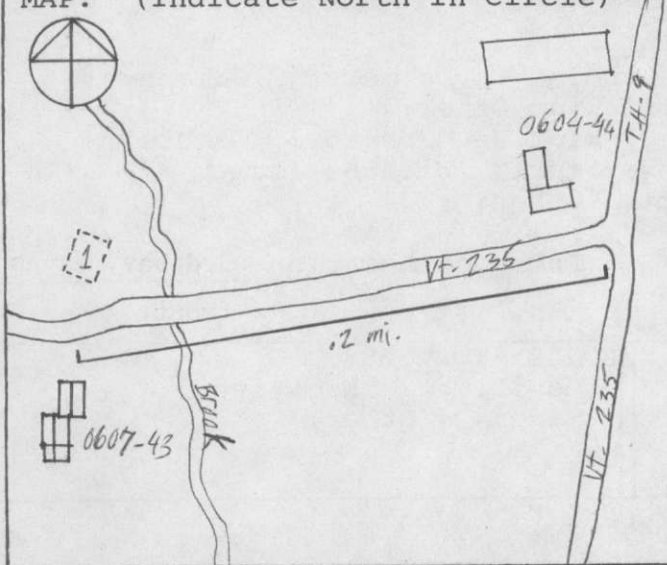
The Morgan Grist Mill House-The Clark House is a fine example of both a simple, mid-nineteenth century, Vernacular Greek Revival style house, and of a somewhat rare building type. It was originally associated with the grist mill that stood across the road (#1). The mill, known by 1883, and perhaps originally, as "C. [Charles] W. Morgan's Grist Mill", is listed in Child's Gazetteer as having had a capacity of about 500 bushels of grain per day.

According to Eunice Clark, the grist mill owner around 1880 married one of the Wilder daughters-the family then living in the nearby #0607-44. Allen Wilder from that house bought the mill house around 1920, and apparently used it as a tenement for his farm help. The house may have been associated with #0607-44 earlier however. Beers' Map shows it under "J.H.H." presumably "J.H. Hubbard," the son of Samuel Hubbard, who took over #0607-44 from his father.

What is now a swampy field south of the mill house was a 20 acre pond that served both the grist mill, and a saw mill on the east bank of the brook. (Continued)

REFERENCES:

1. Eunice & Ross Clark, interview, November 4, 1983.
2. Beers' Map, 1871.
3. Walling's Map, 1857
4. Child's Gazetteer, p. 117.

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:
Matt Cohen

ORGANIZATION:
Vermont Div. for Hist. Pres.

DATE RECORDED:
November 4, 1983

SIGNIFICANCE CONTINUED:

Beers' Map, in addition shows an even larger pond across the road and down hill from the mills.

Interior alterations and construction of the large exterior chimney were done around 1971. Additions to what was a wood shed wing were done about 2 years later, to increase the living space.



85-A-386

Vt. Division for Historic Preservation
Franklin County Franklin 8/85
Morgan Grist Mill-Clark House, 0607-43
85-A-386 Nancy Solomon

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: North side of VT. 235, at
Northwest intersection of VT. 235 and
T.H. 9.
COMMON NAME:
The Samuel Hubbard House
FUNCTIONAL TYPE: House
OWNER: Douglas Clark
ADDRESS: RFD Franklin, VT. 05457

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: $2\frac{1}{2}$

Number of Bays: 5x2

Approximate Dimensions: 35'x25'

SURVEY NUMBER:
0607-44

NEGATIVE FILE NUMBER:
83-A-345, # 21, 83-A-374, # 18,19,20,21

UTM REFERENCES:
Zone/Easting/Northing

18/664050/4984600

U.S.G.S. QUAD. MAP:
Enosburg Falls, 15'

PRESENT FORMAL NAME:
The Clark House

ORIGINAL FORMAL NAME:
The Hubbard House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: vernacular-Federal/Greek Revival

DATE BUILT:
c.1840

THREAT TO STRUCTURE:
No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:

LOCAL ATTITUDES:
Positive ☒ Negative ☐ Mixed ☐ Other:

Entrance Location: Center, eaves front

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A Classic, Georgian plan house with a long rear ell flush with the west gable end, and extended by a shed wing. A recessed Christian Cross-panelled door has seven ornately molded raised panels, including one wide horizontal one just below center. Door surrounded by 2-light, $\frac{1}{2}$ -length sidelights, and a 3-light transom, also recessed. Both sides of the projecting door jambs, as well as reveals and reveal soffits, are panelled. Pilasters flanking the sidelights (inside ones occur on the door jamb ends and are narrower,) have delicately molded panels and capitals. The transom is bound on the ends by small unpanelled pilaster extensions with delicately molded capitals, and by a narrow lintel board above it, with a similar cornice molding. Over the transom is a replacement, semi-elliptical louvered fan with molded trim. Original 5-light transom, and recent storm windows and 3-light sidelight storm windows presently cover the recess doorway. The transom has modern, applied paired muntins giving the effect of narrow border, and small corner lights

(Continued)

RELATED STRUCTURES: (Describe)

1. Shed-roofed shed with six large, braced-arch openings on front; erected c.1945 with hand hewn timbers, taken from a horsebarn that once stood nearby; mortice and tenon construction. 2. Barn, 1950, built by Ross Clark; large clapboard and sheet metal-sheathed, gambrel-roofed dairy barn with small milk house ell, and east end lean-to. Non-contributing. 3. Granary, c.1840, 15

(Continued)

STATEMENT OF SIGNIFICANCE:

The Hubbard House-The Samuel Hubbard House-The Clark House is an excellent and well-preserved example of a Georgian plan, Federal/Greek Revival style house that was built by Franklin's first settler, Samuel Hubbard. It is located prominently on a curve of one of the town's main roads.

Suggestive of the Federal Style are the delicate moldings of the door surround, and some interior architectural detail. The more significant Greek Revival influence includes the relatively steep roof pitch, and the overall boldness of the cornice, cornice moldings, sidelights, and transom.

The three significant alterations are superficial, the louvered fan over the door (c.1970) being the most significant. The exterior end chimney (1940) entailed removal of a louvered attic vent identical to that of the west gable. Marble steps (c.1960) were inspired by the original marble door sill.

Samuel Hubbard (1763-1844), one of five proprietors of the town, spent his early years in Northfield, Mass., and came to Franklin in 1789 to settle with

(Continued)

REFERENCES:

1. Eunice and Ross Clark, interview, November 4, 1983
2. Aldrich, p. 493
3. Child's Gazetteer, pp. 117-118
4. Beers' Map 1871
5. Walling's Map 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div for Hist. Pres.

DATE RECORDED:

November 4, 1983

DESCRIPTION CONTINUED:

surrounding each large light (a c.1850 Greek Revival motif.) The Door has an original marble sill, and c.1960 marble steps with iron rails. Modern coach lights flank the door. Windows have 2/1 sash, with drip molds surrounds, projecting sills, fixed 4 sash storm windows, and shutters with mechanical lower panels. Piercing the granite slab foundations on front are two fixed eight sash basement windows.

Trim includes narrow drip molded sill boards, corner boards that meet at a 3/4-round bead at each corner, box cornice with slight returns, boldly crown molded frieze boards. Piercing the attic story of the west gable end is a semi-elliptical louvered fan with molded architrave trim. On the east gable end is an exterior, diminished, central brick chimney (1940). The house retains its original plan, defined by plank partitions.

The 5-bay ell has a central door, 2/2 sash windows, a slightly overhanging cornice, and three gable dormers with 2/2 sash windows. The shed extension has one low, wide opening, and one larger drip molded opening.

RELATED STRUCTURES CONTINUED:

feet square, walls inclined inward toward the bottom, south wall has original narrow, vertical lattice sheathing, to allow drying of grain. Other sides are clapboarded or vertical flushboarded. Stone foundations, vertical sawn timbers, mortice and tenon frame, sheet metal roof. Clapboarded gable. Very deteriorated. 4. Gable front hay barn, c.1850, 30x25 feet, stone foundation, hand hewn and vertical sawn timbers, mortice and tenon frame, vertical flushboard; sheet metal roof. Two stories, very deteriorated.

STATEMENT OF SIGNIFICANCE:

his family. He had first arrived in 1788 to build a log cabin, near the present house. After becoming more established, in part from selling land to settlers that came after him, he built the present house.

The original road passed much closer to the house than it does today, the path of which is marked by a row of large trees, and a fieldstone wall. When the road was improved and rerouted, it apparently covered the cellar hole of Samuel Hubbard's log cabin, which stood across the first road. Samuel's son Jonathan Hunt Hubbard, who was born in 1808, was the second owner of the house. Sometime between 1883 and 1891, ownership passed to J.E. Wilder (according to combined evidence from Child and Aldrich.) According to Eunice Clark, however, Hubbard went bankrupt, the Montpelier Saving Bank took the mortgage, foreclosed soon after, and sold the house to James E. and Caroline Wilder on May 15, 1879. In 1913, ownership passed to Allen and Flora Wilder, around 1935 to Ross and Eunice Clark (the present residents), and in 1971 to Douglas and Susan Clark.



83-A-378

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Hubbard-Clark House, 0607-44 NE
83-A-378 Matthew Cohen



83-A-378

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Hubbard-Clark House, 0607-44 #s3,4
83-A-378 NE Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of T.H. 9, .25
miles north of intersection with VT.
235
COMMON NAME:
Minister Hill Farm (also: Shadyvale Farm)
FUNCTIONAL TYPE: House
OWNER: Robert Horskin
ADDRESS: RFD Franklin, VT 05457
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: 1½

Number of Bays: 3x2

Approximate Dimensions: 27'x22'

SURVEY NUMBER:

0607-45

NEGATIVE FILE NUMBER:

83-A-353, #'s 3,4,5,6

UTM REFERENCES:

Zone/Easting/Northing

18/664150/4984920

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Horskin House

ORIGINAL FORMAL NAME:

The Horskin House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

1872

THREAT TO STRUCTURE:

No Threat ☒ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

An eaves front house with a high kneewall, a central, steep-pitched cross gable wall dormer, a 1-bay entry porch and a recessed wing fronted by a hip-roofed porch, and extended by a rear ell. The door is glazed and panelled and has a surround. Clapboarded recessed panels occur where sidelights would be. Windows have 2/2 sash with projecting molded cornices, and louvered blinds. The paired wall dormer window has narrow 1/1 sash sections. House trim includes paneled corner pilasters with molded, projecting capitals, and a double molded frieze. Eave soffits are open. Supporting the hip shed roof and molded box cornice of the entry porch are slotted posts with ornate, scroll-sawn brackets, plain bases and turned balustrades on the sides. Below each balustrade is a skirt with a lattice-infilled, shaped frame. Fronting the 3-bay wing is a screened-in porch with a tall clapboarded apron, and square posts with molded box cornice, and hip shed roof. A 2-bay shed dormer has 2/2 sash windows with projecting molded cornices, and corner pilasters with

(Continued)

RELATED STRUCTURES: (Describe)

1. Shed, c.1875, eaves front, large drip molded, fascia-surrounded front opening, 25x15 feet, stone foundation, balloon frame, clapboard sheathing, sheet metal roof, good condition. Rectangular drip molded louvered gable openings. Trim includes corner boards and frieze boards. 2. Small gabled shed (playhouse), clapboarded 12 feet square. Non-contributing.

(Continued)

STATEMENT OF SIGNIFICANCE:

The Horskin House is an excellent example of an 1872 vernacular house, and is associated with an outstanding turn of the century barn (#6). Settled in 1835 by Enos and Elizabeth Horskin, the farmstead remains in the Horskin family today.

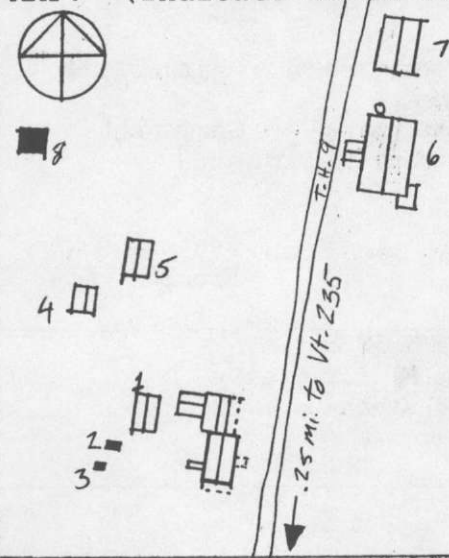
According to Child's Gazetteer (1883), Enos Horskin came from Hinesburg, VT. and located in southern Franklin "at an early date." By 1883 the source continues, he had moved to the present farm location, and had been living there for 46 years, which corresponds with Robert Horskin's account. Both Walling's (1857), and Beers' (1871) Maps indicate "P. Horskin" on the site, perhaps Philo Horskin, the sixth son of Enos, who was born in 1820. The house was built in 1872 with wood taken from the farm's woodlot in 1869. The barn (#6) was built in 1898 by Arlin Horskin, the present owner's father.

The farmstead is especially notable for the architectural quality of contributing structures, particularly #1, #6 and #7.

REFERENCES:

1. Robert Horskin, interview, October 31, 1983
2. Child's Gazetteer, 1883, p.119
3. Northeast Dairyman, vol. 55, No.3, March 1971, pp.12-13.
4. Beers' Map, 1871
5. Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 31, 1983

DESCRIPTION CONTINUED:

similar molded capitals. A small, gabled basement stair vestibule is trimmed to match the main block. Porches on both the south gable end, and the north end of the wing have clapboarded aprons, square posts, and shed roofs.

RELATED STRUCTURES CONTINUED:

3. Shed-roofed shed, make shift construction, 10 feet square. Non-contributing. 4. Carriage House c.1875, 25x15 feet eaves front, two double leaf diagonal braced doors with drip molded surrounds. Concrete foundations, combined mortice and tenon and balloon frame, clapboarded, corner and frieze boards, asphalt shingle roof. 5. 1½-story eaves front 3x1 horse barn with basement and full rear shed, c.1872, granite block foundations that rise, on the full height of the manure basement, balloon frame, clapboarded, corner boards, frieze boards, open eave soffits, sheet metal roof. Windows have 2/2 sash, except those of the north gable peak, a row of five small, single light windows. Central gable roof cupola with corner boards, fascia trim, raking eaves. Good condition. 6. Impressive, large 5x5 bay, c.65x35 foot eaves front bank barn with a gabled, enclosed high drive, an octagonal cupola, a Mansarded, octagonal silo, and a small shed-roofed milk house. Granite block foundations, (fieldstone high drive ramp) circular sawn beams, mortice and tenon construction, vertical flushboard sheathing, sheet metal roof. Basement level windows have fixed 6 sash, upper level, and symmetrically-arranged gable windows have 2/2 sash with drip molds. There are two large, basement level, gable end openings with molded surrounds. Barn trim includes corner boards, molded frieze boards and open eave soffits. The high drive has a drip molded, braced-arch opening within it, in the main block, is a large double leaf, diagonally braced, batten door. The first tier of the 2-tier cupola is clapboarded and has corner boards with flush corner brackets that abutt a small pent roof overhang. The 8-sided upper tier is open (original windows and blinds soon to be re-installed), and has a panelled, bracketted frieze, and a flared hip roof with a weather vane. The silo is vertical flushboarded. Very good condition. 7. Bank Barn, c.1835; eaves front, 40x35 feet, relatively low-pitched roof, central double leaf door. Fieldstone foundations cover full height of the basement, and are pierced by two paired, fixed four light windows, and a pass door. Vertical flushboard sheathing, sheet metal roof, fixed six light gable peak window, very good condition. 8. Sugarhouse, c.1960, gabled, vertical flushboard-sheathed. Non-Contributing.



83-A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Horskin-Minister Hill Farm, 0607-45
83-A-353 NW Matthew Cohen



83-A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Horskin-Minister Hill Farm, 0607-45
#s 7, 6 NE
83-A-353 Matthew Cohen



83-A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Horskin-Minister Hill Farm, 0607-45
#s4, 5 NW
83-A-353 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of T.H. 9 just
north of intersection with T.H. 10, just
south of Canadian border
COMMON NAME:

FUNCTIONAL TYPE: House
OWNER: Don Richard
ADDRESS: RFD Franklin, Vt. 05457

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: Common 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: 4x3

Approximate Dimensions: 32x22

SURVEY NUMBER:

0607-46

NEGATIVE FILE NUMBER:

83-A-353, #'s 0,1,2

UTM REFERENCES:

Zone/Easting/Northing

18/664875/4986500

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

Enosburg Falls

PRESENT FORMAL NAME:

The Richard House

ORIGINAL FORMAL NAME:

The Richard House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

1852

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Originally a gable front house converted to a 3/4 Georgian facade brick house. A gable end shed-roofed porch, and a brick ell with an adjacent wood addition. The 2nd bay eaves front Christian Cross door is flanked by 1/2-round door jambs, and 2/3-length, sidelights with recessed panelled pedestals. Door surrounded by panelled reveals, and a symmetrically molded surround with sideboards, transom bar, and corner blocks. Windows have 1/1 sash, with rectangular wooden lintels, and louvered blinds. There is a molded box cornice and returns, triangular louvered attic vents. The left of two corbelled cap, interior gable end chimneys has an iron cresting. The porch has plain square posts and a molded box cornice. The ell has a partially exposed gable front, and is trimmed like the house. It has hand hewn timbers, mortice and tenon framing, and has an eaves front sliding door. Traces of a Queen Anne porch, removed from the eaves front are visible.

RELATED STRUCTURES: (Describe)

1. Gable front shed, c.1900, c.15x20 feet, stone foundation, vertical flushboard sheathing, sheet metal roof, fair condition.
2. Chicken Coop c.1930 low pitched shed roof, nearly collapsed. Non-contributing.

STATEMENT OF SIGNIFICANCE:

The Richard House is an excellent example of the Greek Revival style in Franklin. A full Queen Anne style front porch was recently removed.

Located virtually on the Canadian border, the house was involved in the Fenian Raid of May 23, 1870—an attempt by some of the Irish immigrants, most of whom had immigrated in 1846 due to potatoe famines at home, to establish an Irish Republic in Canada. The Fenian Brotherhood, which was established before the Civil War, staged several invasions along Canada's border. In 1870, 800 Fenians under the leadership of General John O'Neill, gathered at St. Albans and advanced to Franklin, crossed the border at Chickabiddy Brook on this farm, and met Canadian troops at the nearby Eccles Hill. During the unsuccessful invasion, General O'Neill apparently asked Mr. Richard (then the owner of this house) if he could go to the attic to spy on the Canadians through the triangular gable fan. Richard turned him down, but when he later found the general in the attic, he threw him down the stairs and out of the house. The next day, as Richard stepped out on the porch, a Fenian bullet hit the south gable end door, leaving a hole that remains today. In 1959, hundreds

REFERENCES:

1. Beers' Map, 1871.
2. Walling's Map, 1857.
3. Don Richard, interview, October 31, 1983
4. Franklin Historical Society, 1965

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:
Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:
October 31, 1983

SIGNIFICANCE CONTINUED:

of people gathered here for a re-enactment of the raid.

Both Beers' (1871) and Walling's (1857) Maps indicate the name "Richard" for the house.



83-A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Richard House, 0607-46 NW
83-A-353 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of T.H. 10, .9
miles east of T.H. 9
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Robert Carlson
ADDRESS: RFD 1
Franklin, VT. 05457
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: 1½
Number of Bays: 4x2
Approximate Dimensions: 30'x20'

SURVEY NUMBER:

0607-47

NEGATIVE FILE NUMBER:

83-A-347 #'s 19,20,21

UTM REFERENCES:

Zone/Easting/Northing

18/666200/4986420

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Carlson Hosue

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☒ Poor ☐

STYLE: vernacular

DATE BUILT:

c.1825

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A 4x2 bay 3/4 Classic Cottage with a wide rear ell with a gabled extension, and a shed-roofed 3/4 wrap around porch. A glazed and panelled door is recessed within a plain surround. Windows have 1/1 sash. Trim includes corner boards, and a molded frieze, box cornice and slight returns. The Queen Anne style porch has a shingled skirt, turned balustrade and posts, and cavetto-profile brackets that support a frieze and box cornice. Porch gable ends are infilled with alternating scalloped shingle and vertical matchboard courses. Two interior gable end chimneys.

RELATED STRUCTURES:

1. Gable front shed, c.1850, hand hewn timbers, mortice and tenon frame, stone foundation, vertical flushboard sheathing, sheet metal roof, 20x25 feet, full side shed. Good condition. 2. Gable front shed, c.1850, vertical sawn timbers, mortice and tenon construction, stone foundation, vertical flushboard sheathing, sheet metal roof, 12x17 feet, rear attached shed roof, good

~~XX~~

condition. 3. Gable front Barn, c.1860, 22x30 feet; eaves side sheds on both sides. Front rigid sliding door flanked by six light casement windows, hay door with diagonal brace, stone foundation, hand hewn timbers, mortice and tenon frame, clapboard sheathing, corner boards, sheet metal roof, good condition. 4. Gabled shed with open eaves front, vertical flushboard gable ends

(Continued)

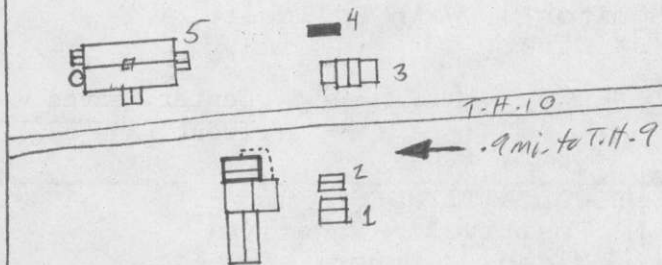
STATEMENT OF SIGNIFICANCE:

The Carlson House is a fine example of an early 19th century farmhouse. It is especially notable in Franklin for its early age, and relatively good state of preservation. The barn #5, is a very well preserved and good example of a late 19th century bank barn. Walling's Map, 1857, shows "H. Olmstead" on the site, while Beers' Map, 1871, shows "W. Robie."

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div for Hist. Pres.

DATE RECORDED:

October 31, 1983

RELATED STRUCTURES CONTINUED:

and rear; sheet metal roof. Non-contributing. 5. Large eaves front bank barn, c.1890, with gabled front high drive, gabled roof silo wing, an attached cylindrical silo, and a gabled cupola. Stone foundation, circular sawn beams, mortice and tenon frame, vertical flushboard sheathing, sheet metal roof. 45x32 feet. Cupola have two eaves front louvered sections. Basement level windows have 2/2 sash. Very good condition.



83 A 347

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Carlson House, 0607-47 SE
83-A-347 Matthew Cohen



83-A-347

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Carlson House, 0607-47 #s 4,3 NE
83-A-347 Matthew Cohen



83-~~A~~347

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Carlson House, 0607-47 #5 NE
83-A-347 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of T.H. 10, 1.3
miles east of T.H. 9

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Ernest Boucher
ADDRESS: RFD Franklin, VT 05457

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: 1½

Number of Bays: 3x2

Approximate Dimensions: 32'x27'

SURVEY NUMBER:

0607-48

NEGATIVE FILE NUMBER:

83-A-347, # 16, 17

UTM REFERENCES:

Zone/Easting/Northing
18/666820/4986450

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Boucher House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: vernacular

DATE BUILT:

c.1825

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A 3-bay Classic Cottage, a recessed shed wing, and a plastic-enclosed, shed-roofed entry porch. The door is glazed and panelled, in a plain surround. Queen Anne influenced cottage windows flank the door, each have a single, large square light with a colored transom, and fixed four sash storm windows. Gable windows have 1/1 sash, and in the left gable are flanked by casement windows with single square lights. House trim includes corner boards, molded frieze boards, and a molded box cornice and returns. The board and batten wing has a large eaves front opening. The entry porch has a shingled skirt, a flared shingle apron, and square posts supporting a frieze and shed roof. Center chimney.

RELATED STRUCTURES:

1. Bank barn c.1350, connected to a long narrow ell through a full gable end shed. Main block 40x30 feet. Ell-40x12 feet. Both hand hewn timbers, mortice and tenon construction, vertical flushboard sheathing, sheet metal

~~RELATED STRUCTURES XXXX (BASE COPY)~~

roof. Ell has an unusual fieldstone foundation that rises a full story on the south side. Fair condition. 2. Garage, c.1930, hip roof, two garage doors (one double leaf, one overhead), concrete foundation, shingled balloon frame, rolled roof, variously sized 1/1 sash windows, fair condition. 3. Gabled machine shed, c.1970, wide, open gable front, vertical flushboard sheathing.

STATEMENT OF SIGNIFICANCE:

Non-contributing.

The Boucher house is a fine example of an early 19th century farmhouse, and has small gable windows characteristic of earlier cape houses. Eaves front windows appear to have been installed c.1890. The barn, #1, is especially notable for the high fieldstone foundations. Both Beers' and Walling's Maps indicate "W. Giddings" on the site.

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 31, 1983



83-A-347

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Boucher House, 0607-48 SW
83-A-347 Matthew Cohen



83-A-347

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Boucher House, 0607-48 #s 2, 1 SE
83-A-347 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of VT. 120, .4 miles
south of intersection with T.H. 3
(Franklin Center)
COMMON NAME:

FUNCTIONAL TYPE:
OWNER: George and Rachel Prive
ADDRESS: RFD Franklin, VT 05457

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: 1½

Number of Bays: 2x2

Approximate Dimensions: 18'x25'

SURVEY NUMBER:
0607-49

NEGATIVE FILE NUMBER:
83-A-353 #11

UTM REFERENCES:
Zone/Easting/Northing

18/664550/4982250

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Prive House

ORIGINAL FORMAL NAME:

The Wood House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

None

BUILDER/CONTRACTOR:

Frank Wood

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1890

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A gable front house fronted by a shed-roofed Colonial Revival porch, and extended by a full-width rear, horizontal flushboarded, shed wing. The glazed and panelled door, and 2/2 sash windows have drip molds. Trim includes corner pilasters with projecting molded capitals, double molded frieze boards, and fascia trim. The porch, c.1920 has a shingled apron, a molded box cornice and square, tapered, Tuscan columns with molded bases and capitals. The porch roof has matchboard gable ends, and a clapboarded ceiling. Projecting from the apron are steps, flanked by small shingled rails. Center brick chimney. Windows have fixed four sash storm windows, except for a gable front, 1st floor fixed 12 pane sash.

RELATED STRUCTURES: (Describe)**STATEMENT OF SIGNIFICANCE:**

The Prive house is a well preserved example of a turn of the century house with 19th century trim. It displays a fine example of an early twentieth century Colonial Revival porch featuring tapered, square columns.

Frank Wood, a local itinerant worker, built the house presumably between the dates of December 23, 1889, when he bought a half acre from Lyman H. Fulton and 1892, when he bought two more acres from the same. He had a small barn associated with his limited subsistence farm. When Frank died, his wife Elizabeth took over ownership. Next were Linnie and Delbert Wood, followed by the present owners.

REFERENCES:

1. George and Rachel Prive, Interview, November 9, 1983

MAP: (Indicate North in Circle)

0607-15 #4

0607-49

0607-27

14-120
4 mi. to T.H. 3 (Franklin Center)

SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 1, 1983



83-A-353

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Wood-Prive House, 0607-49 W
83-A-353 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: Southwest side of T.H. 10, .8
miles north of intersection with T.H. 6
and T.H. 17.
COMMON NAME:

FUNCTIONAL TYPE: House
OWNER: Richard Boudreau
ADDRESS: RFD Franklin 05457

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: 1½

Number of Bays: 5x2

Approximate Dimensions: 30'x20'

SURVEY NUMBER:

0607-50

NEGATIVE FILE NUMBER:

83-A-347, #15

UTM REFERENCES:

Zone/Easting/Northing

18/667850/4985960

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Boudreau House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1840

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: Center, eaves
front

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A Classic Cottage with a full front Colonial Revival porch (c.1920), a 2-story rear ell, and rear shed-roofed porch. The door is glazed and panelled in a drip molded surround. Windows have 3/1 vertical panes sash in drip mold surrounds, with fixed four light storm windows. Trim includes molded corner boards, frieze boards, and a molded box cornice, with returns. The porch has a flared shingled apron with flat, scalloped, canted and pointed butt shingles. On this rest battered columns with bases and capitals, topped by a shed roof with clapboarded gable ends. An opening in the apron is terminated by capped newel posts. There is an interior gable end chimney with corbelled cap, exterior, diminished brick end chimney. Half the gable of the rear ell is exposed.

RELATED STRUCTURES: (Describe)

1. Garage, c.1940, 1½ story gable front, large double leaf door. Non-contributing.

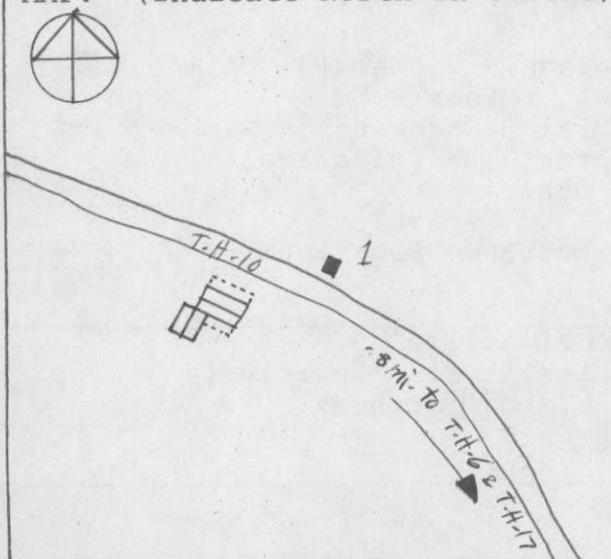
STATEMENT OF SIGNIFICANCE:

The Boudreau house is a fine example of a typical early 19th century Classic Cottage farmhouse, and has a very fine early 20th century porch. Both Walling's and Beers' Maps indicate "J. Elrick" living here. The owner says the house was built around 1900, and has 3-inch Hemlock plank construction. He plans to replace the clapboards with vertical flushboard sheathing, and to remove the present porch.

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 31, 1983



83-A-347

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Boudreau House, 0607-50 S
83-A-347 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: East side of T.H. 12, .7
miles north of intersection with T.H. 17
COMMON NAME:
FUNCTIONAL TYPE: Barn
OWNER: Mrs. Renwick Scott
ADDRESS: 2033 S. Ventura
Springfield, MO 65804
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: Vertical flushboard
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: Highdrive, ventilators
Roof Style: Gable ☐ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☒
Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐
With Parapet ☐ With False Front ☐ Other:
Number of Stories: 1½ & raised basement
Number of Bays: 3x5
Approximate Dimensions: 37'x70'
Entrance Location: Various

SURVEY NUMBER:

0607-51

NEGATIVE FILE NUMBER:

83-A-379, #4

UTM REFERENCES:

Zone/Easting/Northing

18/670575/4986080

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Scott Barn

ORIGINAL FORMAL NAME:

PRESENT USE: Barn

ORIGINAL USE: Barn

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1900

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A gable front bank barn with an enclosed gable front high drive with a low-pitched roof, an attached plywood milkhouse and a 1½ story lean-to on the opposite eaves side. The high drive rests on earth-filled concrete. The high drive has a fixed two sash gable window, and a large double leaf door. The area beneath is horizontal flushboard enclosed. Vertical flushboard sheathing occurs in three horizontally-defined sections. Inside are full hay mows to either side of the drive. 2/2 sash windows on basement. Metal crown ventilators.

RELATED STRUCTURES: (Describe)

1. Original farmhouse, completely remodeled c.1980, clapboarded, with 1/1 sash windows and various large, glass sliding doors. Non-contributing.

STATEMENT OF SIGNIFICANCE:

The Scott barn is an excellent example of a turn of the century bank barn. The high drive was generally employed because it was believed that built-up, earthen ramps transmitted moisture, to the stable, which was bad for the cows.

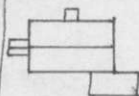
REFERENCES:

MAP: (Indicate North in Circle)



1

T.H. 12
7 mi. to T.H. 17 →



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 2, 1983



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Scott Barn, 0607-51 NE
83-A-379 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of T.H. 12, .2 miles
northwest of intersection with T.H. 17
COMMON NAME:
Starfire Farm
FUNCTIONAL TYPE:
OWNER: Marcel and Shirley Fregeau
ADDRESS: RFD Franklin, VT 05457
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: 1½

Number of Bays: 5x2

Approximate Dimensions: 25x22

SURVEY NUMBER:
0607-52

NEGATIVE FILE NUMBER:
83-A-379 #5,6

UTM REFERENCES:
Zone/Easting/Northing

18/670530/4985215

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Fregeau House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1870

of Cottage, originally a separate house in 1870, attached to the existing house at an unknown date.

Entrance Location: Center, eaves

front; center ell

gable front.

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A Classic Cottage with a 1-bay entry porch, and a 3x2 bay gable front ell, with a wrap-around porch, and various ell extensions. The molded, raised panel door has a narrow surround, as do the 2/2 sash windows. Trim includes aluminum siding, corner seams, and a molded box cornice, with cornice returns on the ell. The main house has a hip-roofed entry porch with chamfered posts, scroll-sawn consoles, and a molded box cornice. The ell porch has similar posts, and a box cornice. The ell also has kneewall windows, and a gable roof connection to the main house. Gable end exterior brick chimneys. Foundations are concrete-faced. One of the ell extensions is clapboarded, while another is sheet metal-sheathed.

RELATED STRUCTURES:

1. Eaves front barn c.1870, with a full end shed that has a small gabled milk house attached; and a 2-story square gabled silo on the other end. 40x30 feet, stone foundations, hand hewn timbers, mortice and tenon construction,

~~RELATED STRUCTURES: (Describe)~~

vertical flushboard sheathing, sheet metal roof. Good Condition. 2. Gable front barn, c.1870, 20x25 feet, stone foundations, hand hewn timbers, mortice and tenon construction, vertical flushboard sheathing, sheet metal roof; front rigid sliding door. Fair condition. 3. Eaves front bank barn, c.1850, central double leaf door, stone foundations, hand hewn timbers, mortice and tenon

STATEMENT OF SIGNIFICANCE:

Starfire Farm-The Fregeau House and related structures forms a typical example of a late 19th century farmstead. The house is a well-preserved example of a traditional house plan with modest ornamental detail. The ell, also a Classic Cottage, was originally a separate house in East Franklin that moved and attached to the existing house at an unknown date.

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 4, 1983

RELATED STRUCTURES CONTINUED:

frame, vertical flushboard sheathing, sheet metal roof.



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Fregeau House-Starfire Farm,
0607-52 W
83-A-379 Matthew Cohen



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Fregeau House-Starfire Farm, 0607-52
#s 3, 1, 2 N
83-A-379 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: East side of T.H. 12, just
north of intersection with T.H. 17.

COMMON NAME:
The East Franklin School House
FUNCTIONAL TYPE: School

OWNER: Stephanie Rowe
ADDRESS: RFD Franklin, VT 05457

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: 1½

Number of Bays: 5x4

Approximate Dimensions: 30'x30'

SURVEY NUMBER:
0607-53

NEGATIVE FILE NUMBER:

83-A-379, #7

UTM REFERENCES:

Zone/Easting/Northing
Not on USGS map

18/670675/4985085

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Rowe House

ORIGINAL FORMAL NAME:

Franklin District School No. 9

PRESENT USE: House

ORIGINAL USE: School

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1850/c.1920

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: Center, gable
front

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A gable front schoolhouse that has an enclosed entry vestibule with a projecting full pediment, a full east side lean-to incorporated into the main block, and a small rear wing. An ornately molded, Christian Cross, raised panel door is set in the vestibule which has engaged chamfered corner pilasters and support a full pediment with box cornice and fascia trim. The west eaves side has a bank of 12/12 sash windows. Flanking the vestibule to either side are smaller, paired fixed 12 sash windows. The gable window has 6/6 sash. Trim includes corner boards with molded capitals, frieze boards, and a molded box cornice.

RELATED STRUCTURES: (Describe)

1. Garage c.1970, gable front, vertical shiplap siding. c.10'x25'. Non-contributing.

STATEMENT OF SIGNIFICANCE:

The East Franklin Schoolhouse is a fine example of a typical countryside school, with many early twentieth century Colonial Revival elements, of particular note is the finely detailed entry vestibule. The large banks of windows were probably added c.1930, in accordance with new "Common School" laws requiring ample natural light. A school appears on the site on both Walling's (1857) and Beers' (1871) Maps, on the latter being labeled the District No. 9 school.

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

MAP: (Indicate North in Circle)



0607-52

1

0607-53

TH. 12

TH. 17

Five River

SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 1, 1983



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Franklin District School 9-East
Franklin School-Rowe Houwe, 0607-53
83-A-379 N Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of T.H. 17, .6
miles west of intersection with TH 12

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Thelma Benjamin
ADDRESS: RFD Franklin, VT 05457

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: 1½

Number of Bays: 5x3

Approximate Dimensions: 32x27

SURVEY NUMBER:

0607-54

NEGATIVE FILE NUMBER:

83-A-379, #0,1,2,3

UTM REFERENCES:

Zone/Easting/Northing

18/669775/4984820

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Benjamin House

ORIGINAL FORMAL NAME:

The Wilson House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

1841

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A Classic Cottage with two elaborate, door surrounds, and a 1-story clap-board wing and 1½ story gable front ell. Modern glazed and panelled doors have small lights. Framing the doors are wide surrounds with engaged chamfered pilasters that have beveled bases, and support a full entablature with a widely projecting molded cornice. The windows have 1/1 sash with drip molds with fixed four light storm windows. Two kneewall windows in the right half, eaves front, have 3/3 sash. Modern shed roof dormer with three windows and corner boards on eaves front. House trim includes corner boards, a molded box cornice, and slight returns. Porches, both on the main block gable, and wing eaves sides, have shingled aprons with two courses of canted butt shingles. Supporting the shed roofs are molded posts. Fronting the central eaves front door is a modern open deck. House has interior gable end brick chimney. The gable front ell has wide frieze boards, 1/1 sash windows, and gable end exterior brick chimney. Its recessed shed extension has 12/12 sash. (Continued)

RELATED STRUCTURES: (Describe)

1. Shed, c.1925, 10 feet square, 1x1 bay, capped by a steeply pitched hip roof. Concrete foundation, balloon frame, novelty siding, rolled roof, open eave soffits, cornerboards, 2/2 sash windows, glazed and panelled door, good condition. 2. Barn, c.1900, 2-story, with incorporated lean-to. Gabled roof cupola with corner boards, fascia trim, raking eaves, paired louvered openings (Continued)

STATEMENT OF SIGNIFICANCE:

The Wilson house-The Benjamin house is an excellent example of an early Classic Cottage that displays very late Federal style influence.

The door of number 0607-2, #4, about a mile to the east, has an identical door surround.

According to Thelma Benjamin, the farm was settled by the Wilson and Olmstead families of Connecticut. Two brothers from one or both of the families came to Vermont one summer, cleared some land, built an initial house or cabin, and returned the next year with their families. The present house was built in 1841 for the Wilsons, while the Olmsteads settled across the road, as confirmed by Walling's and Beers' Maps. One of the Wilson daughters eventually married an Olmstead, which brought the house into that family, where it remains today.

REFERENCES:

1. Thelma Benjamin, interview, November 11, 1983
2. Beers' Map, 1871
3. Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 11, 1983

DESCRIPTION CONTINUED:

The recessed wing has three residential bays, four kneewall windows, and trim to match the main block. Its extension is a 2-bay c.1960 garage with overhead doors.

RELATED STRUCTURES CONTINUED:

on eaves sides. Stone foundations, balloon frame, clapboard sheathing pierced by 2/2 sash windows, a large double leaf door, with two hay doors on eaves side with surrounds, sheet metal roof. 3. Hay Barn, c.1880, 30x40 feet, clapboarded gable front, vertical flushboarded eaves side with large double leaf door, other walls are particle board-sheathed; stone foundations, mortice and tenon construction, corner boards, fascia trim, sheet metal roof, fair condition. Gable front barn, c.1880, 15x20 feet, central door, fixed eight light windows and gable windows, stone foundations, hand hewn timbers, mortice and tenon construction, vertical flushboard sheathing, sheet metal roof.



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Wilson-Benjamin House, 0607-54 SW
83-A-379 Matthew Cohen



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Wilson-Benjamin House, 0607-54 W
83-A-379 Matthew Cohen



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Wilson-Benjamin House, 0607-54 #s
4, 1
83-A-379

Matthew Cohen



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Wilson-Benjamin House, 0607-54 #s
2, 3 SE
83-A-379 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of T.H. 17, .2 miles
east of the intersection of T.H. 6, T.H.
10, and T.H. 17
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Howard Olmstead
ADDRESS: RFD Franklin, VT, 05457
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: Common 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: 1½

Number of Bays: 5x3

Approximate Dimensions: 30'x25'

SURVEY NUMBER:

0607-55

NEGATIVE FILE NUMBER:

83-A-380 #15,16,17

UTM REFERENCES:

Zone/Easting/Northing

18/667485/4984770

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Olmstead House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1845

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A brick Classic Cottage with a low pitched roof, gable and eaves front entrances, and a recessed wing with both a porch, and a rear ell. The eaves front, recessed six-panel doors have symmetrically molded side boards, transom bars, and bulls-eye corner blocks. Over these as well as the 6/6 (and some 2/2) sash windows, are rectangular wooden lintels. Kneewall windows have fixed three light. Molded box cornice and returns. Interior gable end brick chimney. Recessed wing, three bay, paired windows, 1/2 enclosed porch with corner boards and exposed rafter tails, clapboard sheathing.

RELATED STRUCTURES: (Describe)

1. Shed, c.1900, gabled, 10 feet square, board and batten sheathed, Non-contributing. 2. Gabled barn with incorporated two-story shed, c.1850, concrete foundations, hand hewn timbers, mortice and tenon frame, vertical flush-board sheathing, sheet metal roof, 30x20 feet, fascia trim, metal ventilators. Good condition. 3. Small, seven foot square, gable front shed, c.1900, stone

(Continued)

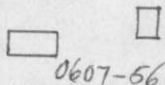
STATEMENT OF SIGNIFICANCE:

The Olmstead house is a fine example of a mid-nineteenth century, Greek Revival house. The somewhat unusual configuration of equally prominent gable and eaves front entrances is also found on 0607-54, just .8 mile to the east on this road. Both Walling's and Beers' Maps indicate "H. Olmstead" on this site.

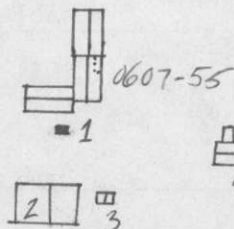
REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

MAP: (Indicate North in Circle)



← .2 mi. to T.H. 10 & T.H. 6
T.H. 17



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 11, 1983

RELATED STRUCTURES CONTINUED:

foundations, balloon frame, clapboarded, with corner boards and fascia trim, asphalt shingle roof. Fair condition. 4. Shed, c.1900, clapboarded gable front with modern vertical flushboarded lean-to. Stone foundations, balloon frame, some mortice and tenon members, asphalt shingle roof, double leaf door. Good condition.



83-A-380

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Olmstead House, 0607-55 SW
83-A-380 Matthew Cohen



83-A-380

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Olmstead House, 0607-55 #s3, 2 SW
83-A-380 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: North side of T.H. 17, .2 miles
east of the intersection of T.H. 6, and
T.H. 10, and T.H. 17.
COMMON NAME:

FUNCTIONAL TYPE: House
OWNER: Duane Sweet
ADDRESS: RFD Franklin, VT 05457

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: Irregular ☐ 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: 1½

Number of Bays: 5x2

Approximate Dimensions: 25'x20'

SURVEY NUMBER:

0607-56

NEGATIVE FILE NUMBER:

83-A-380, #18,19

UTM REFERENCES:

Zone/Easting/Northing

18/667450/4984850

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Sweet House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1850

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: Center, eaves

front; gable right

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

This Classic Cottage has modern, aluminum siding, but retains one original brick gable end that has an ornate, corbelled brick cornice. The cornice is formed of four brick courses: stretcher-dog tooth-stretcher-rowlock. Gable end windows have 2/2 sash, and gauged French arched. Over the gable front entrance is a horizontal flushboard-enclosed entry porch. The rest of the house has modern 1/1 sash windows, kneewall windows, and an eaves front central door entry hood.

RELATED STRUCTURES: (Describe)

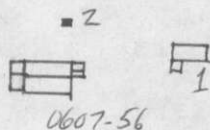
1. Shed (formerly a lean-to to a horse barn), c.1935, 50x25 feet, concrete foundations, balloon frame, horizontal flushboard and asphalt shingled walls, rolled roof, clapboarded, shed-roofed addition. 2. Gabled shed, c.1920 10 feet square, shingled. Non contributing.

STATEMENT OF SIGNIFICANCE:

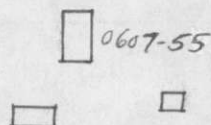
The Sweet house is significant for its remaining original wall, which displays an ornate, corbelled brick cornice. This distinctive brick work appears on three other buildings in Franklin, #'s 0607-6, 0607-25, and 0607-29. The owner plans to remove this last wall. Walling's Map indicates "G. Rublee" living here, while Beers' Map shows "R. McLead."

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

MAP: (Indicate North in Circle)

← .2 mi. to T.H. 10 & T.H. 6
T.H. 17

**SURROUNDING ENVIRONMENT:**

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

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 11, 1983



83-A-380

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Sweet House, 0607-56 NW
83-A-380 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of T.H. 6, .1 mile
east of intersection of T.H. 6, 17, and
10.
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Richard and Frances Glidden
ADDRESS: RFD Franklin 05457
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: 3x2

Approximate Dimensions: 32x27

SURVEY NUMBER:

0607-57

NEGATIVE FILE NUMBER:

83-A-394

UTM/REFERENCES:

Zone/Easting/Northing

18/667950/4984750

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Glidden House

ORIGINAL FORMAL NAME:

The Prouty House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☒ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1900

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

An eaves front L-plan house with a 2-story ell attached at the gable end. The two gables are partially exposed and linked by a wrap-around porch, and a small hip roof section at the gable peaks. The door is glazed and panelled. Windows have paired and single 1/1 sash, and flank the door. All windows are covered by 4-light storm windows. The porch has a lattice skirt, chamfered posts with bases and ornate scroll-sawn brackets that support a frieze and shed roof. From the ell are various shed additions, off-center brick chimneys.

RELATED STRUCTURES:

1. Barn, c.1880, gable on the road, octagonal louvered cupola with flared roof, corner and frieze boards, a fixed 6 sash gable window, various eaves front hay doors. 40x35 feet, stone foundation, clapboarded, sheet metal roof, hand hewn timbers, mortice and tenon construction. Very deteriorated, and shingled rear wing is collapsed. 2. Gabled shed, c.1950, 15x30 feet, vertical flushboard. Non-contributing. 3. Shed roofed shed, c.1960 vertical

~~RELATED STRUCTURES: (Describe)~~
flushboard sheathing, 25 feet square. Non-contributing. 4. Gabled shed, c.1900, 15x10 feet, stone foundation, board and batten sheathing, asphalt shingle sheathing, fair condition. 5. Gabled shed, c.1970, 10x15 feet, vertical flushboard. Non-contributing. 6. Large gabled front bank barn c.1880, 30x65 feet, a wing extension that doubles its size (c.1930,) a rear gable end

~~STATEMENT OF SIGNIFICANCE~~
shed-roofed, ground stable extension, and a large rear ell. Stone foundations, vertical flushboard sheathing, sheet metal roof, mortice and tenon, and balloon frame.

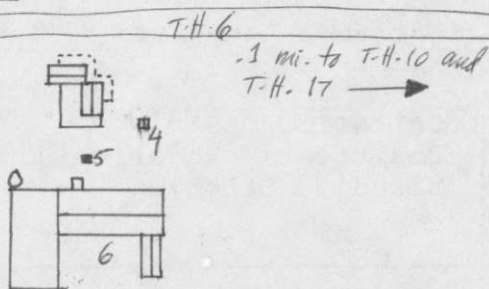
STATEMENT OF SIGNIFICANCE:

The Glidden House is a typical turn of the century farmstead, which appears as two houses linked together. Walling's Map indicates "Rev. E. Prouty" here, while Beers' shows merely E. "Prouty"-the original name, according to local residents. The ell and the main block were probably built as two separate houses.

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div for Hist. Pres.

DATE RECORDED:

October 31, 1983



83-A-394

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Prouty-Glidden House, 0607-57 SW
83-A-394 Matthew Cohen



83-A-394

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Prouty-Glidden House, 0607-57 #1 NW
83-A-394 Matthew Cohen



83-A-394

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Prouty-Glidden House, 0607-57 #6 SW
83-A-394 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of T.H. 6, .7
mile west of intersection of T.H. 10, T.H.
17, and T.H. 6
COMMON NAME:
Zuendell Acres
FUNCTIONAL TYPE: House
OWNER: Mrs. Guy Hubbard
ADDRESS: RFD Enosburg Falls, VT. 05450
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: 1½

Number of Bays: 3x2

Approximate Dimensions: 20x25

SURVEY NUMBER:

0607-58

NEGATIVE FILE NUMBER:

83-A-394 #4

UTM REFERENCES:

Zone/Easting/Northing
18/667130/4984650

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Mrs. Guy Hubbard House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1900

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: Center, gable front

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A vernacular gable front house with a small, $\frac{1}{2}$ story gabled basement vestibule on the rear eaves side. 6/6 sash windows have drip molds and flanking louvered blinds. Left of the modern glazed and panelled door is a fixed 20 light picture window. Trim includes corner and frieze boards, and open eaves. At the rear gable is an exterior brick chimney.

RELATED STRUCTURES: (Describe)

1. Garage, c.1965, gable front, 2 overhead garage doors. Non-contributing.

STATEMENT OF SIGNIFICANCE:

The Hubbard House is a good example of a turn of the century vernacular farmhouse with some minor alterations.

REFERENCES:

MAP: (Indicate North in Circle)



7 mi. to T.H. 10 & 17 →
T.H. 6



■ 1

SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 31, 1983



83-A-394

Vt. Division for Historic Preservation
Franklin County Franklin 11/83
Zuendell Acres-Hubbard House, 0607-58 SW
83-A-394 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of T.H. 6, 1.3 miles
west of intersection of T.H. 6, 10 and
17.
COMMON NAME:

FUNCTIONAL TYPE: House
OWNER: Freda Powers
ADDRESS: RFD Franklin 05457

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: 5x2

Approximate Dimensions: 35'x15'

SURVEY NUMBER:

0607-59

NEGATIVE FILE NUMBER:

83-A-394 #5.6

UTM REFERENCES:

Zone/Easting/Northing

18/666200/4984700

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Powers House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Edson & Burton Powers (remodeling)

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1855/c.1900

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐ Mixed ☐ Other:

Entrance Location: 2nd and 4th bays,
eaves front

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

An eaves front duplex fronted by a three-bay, shed-roofed porch and extended by a $\frac{1}{2}$ -gambrel, clapboarded rear lean-to. The two glazed and panelled doors, as well as the 2/2 sash windows, have drip molded surrounds. Trim includes corner boards, a double molded frieze. The porch has a lattice skirt, turned posts, and a vertical shiplap apron. There is a narrow, vertical fixed two sash gable window, and a double central brick chimney.

RELATED STRUCTURES: (Describe)

1. Bank Barn, c.1880, eaves front with a double leaf door, a full rear shingled lean-to, and an attached one-story gabled milk house. Stone foundations, circular sawn beams, mortice and tenon construction, board and batten sheathing, 45x20 feet. Very deteriorated and nearly collapsed. 2. Garage, c.1935, vertical flushboarded, gable front. Non-contributing.

STATEMENT OF SIGNIFICANCE:

The Powers house is a fine example of a large turn of the century farmhouse. The two eaves front entrances and removed gable front porch suggest the house was altered. It was remodelled c.1900 for Warren Powers by Edson and Burton Powers. The owner claims it has mortice and tenon construction. The porch originally faced the road, on the gable end. Dr. Edward Powers according to the owner, once had an office here. Walling's Map indicates "E. Powers" on site, while Beers' Map shows "E.P.".

REFERENCES:

1. Freda Powers, interview, October 31, 1983
2. Beers' Map, 1871.
3. Walling's Map 1857.

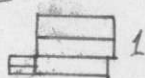
MAP: (Indicate North in Circle)



1-3 mi. to T.H. 10 & T.H. 17
T.H. 6



2



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div for Hist. Pres.

DATE RECORDED:

October 31, 1983



83-A-394

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Powers House, 0607-59 SW
83-A-394 Matthew Cohen



83-A-394

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Powers House, 0607-59 #s2, 1 SE
83-A-394 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of T.H. 6, 1.4 miles
west of intersection with T.H. 10 and
T.H. 17
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Anna & David Neville
ADDRESS: RFD Franklin 05457
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: deck
Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐
Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐
With Parapet ☐ With False Front ☐ Other:
Number of Stories: 1½
Number of Bays: 4x2
Approximate Dimensions: 30x25
Entrance Location: Right bay, west
eaves side.

SURVEY NUMBER:

0607-60

NEGATIVE FILE NUMBER:

83-A-394 #7

UTM REFERENCES:

Zone/Easting/Northing

18/665970/4984950

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

Enosburg Falls

PRESENT FORMAL NAME:

The Neville House

ORIGINAL FORMAL NAME:

The Phillips House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

1847

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A gabled house with a rear eave side entrance, a large gable front, exterior brick chimney, 6/6 sash windows with drip molds and flanking louvered blinds, and fixed three and fixed 1 light kneewall windows. Trim includes corner and frieze boards, and a molded box cornice with cornice returns. At the rear gable end is an open deck.

RELATED STRUCTURES: (Describe)

1. Hay barn, c.1860, eaves front, stone foundations, hand hewn beams, mortice and tenon construction, vertical flushboard sheathing, sheet metal roof, 32x25 feet, good condition. 2. Shed-roofed milk house, c.1930 asphalt shingle walls, eight feet square. 3. Field stone foundations of former horse barn, 20' square (remains only).

STATEMENT OF SIGNIFICANCE:

The Neville house is a somewhat altered Greek Revival style farmhouse built by Phillips. Beers' and Walling's Maps both indicate "W. Phillips" on the site.

REFERENCES:

1. David Neville, interview, October 28, 1983
2. Beers' Map, 1871
3. Walling's Map, 1857

MAP: (Indicate North in Circle)



1.4 mi. to T.H. 10 and T.H. 17 →
T.H. 6



3



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 28, 1983



83-A-394

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Phillips-Neville House, 0607-60 SW
83-A-394 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: North side of T.H. 6, 1.3
miles northeast of intersection of T.H.
6, VT, 120, and VT 235
COMMON NAME:

FUNCTIONAL TYPE: House
OWNER: Hazel Westcott
ADDRESS: RFD Franklin, VT 05457

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: common 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: 1½

Number of Bays: 4x2

Approximate Dimensions: 25'x15'

SURVEY NUMBER:

0607-61

NEGATIVE FILE NUMBER:

83-A-394, #'s 9,10,11,12,13

UTM REFERENCES:

Zone/Easting/Northing

18/665350/4984730

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Westcott House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1855

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A 3/4-house, brick Classic Cottage plan farmhouse with a full front porch and a rear ell flush with the west gable end, with similar porches. An Italianate door with two long, round-headed, glazed upper panels is flanked by two louvered clapboard panels, where sidelights would be, over molded base panels. The door is surrounded by molded pilasters, transom bar, and corner blocks with raised pyramidal panels. Windows have 2/2 sash, and kneewall windows have fixed paired lights, all topped by Dutch arches. Molded box cornice and cornice returns. The front porch has a lattice skirt, and turned posts with scroll-sawn brackets that support a frieze, and the overhanging shed roof. Porch roof gable ends are vertical matchboard-in filled. There is an interior west gable end chimney and an exterior east gable end one. In the center bay, of the ell is a second entrance. The east side of the ell porch has two shed dormers with 3/3 sash windows.

RELATED STRUCTURES: (Describe)

1. Tall bank barn, c.1890 with a central gabled high drive on the rear eaves side, a full height gabled silo on the west gable end, surrounded by a one-story shingled wing. From the east gable end projects a 100 foot modern gabled plywood-sheathed stable wing. High fieldstone foundation, mortice and tenon construction, vertical flushboard sheathing pierced by fixed paired

(Continued)

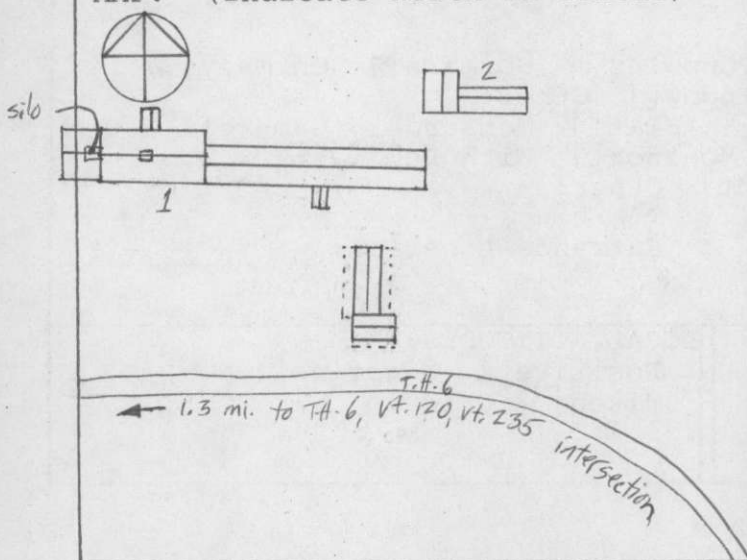
STATEMENT OF SIGNIFICANCE:

The Westcott house is an excellent example of the Greek Revival style, adapted to unusual 3/4 Classic Cottage house type. The barn, #1, is an outstanding example of a late 19th century bank barn, and has an unusual, surviving square wooden silo, along side the barn. Walling's Map shows "H. Rublee" living here, perhaps the original owner, while Beers' Map shows "J.T. Hefflon."

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div for Hist. Pres.

DATE RECORDED:

October 28, 1983

RELATED STRUCTURES CONTINUED:

windows above the foundations, sheet metal roof. A 2x1 bay 2-tier, gabled cupola has louvered openings on the eaves side, corner boards and matchboard apron. Good condition, 60x35 feet (main block.) 2. Barn, c.1890, gable front with flush ell, 45x25 feet. Stone foundations, clapboard sheathing, sheet metal roof, various small openings, corner and frieze boards, fair condition.



83-A-394

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Westcott House, 0607-61 NW
83-A-394 Matthew Cohen



83-A-394

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Westcott House, 0607-61 detail NE
83-A-394 Matthew Cohen



83-A-394

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Westcott House, 0607-61 #1 NW
83-A-394 Matthew Cohen



83-A-394

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Westcott House, 0607-61 #2 NW
83-A-394 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: Northeast corner of inter-
section of VT 120, VT. 235, T.H. 6

COMMON NAME:

FUNCTIONAL TYPE: House
OWNER: Ronald Mennier
ADDRESS: RFD Franklin, 05457

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: Common ☐ 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: 1½

Number of Bays: 3x3

Approximate Dimensions: 18x25

SURVEY NUMBER:

0607-62

NEGATIVE FILE NUMBER:

83-A-354 #10,11

UTM REFERENCES:

Zone/Easting/Northing
18/664200/4983450

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Mennier House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1840

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☒ Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐ Mixed ☐ Other:

Entrance Location: Right bay, gable front

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A gable front house with a low-pitched roof, diminished gable windows, and a recessed ell fronted by an enclosed porch. The asymmetrical facades suggest that major alterations have been made. The gable right door has two molded and raised panels, and is flanked by 1/2-round door jambs, and single pane 2/3 length sidelights with panelled bases. Framing the door within the brick wall, are molded pilasters and transom bar with panelled and molded corner blocks. First floor windows have 2/1 sash, while second floor windows have 12/8 sash. One kneewall window on the eaves side remains. Windows have rectangular wooden lintels. A flat iron door lintel supporting in-filling brick stretcher courses has replaced the original wood lintel there. Each recessed window has molded sideboards and transom bars, similar to those around the door, with molded panels that have a 1/2-round raised central projection, and corner blocks. Other trim includes a molded box cornice and cornice returns. The wood frame 1-story ell, attached at the corner, is fronted by an enclosed porch with

(Continued)

RELATED STRUCTURES: (Describe)

1. Gabled shed, c.1930 15'x17', vertical flushboard sheathing. Non-contributing. 2. Barn, c.1970, large sheet metal quonset hut with vertical flushboarded gable. Non-contributing. 3. Traylor, c.1970, sheet metal, 12'x40'. Non-contributing.

STATEMENT OF SIGNIFICANCE:

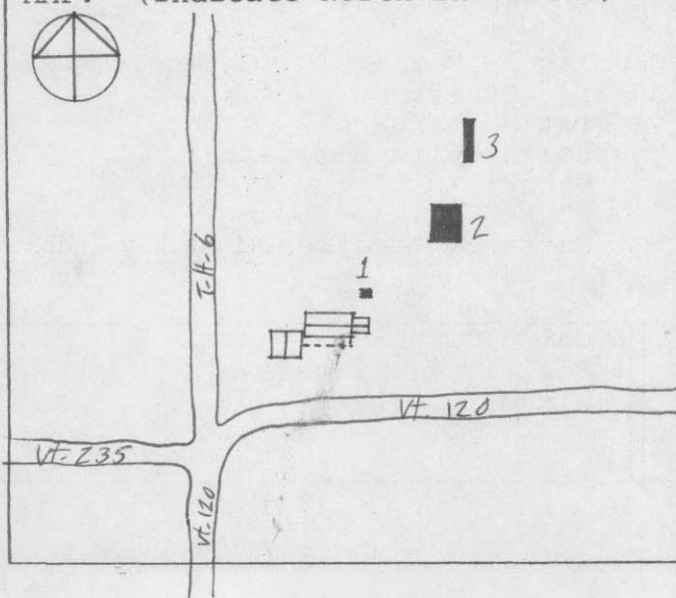
The Mennier house is an excellent example of a brick, Greek Revival style farmhouse. It is prominently located at a "four corners", and faces the neighborhood by Franklin Town Center. Similar molded ornament framing the windows and door unifies the structure, and focuses prominence on the more elaborately detailed entrance. The facade arrangement suggests that this house used to be an eaves front Classic Cottage which was altered to a gable front plan.

Walling's Map indicates "Miss C. Cull" living here, while Beers' Map shows "Mrs. Cull".

REFERENCES:

1. Beers' Map, 1871
2. Walling's Map, 1857

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 24, 1983

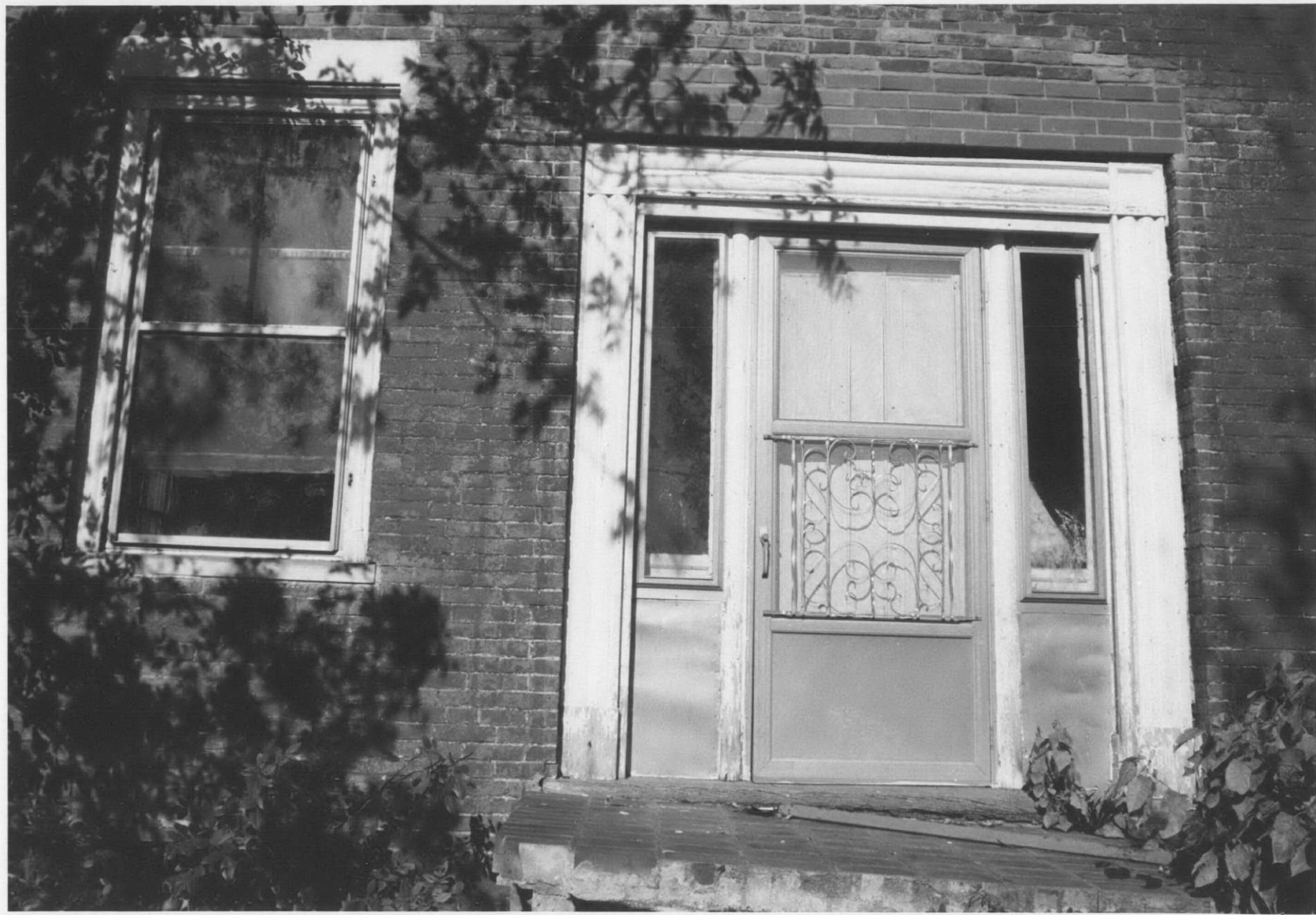
DESCRIPTION CONTINUED:

banks of 3/3 sash windows, and an asphalt shingle apron. There is a clapboarded, gabled shed wing from the ell.



83-A-354

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Mennier House, 0607-62 NW
83-A-354 Matthew Cohen



83-A-354

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Mennier House, 0607-62, detail N
83-A-354 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Franklin
TOWN:	Franklin
LOCATION:	North side of VT. 120, .5 miles east of intersection with VT 235 and T.H. 6
COMMON NAME:	
FUNCTIONAL TYPE:	House
OWNER:	John Domina
ADDRESS:	RFD Franklin, VT 05457
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>
GENERAL DESCRIPTION:	

Structural System

1. Foundation:	Stone <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/>
2. Wall Structure	
a. Wood Frame:	Post & Beam <input checked="" type="checkbox"/> Balloon <input 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 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 checked="" type="checkbox"/> Asphalt Shingle <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 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 type="checkbox"/> Chimneys <input checked="" type="checkbox"/>
	Sheds <input type="checkbox"/> Ells <input checked="" type="checkbox"/> Wings <input type="checkbox"/> Bay Window <input type="checkbox"/> Other:
Roof Style:	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:	1½
Number of Bays:	5x2
Approximate Dimensions:	25'x18'
Entrance Location:	Center eaves front

SURVEY NUMBER:

0607-63

NEGATIVE FILE NUMBER:

83-A-354, #12,13

UTM REFERENCES:

Zone/Easting/Northing

18/664860/4983520

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Domina House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1840

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A Classic Cottage with a low pitched roof, a 1-bay front entry porch, a small 2x2 bay enclosed gable end porch, and a rear walkway ell connecting to a small gabled building. The glazed and panelled door has a simple surround as do the 2/1 sash windows, and 1/1 sash gable windows. Two chamfered posts with projecting molded capitals and cavetto-profile brackets support the hip roof of the front porch, with its molded box cornice. Trim includes aluminum siding corner seams, and an aluminum-enclosed returning box cornice. The side porch has a hip roof, and 1/1 sash windows. The deteriorated post and beam-framed 2x2 bay rear building has a short plywood walkway to the house, clap-board sheathing with an asphalt shingled gable, and 2/2 and 6/6 sash windows.

RELATED STRUCTURES:

1. Gable front barn, c.1850, 25'x50' stone foundation, hand hewn timbers, mortice and tenon frame, vertical flushboard sheathing, sheet metal roof, very deteriorated. Presently used as a shed. 2. Bank barn, c.1850, 30'x40', high

~~RELATED STRUCTURES XXXX (Describe)~~

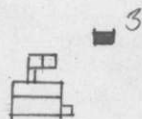
stone foundation, hand hewn timbers, mortice and tenon frame, vertical flush-board sheathing, sheet metal roof; ramp leads to eaves front double leaf door, full rear lean-to extends a basement stable; very deteriorated. 3. Garage, c.1940, eaves front, large double leaf door to the left, asphalt brick sheathing. Non-contributing.

STATEMENT OF SIGNIFICANCE:

The Domina house, though much altered, is valuable as an example of an early 19th century classic cottage farmhouse. Aluminum siding was installed about 1967.

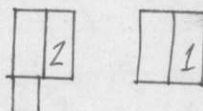
REFERENCES:

MAP: (Indicate North in Circle)



← .5 mi. to Vt. 235 and

Vt. 120 T.H.-6



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div for Hist. Pres.

DATE RECORDED:

October 24, 1983



83-A-354

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Domina House, 0607-63 NW
83-A-354 Matthew Cohen



83-A-354

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Domina House, 0607-63 #s 1, 2 SE
83-A-354 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: North side of VT. 120, .2
miles west of intersection with T.H. 6
COMMON NAME:
FUNCTIONAL TYPE: Camp
OWNER: Ryea Brothers C/O Eleanor O'dell
ADDRESS: 60 Pulaski St. W. Warren, Mass 01092
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: 1½

Number of Bays: Irregular

Approximate Dimensions: 25'x27'

SURVEY NUMBER:

0607-64

NEGATIVE FILE NUMBER:

83-A-380, #1

UTM REFERENCES:

Zone/Easting/Northing
18/667875/4983950

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Ryea Camp

ORIGINAL FORMAL NAME:

PRESENT USE: Camp

ORIGINAL USE: Camp

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1920

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

An eaves front camp house with broad asymmetrical gable ends, a projecting gable dormer, and a recessed front glassed-in porch below. The central door within the porch is double leaf, and fully glazed with small lights. This is flanked by two 1/1 sash windows on each side. The porch is glassed-in with banks of 1/1 sash windows. The 1-bay dormer has paired 1/1 sash windows with a string course above. Dormer and main block eaves have exposed rafter tails. Foundations are concrete pier.

RELATED STRUCTURES: (Describe)

1. Garage, c.1930, gable front, 20 feet square, concrete foundations, horizontal flushboard sheathing rolled roof, two large front sliding doors, fair condition.

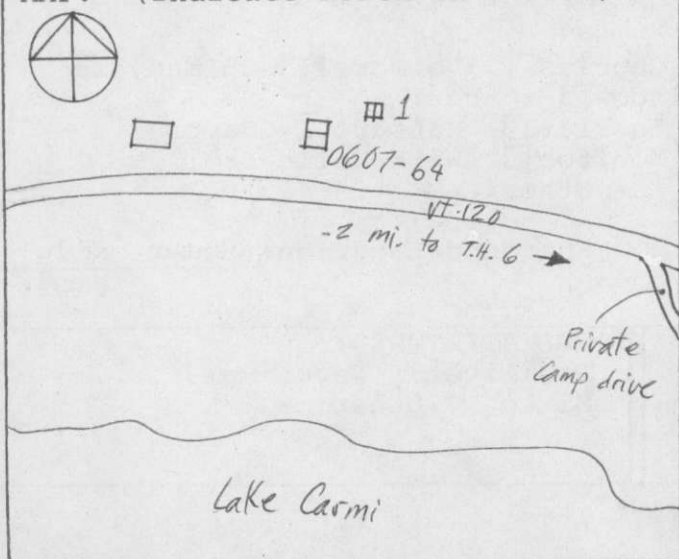
STATEMENT OF SIGNIFICANCE:

The Ryea Camp is a fine, highly visible example of an early 20th century camp influenced by Bungaloid-styles. The broad-gabled, eaves front main block with a front recessed porch served by a double leaf, glazed door, are typical features of camps of the period. The camp appears on a photograph postcard, postmarked August, 1924. Fenestration in the photograph shows a tripled dormer window with transoms, and paired west gable end windows of large, nearly square single lights, each with a transom. The postcard caption refers to this section of the lake as "Pattens Bay."

REFERENCES:

1. Postcard, 1924, from the postcard file of the special collections of the Bailey-Howe library, UVM, Burlington, Vermont.

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 1, 1983



83-A-380

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Ryea Camp, 0607-64
83-A-380 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of T.H. 22, .7 miles
south of VT. 120

COMMON NAME:

The Pile Farm/Aldiho

FUNCTIONAL TYPE: House

OWNER: Peter Kitten

ADDRESS: RFD Franklin, VT 05457

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: 1½

Number of Bays: 2x2 (main block) 2x2 (ell) Entrance Location: Right bay, ell

Approximate Dimensions: 18'x25' eaves front

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:

SURVEY NUMBER:

0607-65

NEGATIVE FILE NUMBER:

83-A-354, #16

UTM REFERENCES:

Zone/Easting/Northing

18/666300/4982160

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

The Riley House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1893

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A fine trigabled vernacular house with a slightly recessed ell fronted by a hip-roofed porch, and extended by a rear board and batten ell. The door has two long panels over two short panels, with a projecting molded cornice. Windows have 2/2 sash, similar cornices, and flanking louvered blinds. Trim includes, on the main block, narrow corner pilasters with molded capitals, frieze boards and raking eaves. The ell also has corner and frieze boards. The ell front porch has board posts with scroll cut brackets, a molded frieze, and molded box cornice.

RELATED STRUCTURES:

1. Flared gambrel-roofed barn, c.1927, (according to the owner) with low eaves, a similarly-roofed milk house ell, and a full rear lean-to, with an attached, Mansarded silo. Concrete foundations, balloon frame, vertical flushboard sheathing, rolled roof. Narrow, vertical stable windows. Gable front sliding door. Two cylindrical, metal ventilators crown the roof ridge.

~~RELATED STRUCTURES XXXX (DELETED)~~

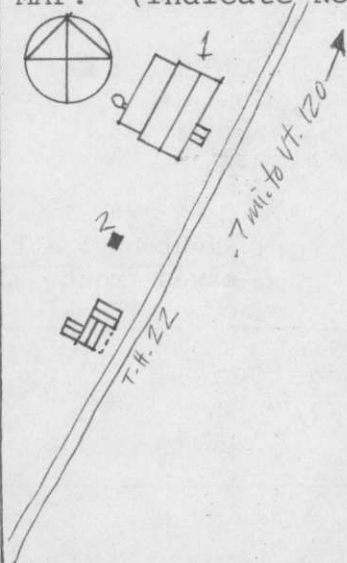
2. Machine shed, c.1970, 25 feet square, shed roof with pent overhang. Non-contributing.

STATEMENT OF SIGNIFICANCE:

The Kitten house is a fine example of late 19th century farmhouse with Italianate features. It is similar to the nearby #0607-66, though on a smaller scale. Within the rear ell, on the unpainted clapboards of the ell, is "H.H. Riley" stamped in ink and written in pencil, along with the date of 1893 or 1894.

REFERENCES:

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: Long easterly views.

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 24, 1983



83-A-354

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Kittell House, 0607-65 NW
83-A-354 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of T.H. 22, 1.2
miles south of Vt. 120
COMMON NAME:
The Westcott House
FUNCTIONAL TYPE:
OWNER: Terence Wallace
ADDRESS: RFD Franklin 05457
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: 2x2 (main block), 5x2 (ell) Entrance Location: 2nd bay eaves

Approximate Dimensions: 57x25 (with ell) front main block; 3rd bay, eaves front,
ell.

THREAT TO STRUCTURE:
No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

SURVEY NUMBER:

0607-66

NEGATIVE FILE NUMBER:

83-A-354, #'s 18,19

UTM REFERENCES:

Zone/Easting/Northing
18/665975/4981500

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Wallace House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1885

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A large, trigabled vernacular farmhouse with a bay window, and a long recessed ell fronted by a three-bay porch. Doors are Italianate-panelled with round-headed, glazed upper panels, and surrounds with projecting molded cornices. Windows have 2/2 sash in similar surrounds. The ell has a large replacement picture window. Trim includes narrow corner pilasters with molded capitals, and frieze boards. Eave soffits are open. The trapezoidal bay window has a recessed molded spandrel panels, and elaborate scroll-cut brackets supporting a molded box cornice. Foundations are neatly laid granite slab. Both main block and ell have a central chimney with a corbelled cap. Gable front chimney has iron cresting. The porch is formed of square posts that stand on a tall clapboarded apron with corner boards, and support a shed roof.

RELATED STRUCTURES: (Describe)

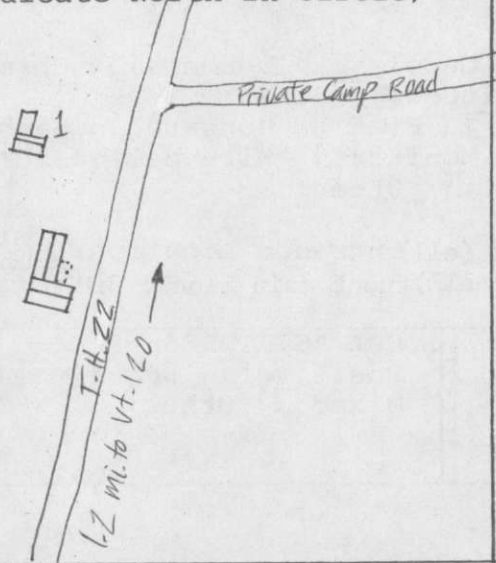
1. Garage, c.1935, gable front with one large overhead door with glazed panels (probably a replacement door), concrete foundations, asbestos shingle sheathing, rolled roof rear ell. 25x30 feet, good condition. Probably a converted barn.

STATEMENT OF SIGNIFICANCE:

The Wallace house with its unusually long ell, is a modestly ornamented farmhouse, and is a fine example of its period. It is similar to #0607-65, though larger. The house is very well-preserved, the only significant alterations being the ell picture window, and probably the present porch.

REFERENCES:

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: Long easterly views

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 24, 1983



83-A-354

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Westcott-Wallace House, 0607-66 SW
83-A-354 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: End of private road that
intersects T.H. 22 .6 miles northeast
of VT. 120
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Charles Mullen
ADDRESS: RFD Franklin, VT. 05457
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: 2x2 (main block)

Approximate Dimensions: 18'x25'

SURVEY NUMBER:

0607-67

NEGATIVE FILE NUMBER:

83-A-354, #20,21; 83-A-349, #0

UTM REFERENCES:

Zone/Easting/Northing

18/665975/4980850

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Mullen House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1870

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: 1st bay, main
block eaves side; 1st bay, wing eaves
front.

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Trigabled vernacular house with recessed ell, fronted by a 1-bay, shed-roofed entry porch, and extended by a rear ell. The ell has a steep-pitched wall dormer. Doors are raised panel, Christian Cross. Windows have 2/2 sash, with same modern, paired sash casement windows. Trim includes aluminum siding seams, a double molded frieze, and a molded box cornice. The ell entry porch has modern, iron slotted posts. At the ell gable end is an open deck. A central gable front main block has an interior chimney with a corbelled cap.

RELATED STRUCTURES: (Describe)

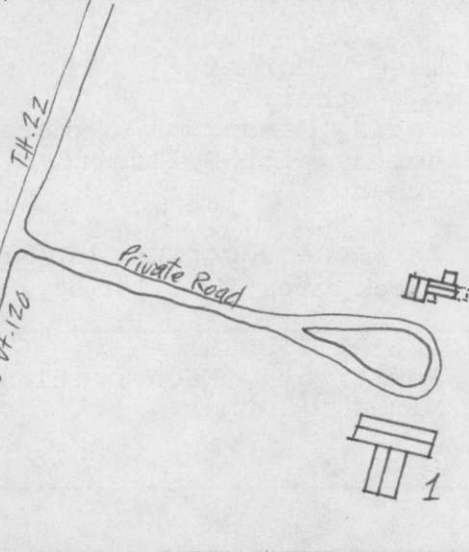
1. Barn, c.1890-c.1927, long eaves front bank barn, with a large gambrel-roofed ell. 70x25 feet. Half the barn has hand hewn timbers, mortice and tenon framing and half has balloon framing. Stone foundation, vertical flushboard sheathing, sheet metal roof, fair-good condition. Two ornate, cylindrical metal

STATEMENT OF SIGNIFICANCE: ventilators crown the ell roof ridge.

The Mullen house, though altered by aluminum siding, is valuable for its original form that of a typical, late nineteenth century farmhouse. It also marks the site of this farm, that appears as early as 1857 on Walling's Map, and is for some reason, the only farm near the west side of Lake Carmi.

REFERENCES:

1. Beers' Map, 1871.
2. Walling's Map, 1857.

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 24, 1983



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Mullen House, 0607-67 NE
83-A-349 Matthew Cohen



83 A-354

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Mullen House, 0607-67 #1 SE
83-A-354 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: East side of T.H. 22, .4 miles
northeast of VT. 120

COMMON NAME:

FUNCTIONAL TYPE:

OWNER: Lloyd & Madeline Richard
ADDRESS: RFD Franklin 05457

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: 1½

Number of Bays: irregular

Approximate Dimensions: 25'x15'

SURVEY NUMBER:

0607-68

NEGATIVE FILE NUMBER:

83-A-349, #1

UTM REFERENCES:

Zone/Easting/Northing

18/665700/4980700

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Richard House

ORIGINAL FORMAL NAME:

The Wood House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

None

BUILDER/CONTRACTOR:

Lord Boudreau

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1915

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

Entrance Location: Center eaves
front through porch

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A small eaves front house fronted by a glassed-in, hip-roofed porch, and extended by a rear clapboarded ell. The block shingled 2nd story flares to meet the clapboarded first floor. The porch has a flared block shingled apron, and a bank of 1/1 sash windows. On the eave front is a 2-bay, shed wall dormer. Windows have 1/1 sash with drip molds, surrounds and molded box cornice. In the gable end is a large replacement Chicago window. Doors are glazed and paneled with a shed-roofed hood over the side porch entrance. Fascia trim, raking shingle courses along the edge, string course between 1st and 2nd story, and 1st story corner boards.

RELATED STRUCTURES: (Describe)

1. Garage, c.1940, 2-bay gable front, plywood and vertical flushboard sheathing. Non-contributing. 2. Small gabled shed, c.1960. Non-contributing.

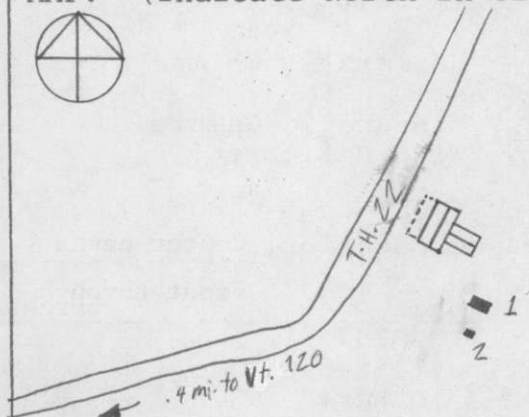
STATEMENT OF SIGNIFICANCE:

The Richard house is a fine example of an early 20th century house with Colonial Revival-Bungalow features, such as the flared shingled second floor over a clapboarded first floor. It was, according to the owner, built by local carpenter Lord Boudreau, for John Wood. A quit claim deed of December 13, 1920, however, indicates that it was transferred from Mary Louise (Wood) Messier and Fred Messier to John J. Wood.

REFERENCES:

1. Lloyd and Madeline Richard, interview, October 24, 1983.

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 24, 1983



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Wood-Richard House, 0607-68 E
83-A-349 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: North side of VT. 120, .3 mile
east of intersection with T.H. 22
COMMON NAME:
Lake Carmi Farm/The Pratt Farm
FUNCTIONAL TYPE: House
OWNER: James and Margaret Brian
ADDRESS: Durham, Ct.
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: 2

Number of Bays: 2x2 (main block)

Approximate Dimensions: 20'x25'

SURVEY NUMBER:

0607-70

NEGATIVE FILE NUMBER:

83-A-349, #'s 5, 6

UTM REFERENCES:

Zone/Easting/Northing

18/666915/4983475

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Brian House

ORIGINAL FORMAL NAME:

The Pratt House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular-Queen Anne

DATE BUILT:

c.1895

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other:

Entrance Location: 2nd bay main block
eaves side; 1st bay
ell eaves front

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A richly ornamented, trigabled farmhouse composed of a gable front main block, and a recessed ell that is fronted by a full shed roofed porch, and punctuated by wall dormer. A rear novelty sided shed is connected by a small walkway. Glazed and panelled doors as well as 1/1 sash windows, have projecting molded cornices. The first floor, main block gable front has large cottage windows typical of the Queen Anne period. From a projecting concrete foundation rise corner pilasters with small molded capitals. These support a double frieze, with crown and lower edge moldings, and a molded box cornice with cornice returns. All gables, including the wall dormer, are sheathed with flat pointed, canted, scalloped, and undulating-butt grouped shingle courses. The main block gable shingles flare into a string course between the cornice returns. The ell porch has a lattice skirt, turned posts. Scroll sawn brackets and a spindle valance. Off-center gable front and ell block, cinder block chimneys.

RELATED STRUCTURES: (Describe)

1. Barn, c.1900; tall, compact bank barn with a high earthen ramp, a gabled front high drive, a gabled ell, a rear, $\frac{1}{2}$ -round roofed wing, and small lean-to addition. Concrete foundations, circular sawn beams, mortice and tenon frame, vertical flushboard sheathing, sheet metal roof, 40x50 feet. Trim includes corner boards, a double frieze, and open eave soffits. 2. Eaves front machine ~~XXXXXXXXXXXXXXXXXXXX~~ shed, c.1965, c.60x20 feet, large eaves front openings, board and batten siding. Non-contributing.

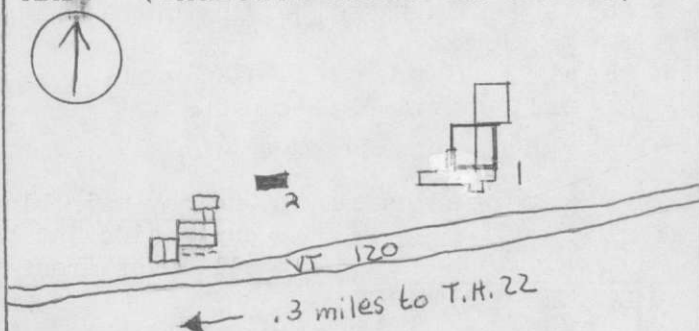
STATEMENT OF SIGNIFICANCE:

The Brian house is an excellent and well preserved example of an L-plan late 19th century vernacular house with rich, Queen Anne-influenced ornament. Barn, #1, together with the house, forms an excellent example of a farmstead from the period.

REFERENCES:

1. Martha Olmstead, interview, November 14, 1983

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

October 24, 1983



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Pratt-Lake Carmi Farm/Pratt Farm-
Brian House, 0607-70 N
83-A-349 Matthew Cohen



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Pratt-Lake Carmi Farm/Pratt Farm-
Brian House, 0607-70 #1 NE
83-A-349 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: South side of VT 120, .5
miles west of intersection with T.H. 6
COMMON NAME:
The Patton Farm
FUNCTIONAL TYPE: House
OWNER: Dorothea Patton
ADDRESS: RFD Franklin, VT 05457
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: Common ☐ 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: 1½
Number of Bays: 5x2
Approximate Dimensions: 30'x20'

SURVEY NUMBER:

0607-71

NEGATIVE FILE NUMBER:

83-A-349, #'s 7,8,9,10

UTM REFERENCES:

Zone/Easting/Northing
18/667455/4983750

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Patton House

ORIGINAL FORMAL NAME:

The Patton House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Philip Patton

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1855

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A fine Greek Revival Classic Cottage house with a brick rear ell flush with the west gable end. Recessed windows have replacement 9/9 sash (with horizontally set lights), and rectangular wooden lintels. Above are recessed fixed three light kneewall windows. All windows are flanked by louvered blinds. The modern, glazed and panelled door is set in a matching surround with 1/2-length, three-light sidelights. It is recessed beneath a rectangular wooden lintel, and is served by modern brick steps with iron rails. One of the two interior gable end chimneys has a corbelled cap. There is a molded cornice with open eave soffit. English common bond brick facade.

RELATED STRUCTURES: (Describe)

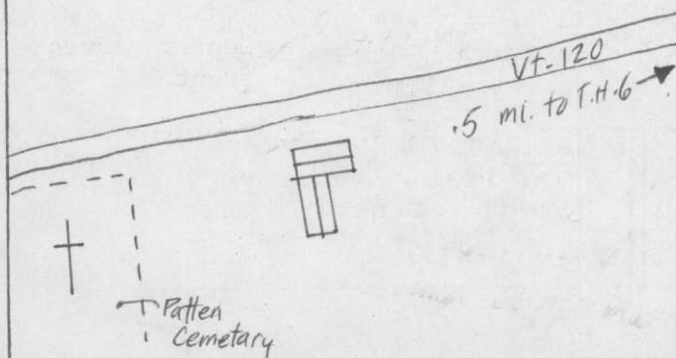
STATEMENT OF SIGNIFICANCE:

The Patton house is a very fine example of a formal, mid-nineteenth century Greek Revival style farmhouse, despite the recent replacment of the original elaborate door and surround with modern ones. It was built by Philip Patton, a young Irish immigrant farmer who married Mary Harrington (the present owner's Grandmother.) When Mary was six years old, in the 1800's she was brought to America by her uncle, who died on arriving in Montreal. Samuel Hubbard, (of #0607-44) who happened to be in that city on business, took the orphan back to Vermont and raised her with his family. At age 21 she fell in love with Philip Patton, also an Irish immigrant, who had previously arranged with Hubbard to purchase lake front land, if he could earn the money on his own. This he did in forestry work, and returned to marry Mary Harrington and settle on the present site. Some time thereafter he built the present house, designed according to local tradition, to have an interior that was identical to Mary's childhood house, #0607-44. Similarities however, may be due to the shared house type--the common Classic Cottage. (Continued)

REFERENCES:

1. Franklin Historical Society, 1974 Summer Schedule of Events.
2. Beers' Map, 1871
3. Walling's Map, 1857
4. Franklin Historical Society, "March, 1959, vol. No. 1, p. 11 Gates Mae F. (compiler and editor)

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:

Matt Cohen

ORGANIZATION:

Vermont Div. of Hist. Pres.

DATE RECORDED:

October 24, 1983

STATEMENT OF SIGNIFICANCE CONTINUED:

As a result of the lake front location, the house became a summer resort beginning in the 1890's for an undetermined number of years. By 1899 there were paying guests from New York City, who had read of the house in the publication: "Summer houses in Vermont", put out by the Passenger Agency of the Central Vermont Railroad. In the early twentieth century, camps down by the lake were used for extra space when needed; on one night nearly fifty guests were put up. The camps later became collectively known as "Patton Camp" now #0607-3.



83-A-349

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Pratt House/Farm, 0607-71 S
83-A-349 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of VT. RTE 120, 1
mile S. of E. Franklin center, at inter-
section of VT 120 and VT 236.
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: James Benjamin
ADDRESS: RFD Franklin 05457
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: Irregular 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: 3x3 (originally 3x4)

Approximate Dimensions: 20'x30'

SURVEY NUMBER:

0607-72

NEGATIVE FILE NUMBER:

83-A-379, #'s 8,9,10,11,12

UTM REFERENCES:

Zone/Easting/Northing

18/670875/49840400

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Benjamin House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☒ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1855

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: Left bay, gable
front

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A Greek Revival gable front house with a relatively low-pitched roof, and a 3-bay clapboard ell that is extended by a 3-bay shed, and linked to the main block by a wrap around porch. The recessed door, with 8 raised panels, is flanked by Greek Ionic fluted pilasters with molded bases. Very wide sidelights (presently covered) have pedestals with pyramidal raised panels. Sidelight muntins are probably paired, forming small border and corner lights around each individual light. Panel arrangements of the reveals correspond to those of the door panels, while the reveal soffit panels are similar to the door panels and sidelights. Framing the recessed surround are high symmetrically molded pilasters with transom bar and corner blocks. 6/6 sash windows have surrounds with rectangular wooden lintels. The large fixed sash gable window has several paired muntins forming small border and corner lights around each individual light. Topping the main block is a box cornice, with cornice returns. The 3-bay front porch has a lattice skirt, and board posts

(Continued)

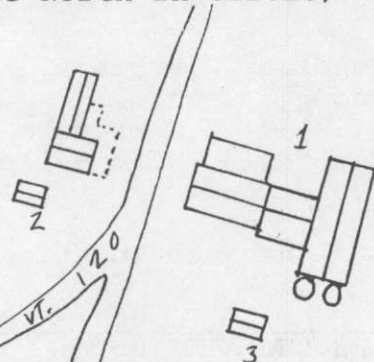
RELATED STRUCTURES: (Describe)

1. Gable front barn, c.1850, with nearly full side lean-to, rear wing, and large, modern ell with two c.1980, 80 foot silos attached. Stone foundations, hand hewn timbers, mortice and tenon construction, modern vertical shiplap sheathing, sheet metal roof. 30x50 feet. 2. Gable front shed, c.1870, 20x25 feet, front sliding door, concrete foundation; clapboarded, hand hewn

(Continued)

STATEMENT OF SIGNIFICANCE:

The Benjamin house is an excellent example of the Greek Revival style, and displays one of three examples in Franklin of Greek Ionic door jamb pilasters. The other houses that bear this feature are #0607-74, and #0607-73. All three have distinctive porches, that of #74 being similar to this one. The houses may be the work of the same builder.

REFERENCES:**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: Heavily trafficked road

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 10, 1983

Description Continued:

0607-72

with raised panels and molded capitals. The posts support square blocks with raised panels, which in turn support box cornice and shed roof. Linking the posts are ornate, arched scroll cut valances with foliate pendants in the center, and pointed pendants on the sides. The ell has 2 gable dormers with 6/6 sash windows. There is a 1-story patch in the left eaves side, covering the front half of the wall, of modern brick. On the eaves side, main block is a door with hip roof entry hood supported by knee braces.

Related Structures Continued:

0607-72

timbers, mortice and tenon frame, sheet metal roof, corner and frieze boards, open eave soffits. 3. Gable front shed, c.1900, 15x35 feet double leaf door, eaves side sliding doors, stone foundations, vertical flushboard sheathing, sheet metal roof.



83-A-379

Vt. Div. of Historic Preservation
Franklin County Franklin 11/83
Benjamin House, 0607-72 NW
83-A-379 Matthew Cohen



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Benjamin House, 0607-72 #s 1, 3 E
83-A-379 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: North side of T.H. 4, .25
mile northeast of intersection with T.H.
29.
COMMON NAME:
The Stanley Farm
FUNCTIONAL TYPE: House
OWNER: Gary & Shelia Stanley
ADDRESS: RFD Enosburg Falls, 05450
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: Common 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: 3x3

Approximate Dimensions: 25'x30'

SURVEY NUMBER:

0607-73

NEGATIVE FILE NUMBER:

83-A-379, #'s 13,14,15,16,17

UTM REFERENCES:

Zone/Easting/Northing

18/671200/4982875

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Stanley House

ORIGINAL FORMAL NAME:

The Stanley House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

1855

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A gable front house with a relatively low-pitched roof, a full four-sided wrap-around porch (c.1880) and a long 8-bay residential ell, with a carriage house ell extension and a rear ell with various lean-tos. The gable front door on the main block has two short over two long raised panels, and is flanked by Greek Ionic pilasters with molded bases, partially fluted panels, and carved capitals. Wide four-light sidelights have paired muntins that form small border and corner lights around each light. Paneled reveals are similar to the door panel pattern. Framing this recessed entrance are molded pilasters, transom bar, and corner blocks. Windows have 2/2 sash, molded surrounds, and are slightly recessed below Dutch arches. In the gable is a 3-point arch-headed, window-sized, louvered opening. Eaves side windows are flanked by louvered blinds. A molded box cornice with cornice returns. The porch, has heavy, square columns with bases, and necks that have cut out circles and diamonds. These support a wide frieze with a molding strip, a projecting molded cornice, and a (Continued)

RELATED STRUCTURES: (Describe)

1. Barn, 1883, large eaves front bank barn with two gable roof highdrives a gable cupola with eave side pediments and paired bordered vents, and a wrap-around sheet metal addition. On the 2x1 bay, louvered cupola is written: "1883/ P.H. Stanley," the builder's name. Stone foundation, circular sawn beams, mortice and tenon construction, vertical flushboard sheathing, sheet

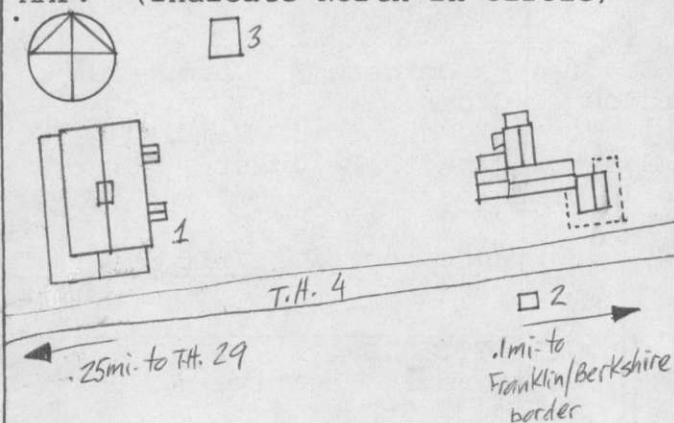
STATEMENT OF SIGNIFICANCE:

The Stanley house, along with its related structures #'s one and two, is one of Franklin's most architecturally significant sites, and has been in the Stanley family for seven generations. An excellent example of the Greek Revival style, the house has one of three door surrounds in Franklin that displays Greek Ionic pilasters, the other sites nearby 0607-74 and 0607-72. Also unusual is the ornate, Classically-inspired wrap around porch. The porch was added after initial construction.

The three houses, which display similar porches and original vernacular interpretations of Greek Ionic pilasters, may be the work of the same builder.

REFERENCES:

1. Sheila Stanley, Interview, November 11, 1983 Child's Gazetteer, 1883 pg.121.
2. Beers' Map, 1871
3. Walling's Map, 1857

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: Broad easterly views

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont div. for Hist. Pres.

DATE RECORDED:

November 11, 1983

DESCRIPTION CONTINUED:

hip roof. The ell has 2/2 sash windows, paired and single, fixed eight light kneewall windows, and shed-roofed hoods over two doors. The carriage house ell extension has two large openings with recessed double leaf doors and drip molds, a wall dormer with hay door in peak, and 6/6 sash windows. The dormer and gable peak are sheathed with canted butt shingles.

RELATED STRUCTURES CONTINUED:

metal roof. High drives are linked by a lean-to. Dimensions: 30x70; good condition. 2. Garage, c.1925, 20 feet square, two double leaf doors with diagonally braced lower panels, paired fixed two light windows. Concrete foundations, balloon frame, clapboard sheathing, asbestos shingle roof with pan and tile ridges. Good-fair condition. 3. Flared gambrel-roofed barn, c.1930, 27x30 feet, concrete foundations, vertical flushboard sheathing, sheet metal roof, four large eaves side openings, good condition.



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Stanley House/Farm, 0607-73 NW
83-A-379 Matthew Cohen



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Stanley House/Farm, 0607-73 N
83-A-379 Matthew Cohen



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Stanley House/Farm, 0607-73 #s 1,3
83-A-379 NW Matthew Cohen



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Stanley House/Farm, 0607-73 #2 SE
83-A-379 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: East side of T.H. 29, at
intersection of T.H. 4
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Abby Benjamin
ADDRESS: RFD Enosburg Falls, VT 05450
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: Common ☐ 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: 5x3

Approximate Dimensions: 35x25

SURVEY NUMBER:

0607-74

NEGATIVE FILE NUMBER:

83-A-229, #'s 10,11,12,13,14; 83-A-393

UTM REFERENCES: #'s 15,16,17,
Zone/Easting/Northing 18,19.

18/670900/4982600

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Benjamin House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Greek Revival/Italianate

DATE BUILT:

c.1865

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other: ☐

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other: ☐

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A handsome, brick Georgian plan house with an ornate two-sided wrap-around porch, bracketted cornices; and a long, rear, clapboard ell. The door has intricately molded panels (two long over two short) and is separated from full-length sidelights by Greek Ionic pilasters. These are recessed behind panelled reveals and soffit. Framing the entrance is molded pilasters and transom bar linked by moldings at the upper corners. The entrance, like each of the 6/6 sash windows, is spanned by a rectangular wooden lintel. Paired 4/4 sash fills the second floor, eaves center window. Gable windows have peaked arches and irregular 6/6 sash windows that incorporate small triangular lights. Open projecting eaves are supported on all sides by curvilinear Italianate brackets with pendants. Brackets are paired on the front eaves side. The porch roof is supported by panelled columns with bases, and molded capitals that support square panelled blocks. Linking the capitals are slightly arched valances of cusped tracery. The ell (c.1880) has a wide carriage bay with canted cor-

RELATED STRUCTURES: (Describe)

1. Garage, c.1900, small gable front, clapboarded, 15'x20' structure with sheet metal roof, box cornice, fascia boards, and corner boards. One side is vertical flushboard sheathed, and has a two light casement window. 2. Bank Barn, c.1880, 40'x45', with high granite ashlar foundation and gabled high drive on south eaves side. Hand hewn timbers, mortice and tenon construc-

(Continued)

STATEMENT OF SIGNIFICANCE:

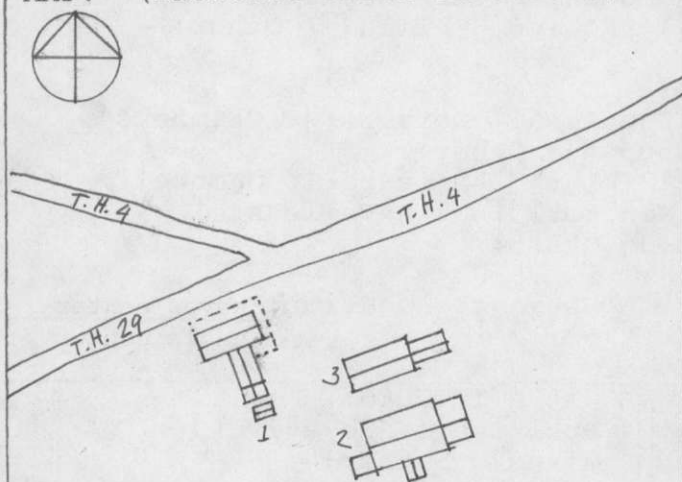
The Benjamin house is a very good example of the Greek Revival style, Georgian plan house with unusual architectural features. Especially noteworthy are the Greek Ionic door pilasters which are the most unusual of the three examples of this feature found in Franklin. The other examples are found on the nearby site #'s 0607-72 and 0607-73. Site 0607-72 is fronted by a similar porch, while that on #0607-73 is less similar. The three houses may be the work of the same innovative builder.

Further evidence is necessary to determine the structural history of this unusual house. The door surround features suggests a late development of the Greek Revival style. The porch and brackets typical of early Italianate architecture, may either be a later addition, or part of an earlier structure. A house appears on the site on Walling's Map (1857) by the name "W.A. Pearson's" (likely the original name), and on Beers' Map (1871), by the name "T.T. Pearson."

REFERENCES:

1. Beers' Map, 1871.
2. Walling's Map, 1857.

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

December 28, 1983

DESCRIPTION CONTINUED:

ners, 2/2 sash windows, fixed six light kneewall windows, and a modern 2-bay garage extension.

RELATED STRUCTURES CONTINUED:

tion, vertical flushboard sheathing, sheet metal roof. Additions include east gable end wing, and lean-to on west gable end. 3. Horse Barn, c.1890, 35'x40', broad clapboarded gable front, full rear wing, vertical flushboarded eave sides. Fixed six sash gable windows, small square north wall, stable windows, one large gable front sliding door, sheet metal roof. Fascia trim and corner boards.



83-A-393

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Benjamin House, 0607-74 S
83-A-393 Matthew Cohen



83-A-393

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Benjamin House, 0607-74 #1 W
83-A-393 Matthew Cohen



83-A-393

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Benjamin House, 0607-74 #s 3,2 SE
83-A-393 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: End of T.H. 30, .3 mile east
of T.H. 29
COMMON NAME:
FUNCTIONAL TYPE: Barn
OWNER: Earl Stanley
ADDRESS: RFD Enosburg Falls, Vt. 05450
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: Vertical flushboard
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 and raised basement

Number of Bays: _____

Entrance Location: Gable center

Approximate Dimensions: c.50'x40'

SURVEY NUMBER:

0607-75

NEGATIVE FILE NUMBER:

83-A-393 (13,14)

UTM REFERENCES:

Zone/Easting/Northing

18/670400/4979600

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Stanley Barn

ORIGINAL FORMAL NAME:

PRESENT USE:

ORIGINAL USE:

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1900

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A large, gable front bank barn with a gabled, louvered cupola. Piercing the east gable end is a large double leaf door, served by an open ramp. The west gable end has irregularly placed windows. Basement windows are paired. Framing is hand hewn timbers, mortice and tenon.

RELATED STRUCTURES: (Describe)

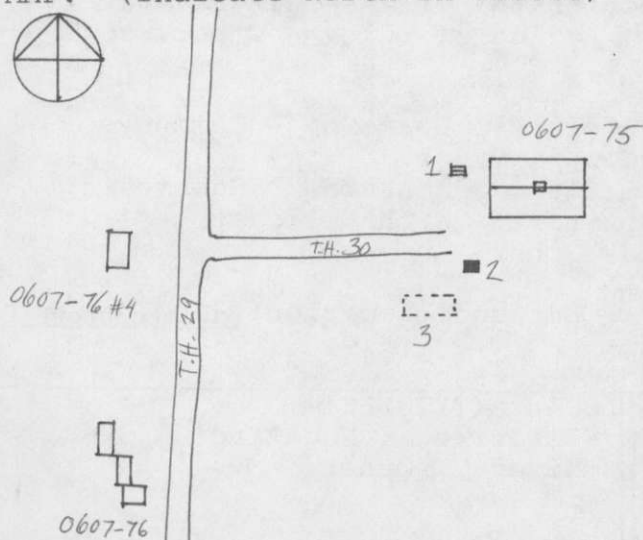
1. Milkhouse, c.1935, small gable front structure with vertical flushboard sheathing, fascia trim, a sheet metal roof, and a concrete foundation.
2. Shed, c.1945, gable front, vertical flushboard and plywood, non-contributing.
3. Cellar hole to house, date unknown.

STATEMENT OF SIGNIFICANCE:

The Stanley Barn is a fine example of a simple, large, turn of the century bank barn, and is of scenic value, visible from T.H. 29. It marks the site of a former farmstead, the cellar hole (#3) the only remains of the house. An occupied structure appears beside the barn on the 1953 USGS map.

REFERENCES:

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

December 28, 1983



83-A-393

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Stanley Barn, 0607-75 #1 SE
83-A-393 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of T.H. 29, just
south of interseciton with T.H. 30.
COMMON NAME:
The Towle House
FUNCTIONAL TYPE: House
OWNER: Fred Boudreau
ADDRESS: RFD Enosburg Falls, VT. 05450
ACCESSIBILITY TO PUBLIC:
Yes ☐ No ☒ Restricted ☐
LEVEL OF SIGNIFICANCE:
Local ☒ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System Granite ashlar

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: 1½

Number of Bays: 3x2

Approximate Dimensions: 18'x18'

SURVEY NUMBER:

0607-76

NEGATIVE FILE NUMBER:

83-A-229, #'s 3-9, 83-A-393, #'s 10, 11, 12

UTM REFERENCES:

Zone/Easting/Northing

18/669875/4979420

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Boudreau House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1870

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A gable front block with a Gothic Revival entry porch, a recessed ell marked by a gable wall dormer, and a wrap-around Gothic Revival porch. Rear wing and connecting shed. The gable front door with paired, glazed, round-headed panels, is sheltered by a hip roof supported by engaged pilasters, with molded capitals, and modern, iron slotted posts and railing. Under this roof is a wide frieze with a peaked lower edge, and paired scroll-cut brackets at the corners. The ell windows have 2/2 sash. The ell wraparound porch has square posts with similar brackets and bases. The porch ends on a 1/2 gable storage shed, 1-story high. House has box cornice, fascia trim and corner boards. Connected through another ell is an eaves front clapboarded carriage barn now used as a garage with two vehicles entrance with modern overhead doors. Sheet metal roof, clapboard siding, box cornice and corner boards.

RELATED STRUCTURES: (Describe)

1. Shed, c.1982, large, gabled, all corrugated metal, non-contributing.
2. Bank barn, c.1890, two eaves front, double sliding doors, gabled cupola concrete-faced fieldstone foundation, vertical flushboard sheathing, sheet metal roof. Appendages: rear gabled ell; shed-roofed milk house on corner; silo

(Continued)

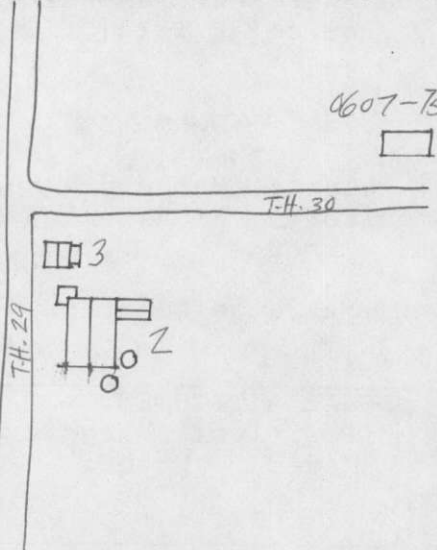
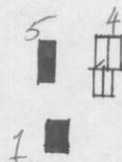
STATEMENT OF SIGNIFICANCE:

A typical, late 19th century family farmstead, the Boudreau house and related structures exemplify a variety of architectural forms, though the most significant, #4, has recently been altered. According to the owner, the house was built about 1850, and was the second house on the property. He claims that #4 was built around 1815. Both houses were purportedly drawn to the site by an ox team from Swanton. The Barn, #2, is a fine example of a large eaves front bank barn typical in northern Vermont.

REFERENCES:

1. Fred Boudreau, interview, November 1983

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

December 28, 1983

RELATED STRUCTURES CONTINUED:

(gable end) c.1945, 40' high, banded wood stoves, Mansard roof; silo (rear eaveside), c.1950, 70' high, tile, semi-spherical metal roof. 3. Shed (originally carriage barn), c.1870, 1½ story, eaves front structure, 25x20 feet, clapboarded, with trimming fascia. 6/6 and 2/2 sash windows have projecting molded cornices. Two former eaves front carriage bays have been filled in. 4. House, c.1865; a finely detailed, 3x2 bay vernacular Classic Cottage with a central cross-gable wall dormer. Recently severely altered. A modern, double, sliding glass door has replaced the original door and side-lights. Molded surround is terminated by corner blocks with "X" shaped carvings, and topped by a peaked entablature. Windows are variously sized, modern or small single lights, 1/1 sash or small single lights, with peaked lintel boards and molded cornices. Recessed wing has carriage bays, and fixed 8 light kneewall windows. 5. Machine shed, c.1940, eaves front, 7-bays. Non-contributing.



83-A-393

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Towler-Bruidreau House, 0607-76 W
83-A-393 Matthew Cohen



83-A-229

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
Towle-Boudreau Place, 0607-76 NW
83-A-229 Julie Davis



83-A-229

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
Towle-Boudreau Place, 0607-76 NE
83-A-229 Julie Davis

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: TR 29, .5 miles North from
intersection with TR 28 in south Frank-
lin. On west side of road.
COMMON NAME:
(Rubin) Towle
FUNCTIONAL TYPE: House
OWNER: Earl Stanley
ADDRESS: RFD Enosburg Falls, VT 05450

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: 1½

Number of Bays: 3x2

Approximate Dimensions: 30'x24'

SURVEY NUMBER:

0607-77

NEGATIVE FILE NUMBER:

83-A-393, #'s 8,9

UTM REFERENCES:

Zone/Easting/Northing

18/669950/4979400

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

Enosburg Falls 15'

PRESENT FORMAL NAME:

Earl Stanley House

ORIGINAL FORMAL NAME:

Rubin Towle House

PRESENT USE: Vacant

ORIGINAL USE: Residence

Residence

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Vernacular/Gothic Revival

DATE BUILT:

c.1860

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☒
Alteration ☐ Other:

LOCAL ATTITUDES:

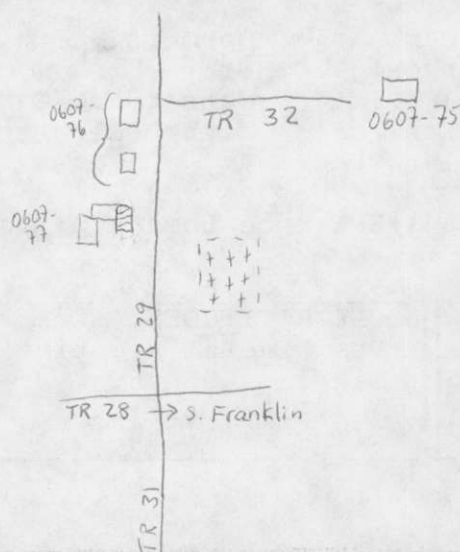
Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Clapboard frame house and ell with box cornice and cornice returns, center front cross gable wall dormer, hip roof entrance porch and attached gable roof barn. Italianate door with rounded upper lights and storm door. Supported by scroll-sawn brackets and slatted columns. Rounded arch window with round arch lip molding in gable peak. 2/2 sash with crown moldings. Interior gable end chimney on south gable. South gable end-side porch. Shed roof, bracketed turned posts. Ell: Cross gable wall dormers on either eaveside. South eaveside: shed roof porch with clapboard apron and square posts; east end enclosed as additional room. 2/2 sash with surrounds with lip molds. Side entrance on south eaveside. Modern door, with two panels, large light, four panels below. Attached gable roof barn: two bays, with attached shed roof garage. Metal roof. Clapboard siding, boxed cornice, stone foundation, vertical board door on east eaveside; garage has hinged vertical board door on east facade. Rear is vertical board-open entrance.

RELATED STRUCTURES: (Describe)**STATEMENT OF SIGNIFICANCE:**

Although vacant and seriously deteriorated, this building is one of three adjacent houses on TR 29 which form the core of south Franklin's Towle neighborhood, named after prominent Franklin citizen Reubin Towle. Towle, a Revolutionary War soldier, came to Vermont in the early 19th century and established a prosperous farm nearby (0607-76). Many of his descendants remain in Franklin today, and the area continues to be known as the Towle neighborhood.

REFERENCES:**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:
Julie Davis

ORGANIZATION:
Vermont Div. for Hist. Pres.

DATE RECORDED:
8/ /83



83-A-393

(e)

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Earl Stanley House, 0607-77 SW
83-A-393 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: TR 31, .4 miles south on
west side of road.
COMMON NAME:
Kendall
FUNCTIONAL TYPE: House
OWNER: Bernice Bulva
ADDRESS: 2470 Paton St.
Montreal, Quebec H4M1C8 Montreal
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: 3x2

Approximate Dimensions: 36'x30'

SURVEY NUMBER:

0607-78

NEGATIVE FILE NUMBER:

83-A-393 (3,4); 83-A-230

UTM REFERENCES:

Zone/Easting/Northing

18/669850/4978250

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

Enosburg Falls 15'

PRESENT FORMAL NAME:

Bernice Bulva House

ORIGINAL FORMAL NAME:

PRESENT USE: Residence

ORIGINAL USE: Residence

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular/Italianate

DATE BUILT:

c.1870

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☒ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: Eavesfront, center eave wing.

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

House is spacious, large and unusually decorative for this area. Main block sheathed in salmon-colored asbestos shingle, formerly clapboarded. Front facade features single Italianate door with double rounded upper lights, panelled bases in trim, flanked by large pent roof rectangular bay windows with narrow 1/1 sash in molded trim. Asbestos shingled frieze and box molded cornice.

Paired 1/1 sash with molded round arches and mullion centered within both bay windows. Frieze board with molded edge.

Entrance set within one bay, 2 story, gable roofed porch with open pediment supported by square columns and engaged posts with narrow elliptical recessed panel design. Slatted wood balustrade, top and bottom. 2nd story porch entrance. Remnants of corner wood block joining on north gable end. Rear door in plain trim.

The north gable end is most decorative. Attached 1½ story gable roof ell. L shaped, pent roof door hood with molded cornice, cornice returns, frieze and (Continued)

RELATED STRUCTURES: (Describe)

1. 1 bay gable front garage. Metal and clapboard rear eaves, corner boards and fascia trim. Hinged vertical board entrances on East gable with boarded up rectangular window above. Diminished 2/2 sash on plain trim on North eave-side. Concrete foundation. 12'x16'. Panelled door, west gable.

STATEMENT OF SIGNIFICANCE:

This house is a good example of vernacular interpretations of Italianate stylistic motifs. Although the house has been altered by changes in the rear fenestration and wing internal divisions, the main house retains its original Georgian plan and Italianate features.

REFERENCES:**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:

Matt Cohen

ORGANIZATION:

Vermont div. for Hist. Pres.

DATE RECORDED:

8/ /83

DESCRIPTION CONTINUED:

oversized scrollwork consoles (foliate design). Former North gable entrance replaced with small kitchen type window. East eaveside ell entrance remains: similar single Italianate door as main entrance, obscured by modern metal storm door.

2nd story: marvelous segmentally arched 2/2 sash in shouldered trim with elliptical molded window hood.

Gable peak: similar window but rectangular 2/2 sash with semi-circular molded window hood-clapboard filled semi-circular and blind rounded shutter outline with shouldered bottom.

Rear elevation irregularly fenestrated features paired 2/2 sash with crown molding on 1st floor, and 2 randomly spaced 2/2 sash is plain trim 2nd story.

Ell is 50'x20', 1½ story, gable roof, with cross gable wall dormer and recessed porch and attached carriage house/woodshed. clapboard. Dormer: features gable peak, rounded arch window with molded window hood. First story: 2 closely spaced 2/2 sash in trim with crown moldings. Double molded frieze board. Recessed Porch: use of narrow elliptical panel design, on corner of house and supporting post. Carried over to frame carriage entrances, now a modern garage. Slatted wood balustrade. Additional entrance into north gable end of wing or east eaveside. Rear eaveside entirely sheathed in corrugated aluminum siding except for 2 2/2 sash and 2 panelled doors. Slate foundation, center ridge chimney.

South gable end: segmentally arched windows. Original trim obscured by asphalt shingling. Lower rear bay has tripartite window with original crown molding. Window looks original. Colonial Revival 3/1 sash flanked by narrower 2/1 sash. Recessed cellar entrance below this window.



83-A-393

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Belua House, 0607-78 #1 W
83-A-393 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: TR 31, 1.0 miles south on
east side of road.

COMMON NAME:
Arthur Mullen Farm
FUNCTIONAL TYPE: House
OWNER: Ernest Fortan
ADDRESS: RFD Enosburg Falls, VT 05450

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: 1½

Number of Bays: 5x2

Approximate Dimensions: 30'x24'

THREAT TO STRUCTURE:
No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☒ Alteration ☐ Other:

SURVEY NUMBER:

0607-79

NEGATIVE FILE NUMBER:

83-A-393 #'s 0,1,2 83-A-230

UTM REFERENCES:

Zone/Easting/Northing

18/669350/4977050

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

Ernest Fortan House

ORIGINAL FORMAL NAME:

PRESENT USE: Residence

ORIGINAL USE: Residence

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1865

Entrance Location: Ell south eave-
side, center (originally eaves front
center, main block)

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

5-bay Classic Cottage with original entrance changed from center eaves-front. Additional 2/2 sash placed there. Center cross-gable, steeply pitched wall dormer with double rounded arch. Window in plain trim with semi-elliptical arched window trim and lip molding. Elsewhere 2/2 sash in plain trim. Off-center ridge brick chimney and cinder block gable end exterior chimney. Molded cornice and plain frieze boards. Rear eaveside sheathed in asphalt shingle deteriorating. Boxed cornice and cornice returns. Paired gable peak window has crown molding. Ell: has 3x2 bays, 1½ stories Classic Cottage with attached one-story wood shed. Boxed cornice and cornice returns. 2/2 sash with crown moldings. Center eavesfront entrance with modern door. Center cross gabled wall dormer with rounded arch window and round window hood. South eaveside porch removed from length of house, 1-story.

RELATED STRUCTURES:

1. Gable roof garage, open bay entrance. Clapboard, box cornice, corner

~~RELATED STRUCTURES XXXXXXXXXXXX~~
boards, stone foundation. 14x14, c.1940.

Non-contributing due to age. 2.

c. 1925 3 stories, 90'x30' bell cast gambrel roof barn with 3 evenly spaced crown ventilators. Metal roof, board and batten siding, concrete foundation square gable peak windows. 9 casement windows on 1st floor. One-bay, gabled roofed bridged west eaveside. Entrance ramp. Attached gambrel roof milkhouse on East

~~STATEMENT OF SIGNIFICANCE~~

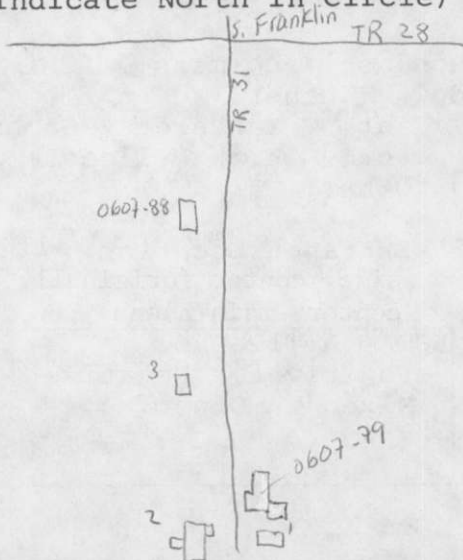
eaveside, 1-story, 2x1 bay with board and batten siding. 3. c.1950. 4-bay shed roof implement shed. 50'x12' vertical board sheathing with horizontal brace. Non-contributing due to age.

STATEMENT OF SIGNIFICANCE:

The Fortan house is a unique L-plan house consisting of two Classic Cottages with pedimented wall dormers. Both sections retain their original facades and fenestration. The two houses use some Greek Revival features, but presents a modest traditional appearance.

REFERENCES:

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:

Julie Davis

ORGANIZATION:

Vermont Div. For Hist. Pres.

DATE RECORDED:

8/ /83

Vermont



83A-228

Vt. Div. for Historic Preservation
Franklin County Franklin 7/83
Mullen-Fortan House, 0607-79 NE
83-A-~~228~~ 230 Julie R. Davis



83-A-393

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Fortan House, 0607-79 #2 SW
83-A-393 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: TR 32, .5 miles south on
West side of road.

COMMON NAME:
Will Stanley
FUNCTIONAL TYPE: House
OWNER: Mary Larose
ADDRESS: RFD Enosburg Falls, VT 05450

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: 1½

Number of Bays: 3x2

Approximate Dimensions: 25'x15'

SURVEY NUMBER:

0607-80

NEGATIVE FILE NUMBER:

83-A-230, 83-A-393 #'s 5,6,7.

UTM REFERENCES:

Zone/Easting/Northing

18/671450/4977250

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

Mary Larose House

ORIGINAL FORMAL NAME:

PRESENT USE: Residence

ORIGINAL USE: Residence

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1870

THREAT TO STRUCTURE:

No Threat ☒ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

3-bay Classic Cottage with boxed cornice raking eaves, corner baords, fascia trim, 2/2 sash with surrounds and lip mold. Entrance: Replacement door with surrounds, flanked by wide 2/2 sash windows. 1 story hip roof enclosed porch runs entire length of eaves front: block shingled apron, square posts and scroll-sawn brackets. Rear wing shed addition on west eaveside. Shed roof entry porch supported by chamfered posts, sawn brackets. Modern (wing) entrance door in plain trim. Porch stoop with metal crusted skirt. Attached woodshed, 2-bay, 16'x24' gable sheet metal roof, vertical board siding, stone foundation. Boxed cornice, raking eaves. Attached outhouse on west gable end. Double hinged door, plain vertical board door and 2/2 window on south eaveside.

RELATED STRUCTURES

1. c.1930, one-bay, gable roof garage. Boxed cornice, raking eaves, cornerboards, hinged double door on North Gable end and porthole window in North

~~RELATED STRUCTURES: (Describe)~~

end gable peak. Stone foundation, vertical board siding. 6 paned rectangular window in plain trim with lip mold cut into either eaveside. 20'x20'.

2. c.1930, two bay gable front garage with attached implement shed. Sheet metal roof, vertical board siding, stone foundation, boxed cornice, raking eaves. Double hinged doors in West gable end. 10'x16'. 3. c.1875 4-bay,

~~STRUCTURE: (Describe)~~

gable roof barn, sheet metal roof, vertical board siding, stone foundation. Tilted square 6 paned window in gable peaks. Double rigid sliding door on West eaveside. Boxed cornice, raking eaves, 2½ stroies, 50'x25' Additional vertical square entrance and assorted sized windows placed on 1st story. East eaveside. 4. c.1940, 6'x6' gable roof milkhouse. Metal roof, vertical board siding. Now used as apiary. Stone foundation, vertical board door in plain trim. East gable end. Open window south eaveside.

STATEMENT OF SIGNIFICANCE:

The Larose house is a well-preserved 3-bay Classic Cottage with a vernacular Colonial Revival porch. The barn is also in good condition.

REFERENCES:

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:

Julie Davis

ORGANIZATION:

Vermont Div. for Hist. Pres.

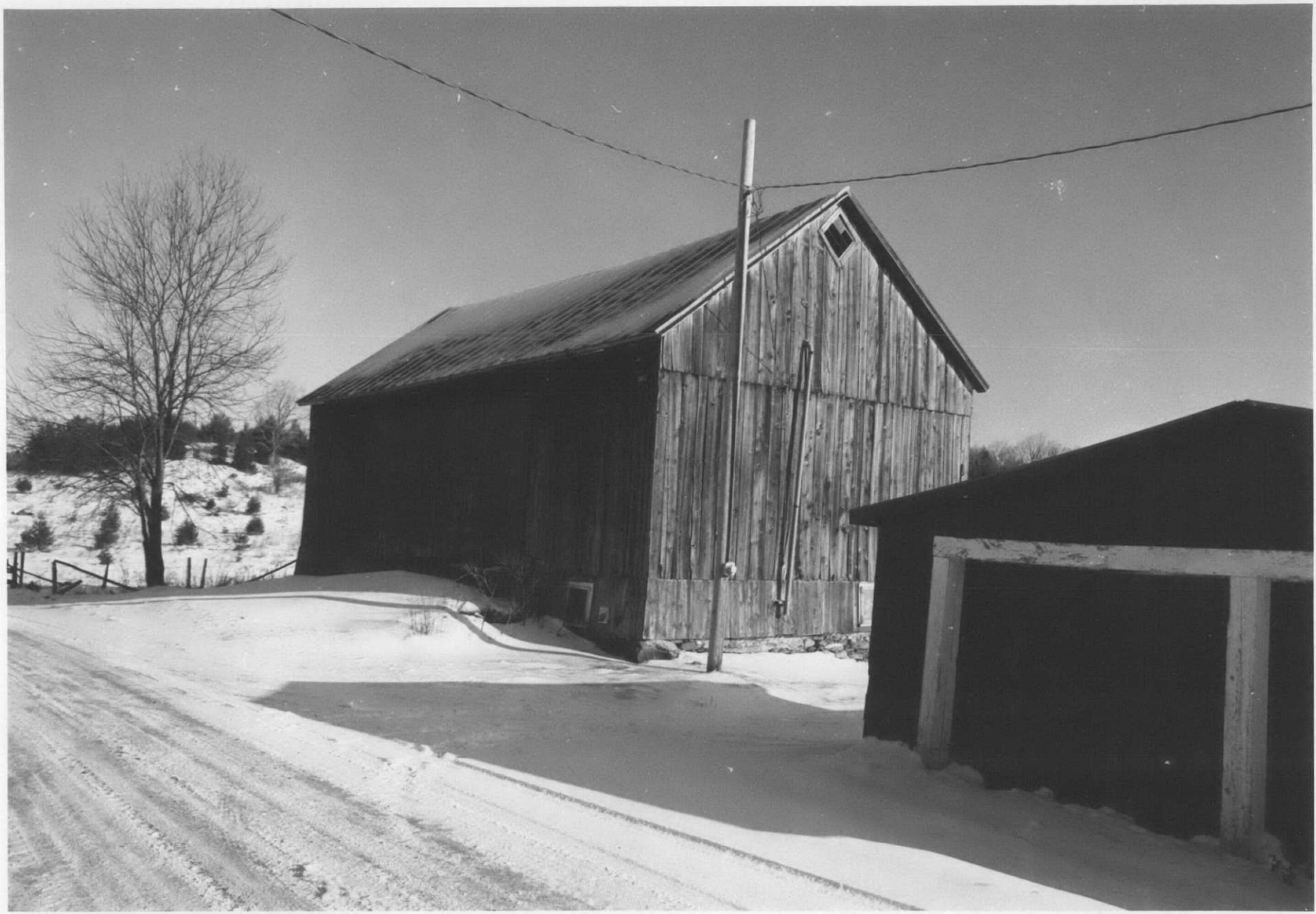
DATE RECORDED:

8/ /83



83-A-393

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Mary Larose House, 0607-80 NW
83-A-393 Matthew Cohen



83-A-393

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Mary Larose House, 0607-80 #s 3,2 NE
83-A-393 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of T.H. Vt. 236 .3
mile south of intersection of T.H. and
28 with VT. 236 (Beattys Four Corners)
COMMON NAME:

FUNCTIONAL TYPE: Barn
OWNER: Gerard and Rita Paradis
ADDRESS: RFD Enosburg Falls, VT 05450

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: $1\frac{1}{2}$ & raised basement

Number of Bays: irregular

Entrance Location: Various

Approximate Dimensions: 90'x27'.

SURVEY NUMBER:

0607-81

NEGATIVE FILE NUMBER:

83-A-377, #'s 14,15,16

UTM REFERENCES:

Zone/Easting/Northing

18/668475/4977800

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Paradis Barn

ORIGINAL FORMAL NAME:

PRESENT USE: Barn

ORIGINAL USE: Barn

ARCHITECT/ENGINEER:

None

BUILDER/CONTRACTOR:

Paquette (remodeling only)

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1840/1931

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Large eaves front bank barn with two sets of large eaves front, double leaf doors. Over doors are gabled hoods supported by sheathed truss brackets. Half mortice and tenon construction, half balloon frame. Roof crowned by cylindrical, metal ventilators. A modern milk house ell at northeast corner has many large windows. Basement stable with paired, fixed 4 light windows. Rear, sheet metal-sheathed lean-to.

RELATED STRUCTURES:

1. House, c.1840 2½ story, 5x2 bay vernacular Georgian plan house, much altered, with a long recessed wing and wing extension housing an indoor swimming pool. Granite ashlar foundations, post and beam construction, aluminum siding, asphalt shingle roof, molded box cornice, and cornice returns. 2 large picture windows, flanked by 1/1 sash windows with louvered blinds. 32x27, fair condition. Entry hip roof porch with modern wrought iron balustrade and posts. Off-center brick chimney. 2. Gable front garage, c.1978,

RELATED STRUCTURES XXXX DeSXXX XXXX

2 overhead doors, sheet metal sheathing. 3. Hay barn, c.1850, 35x27 feet, eaves front with full rear lean-to, large sliding eaves front doors, stone foundations, hand hewn timbers, mortice and tenon construction, all sheet metal sheathing, fair condition.

STATEMENT OF SIGNIFICANCE:

The Paradis Barn is a fine example of an early twentieth century bank barn. It was built by Paquette, who added on to an existing early nineteenth century barn. Walling's and Beers' Maps both show "J.W. Beatty" living in the house (#1)-presumably the name sake of, "Beatty's Four Corners," .3 mile to the north.

In 1921 the resident Edward Garrow, killed his wife in the house. A following investigation that included photographs, and architectural drawings of the house plan thoroughly documented what was probably the original building. It was a 5x2 bay, 2½ story eaves front structure with a plain door surround, and semi-elliptical, louvered attic vents.

REFERENCES:

1. Gerald and Rita Paradis, interview, November 11, 1983
2. Beers' Map, 1871
3. Walling's Map, 1857
4. "The Edward Garrow Farm," Bound photographs and drawings, 1921, in possession of Gerald and Rita Paradis.

MAP: (Indicate North in Circle)



0607-81

SURROUNDING ENVIRONMENT:

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

RECORDED BY:
Matt Cohen

ORGANIZATION:
Vermont Div. for Hist. Pres.

DATE RECORDED:
November 11, 1983



83-A-377

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Paradis Barn, 0607-81 #1 NW
83-A-377 Matthew Cohen



83-A-377

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Paradis Barn, 0607-81 NW
83-A-377 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: East side of VT. 236, 1.4 mile
north of intersection of TH 27 and T.H.
-28 (Beattys Four Corners)
COMMON NAME:
The Marsh House
FUNCTIONAL TYPE: House
OWNER: Claude Larose
ADDRESS: RFD Enosburg Falls, VT 05450
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: 5x2

Approximate Dimensions: 32'x25'

SURVEY NUMBER:

0607-83

NEGATIVE FILE NUMBER:

83-A-377, #'s 12,13

UTM REFERENCES:

Zone/Easting/Northing

18/668875/4980350

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Larose House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1840

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A large Greek Revival, Georgian Plan house with a low pitched roof, a 1-bay elaborate Italianate entry porch, and a recessed wing fronted by an enclosed porch. A modern 8-panel metal door is flanked by modern, 1/2-length sidelights, which in turn is surrounded by remnants of molded pilasters. Windows are flanked by louvered blinds. A semi-circular gable fanlight has radiating muntins. The box cornice (originally molded) and cornice returns are aluminum-enclosed. The porch has an aluminum sided skirt and square columns, which are paired in front and single and engaged at rear. They have plain bases, and necked, ornately molded capitals at rear with reconstructed, simplified imitations in the front. Over each column, on the wide frieze, are paired Italianate brackets that support a molded box cornice. Below the first floor windows is artificial marble ashlar siding, and below that are stuccoed, concrete-faced foundations. Recessed wing has 1-story enclosed porch with 1/1 sash windows, aluminum siding.

RELATED STRUCTURES: (Describe)

1. Quonset Hut stable, 30x100 feet, c.1975, sheet metal roof with attached cylindrical silo. Non-contributing. 2. Horse barn with basement, c.1870, 50x20 feet, 6x1 bay eaves front field stone foundation, hand hewn timbers mortice and tenon frame, clapboarded, with trimming corner and frieze boards, open eaves soffits, sheet metal roof, 2 front rigid sliding doors, 6/6 sash

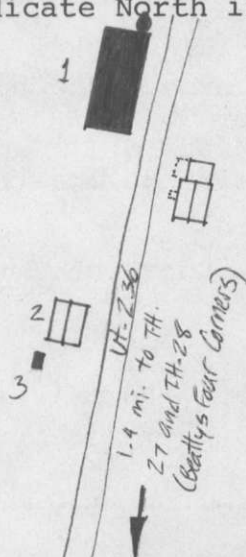
(Continued)

STATEMENT OF SIGNIFICANCE:

The Larose house is a fine example of an early Greek Revival style, Georgian Plan house, despite substantial alterations. The unaltered facade, and relatively intact Italianate style entry porch are important historic architectural elements on this sparsely developed section of road. Walling's Map indicates "L. Marsh" on site, while Beers' Map shows "C.L. Marsh", who apparently had a farm on the present site of the Lake Carmi State Park.

REFERENCES:

1. Beers' Map, 1871.
2. Walling's Map, 1857.

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:
Broad Westerly views.

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 11, 1983

RELATED STRUCTURES CONTINUED:

windows and kneewall doors with strap hinges. Gable roof hay door vent. Good condition. 3. Milkhouse, c.1940, 15x7 feet, shed roof, clapboarded, two front fixed sash windows. Non-contributing.



83-A-377

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Marsh-Larose House, 0607-83 E
83-A-377 Matthew Cohen



83-A-377

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Marsh0Larose House, 0607-83 #2 W
83-A-377 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: East side of VT. 236, .5 miles
south of intersection with T.H.
23
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Richard Gadbois
ADDRESS: RFD Enosburg Falls, VT 05450
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: irregular 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: 3x4

Approximate Dimensions: 25'x32'

SURVEY NUMBER:

0607-84

NEGATIVE FILE NUMBER:

83-A-377 #'s 8,9,10

UTM REFERENCES:

Zone/Easting/Northing

18/669090/4980975

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Gadbois House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c. 1855

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: Left bay gable
front.

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A fine Greek Revival gable front house with a relatively low pitched roof, ornate, cast iron door and window lintels, and a 1½ story, 5-bay ell fronted by a 3-bay, hip roofed porch. A recessed 5-panel Greek Revival door is flanked by 4/5-length sidelights with paneled pedestals. Each column of sidelights is flanked by simple pilasters with plain bases and projecting molded cornice. These support a wide lintel board with a molded cornice. The door has a 6-sided iron lintel with a canted peak, with 3, 4-leaf foliate motifs in relief, the center are being largest. The 6/6 sash windows have projecting sills, and similar but smaller iron lintels. Basement windows with gauged jack arches pierce the granite ashlar foundations. A 6/3 sash attic window has a similar jack arch.

House has molded box cornice and cornice returns and fascia trim. The ell porch has square posts with bases and a lattice skirt. Ell gable windows have smaller than those of the main block. A kneewall window remains, while

(Continued)

RELATED STRUCTURES: (Describe)

1. Horse barn, c.1855, gable front with recessed ell, 45x25 feet, central gable front double rigid sliding door. Ell has several large sliding doors. Stone and concrete foundations, hand hewn timbers, mortise and tenon construction, clapboarded (south wall is sheet metal covered), corner and

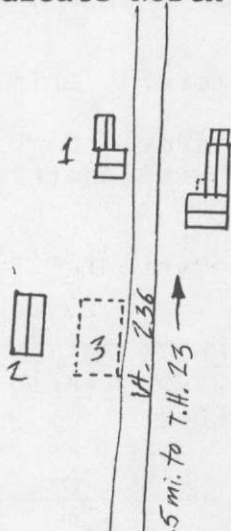
(Continued)

STATEMENT OF SIGNIFICANCE:

The Gadbois house is an excellent example of the Greek Revival Style, and has rear ornate cast iron lintels. While the specific design of the lintels is unique in Franklin, two other Greek Revival style houses in the town have ornate iron lintels; 0607-30, and 0607-1 #31. Walling's Map indicated "A. Hammond" on the site, while Beers' Map indicates "D. Hammond."

REFERENCES:

1. Beers' Map, 1871.
2. Walling's Map, 1857.

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: Broad westerly views.

RECORDED BY:

Matt Cohen

ORGANIZATION:

Vt. Div. for Hist. Pres.

DATE RECORDED:

November 7, 1983

Structural Description
Continued

door and 2/2 sash have been added. A gabled, clapboarded ell extension is unfenestrated as seen from the road, and has a rear sliding door.

Related Structures
Continued

frieze boards, open eaves soffits, sheet metal roof. Two kneewall openings, one with vertical board door and strap hinge with surround. 2. Eaves front barn, c.1860, 60x20 feet, stone foundations, hand hewn timbers, mortice and tenon frame, vertical flushboard sheathing, sheet metal roof. Two eaves front sliding doors. 3. Foundations to former large bank barn, with two stone and earth, formerly eaves front high drive ramps. Fieldstone, 25x80 feet, c.1880.



83-A-377

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Gadbois House, 0607-84 NE
83-A-377 Matthew Cohen



83-A-377

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Gadbois House, detail, 0607-84 N
83-A-377 Matthew Cohen



83-A-377

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Gadbois House, 0607-84 #s 2, 1 SW
83-A-377 Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: West side of VT. 236, .1 mile
south of intersection with T.H. 23
COMMON NAME:
The Hammond House
FUNCTIONAL TYPE: House
OWNER: Frances Hammond
ADDRESS: RFD Enosburg Falls, VT 05450
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: 5x2

Approximate Dimensions: 32x27

SURVEY NUMBER:

0607-85

NEGATIVE FILE NUMBER:

83-A-377 #'s 3,4,5,6,7,8

UTM REFERENCES:

Zone/Easting/Northing

18/669260/4981585

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Hammond House

ORIGINAL FORMAL NAME:

The Hammond House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c.1845

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A large, stone, Georgian plan house with 1-bay Italianate entry porch, a 5-bay, recessed north wing fronted by a shed-roofed porch, and a 3-bay, vinyl-sided south wing (c.1965) fronted by a 2-bay hip roofed porch. The main block front wall is formed of coursed, quarry-faced ashlar. Gable ends and rear eave are of coursed fieldstone. The stones used in the rear eave are smaller than the gable end stones. Piercing the walls are 2/2 sash windows, with rectangular granite lintels, flanked by fixed, metal, louvered blinds. House has a crown molded box cornice and cornice returns and fascia trim. The door is fully glazed with small lights, and is surrounded by simple, molded architrave surrounds. Sheltering this is an Italianate style entry porch with bold square columns that stand on panelled pedestals with molded caps. Decorative, scroll-sawn railings. The columns have plain bases and molded capitals, and support a frieze under a molded box cornice. A pair of scroll-sawn brackets over each column engage the cornice. Supporting the

(Continued)

RELATED STRUCTURES: (Describe)

1. Barn, built by Asa Hammond in 1928. 70x35, eaves front, flared gambrel-roofed bank barn with an enclosed high drive sheltered by a truss-bracketed gabled hood, and a modern gable roof wing. Concrete foundations, balloon frame, vertical flushboard sheathing, sheet metal roof. 2/2 sash basement windows are paired and tripled. 2/2 sash gable peak window. 3 cylindrical,

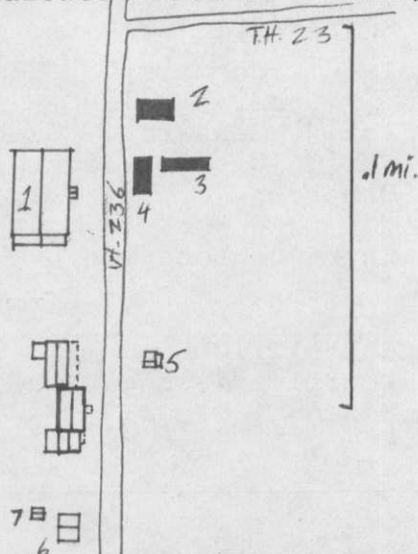
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STATEMENT OF SIGNIFICANCE:

The Hammond house is an excellent and rare example of coursed, granite ashlar construction. It is unique in Franklin, and perhaps in the general area as well. The entry porch and north wing are significant contributing additions, while the only significant exterior alterations are the replacement of the original door and the south wing addition. According to Francis Hammond, the north wing, a traditional classic cottage, was built by one of the descendants of John Hammond, who came to Franklin from Clarendon, VT. in 1800. Hammond settled on what is now T.H. 31, and was the first settler in this locality. Because Hammond had many descendants, the nearby schoolhouse (0607-86) was named after them. The barn, #1, was built by Asa Hammond in 1928 to replace the original one that burned.

REFERENCES:

Francis Hammond, interview, November 7, 1983

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 7, 1983

DESCRIPTION CONTINUED:

frieze are two large, scroll sawn, curvilinear consoles. The main block has brick gable end interior chimneys. The 5x2 bay, 1½ story clapboarded north wing Classic Cottage has two fixed, three light kneewall windows, 2/2 sash windows, a glazed and panelled door. The porch has a lattice skirt, novelty apron, turned posts with scroll sawn brackets, and a molded box cornice. It is trimmed by corner and frieze boards, and a slightly projecting, raking eave. The south wing has 1/1 sash windows with applied 6/6 sash motif muntins, and an enclosed hip-roof porch with a novelty apron and square posts.

RELATED STRUCTURES CONTINUED:

metal ventilators on roof ridge, the central one having a wind vane. Good condition. Wing has irregular fenestration with sliding casement windows, gable front pass doors, and sheet metal roof, fascia trim and corner boards. 2. Machine shed, c.1978, shed roof, 6-bay open eaves front with small roof overhang. Non-contributing. 3. Machine shed, c.1978, shed roof, 4-bay open eaves front with small roof overhang. Non-contributing. 4. Garage c.1935, shed roof, asphalt shingle and sheet metal sheathing, 3 overhead garage doors, exposed rafter tails. Non-contributing. 5. Garage, c.1930, 1 story 12x15 feet, gable front with rear lean-to, two gable front double leaf doors with double hinges. Stone foundation, sheet metal roof; clapboarded with corner and frieze board trim, and shingled gable. Gable shingles occur in flat butt variously sized pointed butt, scalloped, and undulant courses. 6. Work shed, c.1900 1½ story 42x30 feet, broad gable front with nearly symmetrical, altered facade fenestration, including 2/2 sash windows and one batten door and one rigid sliding door. Concrete foundations, clapboard balloon frame, fascia trim and corner boards, sheet metal roof. Hay door with board and batten siding and surround. 6 light gable peak window. Good condition. 7. Simple gabled shed, c.1900, concrete foundation, clapboard and vertical flushboard sheathing, sheet metal roof, single central gable front door, good condition.



83-A-377

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Hammond House, 0607-85 SW
83-A-377 Matthew Cohen



83-A-377

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Hammond House/Farm, 0607-85 #1 NW
83-A-377 Matthew Cohen



83-A-377

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Hammond House, 0607-85 #6 SW
83-A-377 Matthew Cohen



83-A-377

Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Hammond House/Farm, 0607-85 #s 3,5
83-A-377 NE Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: TR 23 .2 miles east from VT.
236. On North side of road.
COMMON NAME:
Hammond Schoolhouse
FUNCTIONAL TYPE: Schoolhouse
OWNER: Thomas Boyle
ADDRESS: 313 NE 89th
Seattle, WA 98115
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: 1½

Number of Bays: Irreg.

Approximate Dimensions: 16'x20'

SURVEY NUMBER:

0607-86

NEGATIVE FILE NUMBER:

83-A-229

UTM REFERENCES:

Zone/Easting/Northing

18/669600/4981730

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Boyle House

ORIGINAL FORMAL NAME:

The Franklin District No. 8 School

PRESENT USE: Residence

ORIGINAL USE: Schoolhouse

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:

c.1855

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: Gable front, Left

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gable front schoolhouse with molded boxed cornice, raking eaves, frieze and corner boards. South gable end entrance has small, enclosed gable entrance porch with 5-panel, molded door and square, 6-paned side windows. Building is irregularly fenestrated, including bank of 3 12/12 sash windows and one 6/6 sash window in the south gabled end; bank of 3 6/6 and smaller 6/6 sash windows in east eave side and bank of modern 6/6 sash windows in attached west shed-roof wing. All windows have plain surrounds and lip moldings. Off center brick chimney with granite ashlar cap. Attached 1 story, gabled clap-boarded shed located on north gable end.

RELATED STRUCTURES: (Describe)

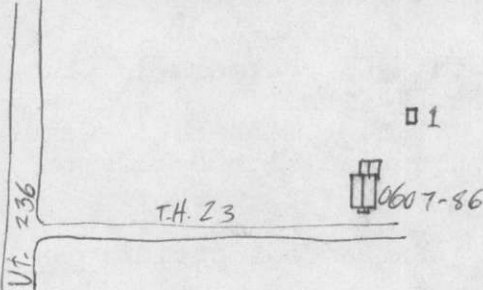
1. Shed, c.1930. Gabled asphalt shingled roof, exposed rafter tails, vertical board siding and hinged double door on south gable end. 10'x15'.

STATEMENT OF SIGNIFICANCE:

The Hammond schoolhouse is a fine example of a typical mid-nineteenth century school with c.1930 large banks of windows, installed in accordance with the new "common school" laws, which required a large amount of natural light in the building. The school appears on both Walling's and Beer's Maps on the latter being marked the District No. 8 school.

REFERENCES:

1. Interview with Martha Towle, Franklin VT.
2. Beers' Map, 1871.
3. Walling's Map, 1857.

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: Broad Westerly views.

RECORDED BY:

Julie Davis

ORGANIZATION:

Vermont Div. for Historic Pres.

DATE RECORDED:

8/9/83



83-A-229

Vt. Div. for Historic Preservation
Franklin County Franklin 8/83
Hammond Schoolhouse-Boyle House,
0607-86 NW
83-A-229 Julie Davis

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Franklin
TOWN: Franklin
LOCATION: Northwest corner of intersection of VT 236 and T.H. 4
COMMON NAME:
Dewing Farm
FUNCTIONAL TYPE: House
OWNER: Adolphus (J.A.), Kathryn, and
ADDRESS: Marjorie Dewing, RFD Enosburg Falls, VT. 05450
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: 3x2

Approximate Dimensions: 32'x22'

SURVEY NUMBER:

0607-87

NEGATIVE FILE NUMBER:

83-A-379, #'s 17,18,19,20,21, 83-A-377

UTM REFERENCES:

Zone/Easting/Northing

18/670080/4982880

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

Enosburg Falls, 15'

PRESENT FORMAL NAME:

The Dewing House

ORIGINAL FORMAL NAME:

The Dewing House

PRESENT USE:

ORIGINAL USE:

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular/ Italianate

DATE BUILT:

c.1875

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A vernacular eaves front farmhouse with decorative Italianate features, a 1-bay entry porch, a recessed rear ell that has a full porch, and a similar ell of its own. Both ells have pitched wall dormers. The eaves front door has a wide double leaf door with a long, round-headed, bolection molded, glazed panel. A second door in the left gable center bay has two long upper glazed panels. The doors and 2/2 sash windows have peaked lintel boards with molded cornices. Corner boards with slightly projecting molded capitals rise from the granite ashlar foundations, and support a double molded frieze. Other house trim includes a molded box cornice, cornice returns with elaborate, paired incised brackets with pendants. The frieze boards have scalloped edges under the brackets. The two off-center chimneys, and central ell chimney have corbelled caps. Supporting the hip shed roof of the entry porch are square columns that stand on panelled pedestals. Front and engaged rear pedestals are linked by, cut-out balustrade. All balusters have molded

(Continued)

RELATED STRUCTURES: (Describe)

1. Gabled shed, 15x10 feet, c.1920, board and batten siding very deteriorated. Non-contributing. 2. Garage, c.1935, 20 feet square, two gable front, overhead garage doors (probably not original), concrete foundations, balloon frame, clapboarded, with fascia trim, sheet metal roof. Good condition. 3. Ash House, c.1875, 7x9 feet, formed of 6 courses of large, quarry

(Continued)

STATEMENT OF SIGNIFICANCE:

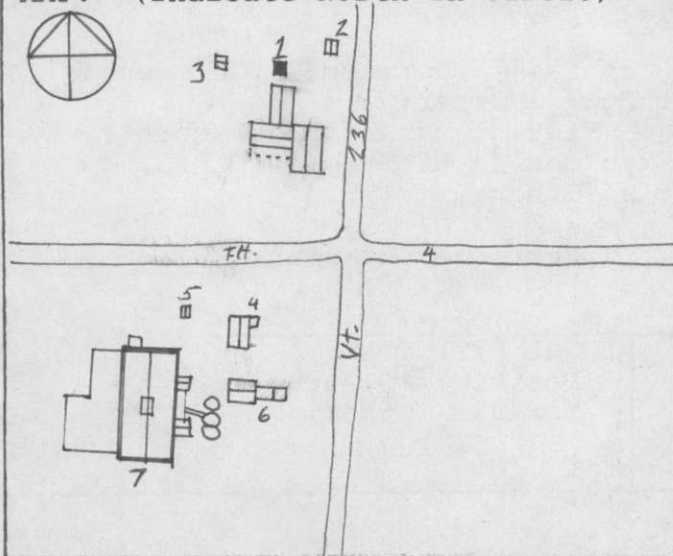
The well preserved Dewing House is an excellent example of the vernacular form with decorative Italianate features. It was built c.1875 for Dolphus Dewing, to replace the original house on the same site that was torn down. The recessed wing was an appendage to that first house, which appears on Walling's Map 1857, under "D. Dewing" (Beers' Map, 1871, indicates the same name). Inspiration to build the new house may have grown out of congenial rivalry between Dolphus and his friend W.P. Noble, who had built an ornate Victorian house nearby in Berkshire, soon before Dolphus built his. The two houses, furthermore, may have used the same builder. The house and its appendages are good examples of how two house forms incorporated stylistic trends. The main house a 3-bay Georgian plan and the wings, Classic-Cottage forms, are all decorated with similar details. The barn, #7, is a very fine, and early example of a basement stable bank barn. The enclosed high drives were generally a later 19th century response to the problem of moisture entering the basement stables, through earth and stone ramps built up directly

(Continued)

REFERENCES:

1. Kathryn and Marjorie Dewing, interview, November 7, 1983
2. "Hoard's Dairyman", July 3, 1914
3. Beers' Map, 1871
4. Walling's Map, 1857.

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:

Matt Cohen

ORGANIZATION:

Vermont Div. for Hist. Pres.

DATE RECORDED:

November 7, 1983

DESCRIPTION CONTINUED:

caps. Columns have intricately molded projecting cornices, and support a stilted frieze with an arched lower edge, a crown mold, and an overhanging box cornice. The south gable end has a modern deck leading to an off-center modern entrance. The 1½ story, 4x2 bay eaves front rear ell has a bracketted frieze like that of the main block. The full ell porch has a lattice skirt, and attached square posts with scroll cut brackets crowning the ends of each post. The posts are linked by a square balustrade, and support a molded cornice. Ell also has an off-center wall dormer and similar trim to main block. 1½ story recessed wing behind the main block is of similar size, and has corner and frieze board trim, a central large sliding door of vertical matchboard, crowned by an 11-light transom. It also has an off-center wall dormer. Boxed cornice and cornice return with molded frieze. The wing and ell share a rear shed roof entry porch with square posts, boxed cornice, diagonal board balustrade.

RELATED STRUCTURES CONTINUED:

faced, granite ashlar. Gable front, with clapboarded gable front and a sheet metal roof. The recessed door has 4 flush panels, with brick reveals. 4. Gable front horse barn with side lean-to. C.1855, 20x30 feet. High quarry faced, coursed granite ashlar foundations, hand hewn timbers, mortice and tenon frame, clapboarded, corner and frieze boards, box cornice, sheet metal roof, central, double leaf diagonal braced door, 6/6 sash gable window, hay door with strap hinges, double gable peak window. Good condition. Side lean-to also has front entrance with surrounds. 5. Milkhouse, c.1940, 10x15 feet, concrete foundations, vertical flushboard sheathing, sheet metal roof, good condition. Non-contributing due to age. 6. Gabled shed, c.1870, 20x15 feet, has extended wing additions. Stone foundation, board and batten and vertical flushboard-sheathed, hand hewn timbers, mortice and tenon frame. Fair condition. 7. Large eaves front 2½ story bank barn, built by Reynolds in 1867. 100x45 feet, has 2 gable front, enclosed high drives, a gabled cupola, various modern, rear lean-tos, and 3 large cylindrical silos attached at front (from the south: c.1980, 50 feet high; c. 1955, 70 feet high; c.1965, 70 feet high). Stone foundation, hand hewn timbers, mortice and tenon frame, vertical flushboard sheathing, sheet metal roof. The cupola eave sides have 3 rectangular louvered sections. Rear additions are sheet metal and clapboard-sheathed.

STATEMENT OF SIGNIFICANCE:

on the stable wall. The barn, built by Reynolds in 1867, was, according to "Hoard's Dairyman" (1914) the first large cattle barn in this vicinity. It reportedly took three days to raise the frame, and a barrel of flour as refreshment for the neighbors, who had helped form a "bee" to accomplish the task.

The unusual ash house, #3, was constructed with left over foundation stones intended for the main house. Ashes stored there were used to make lye, for soap.



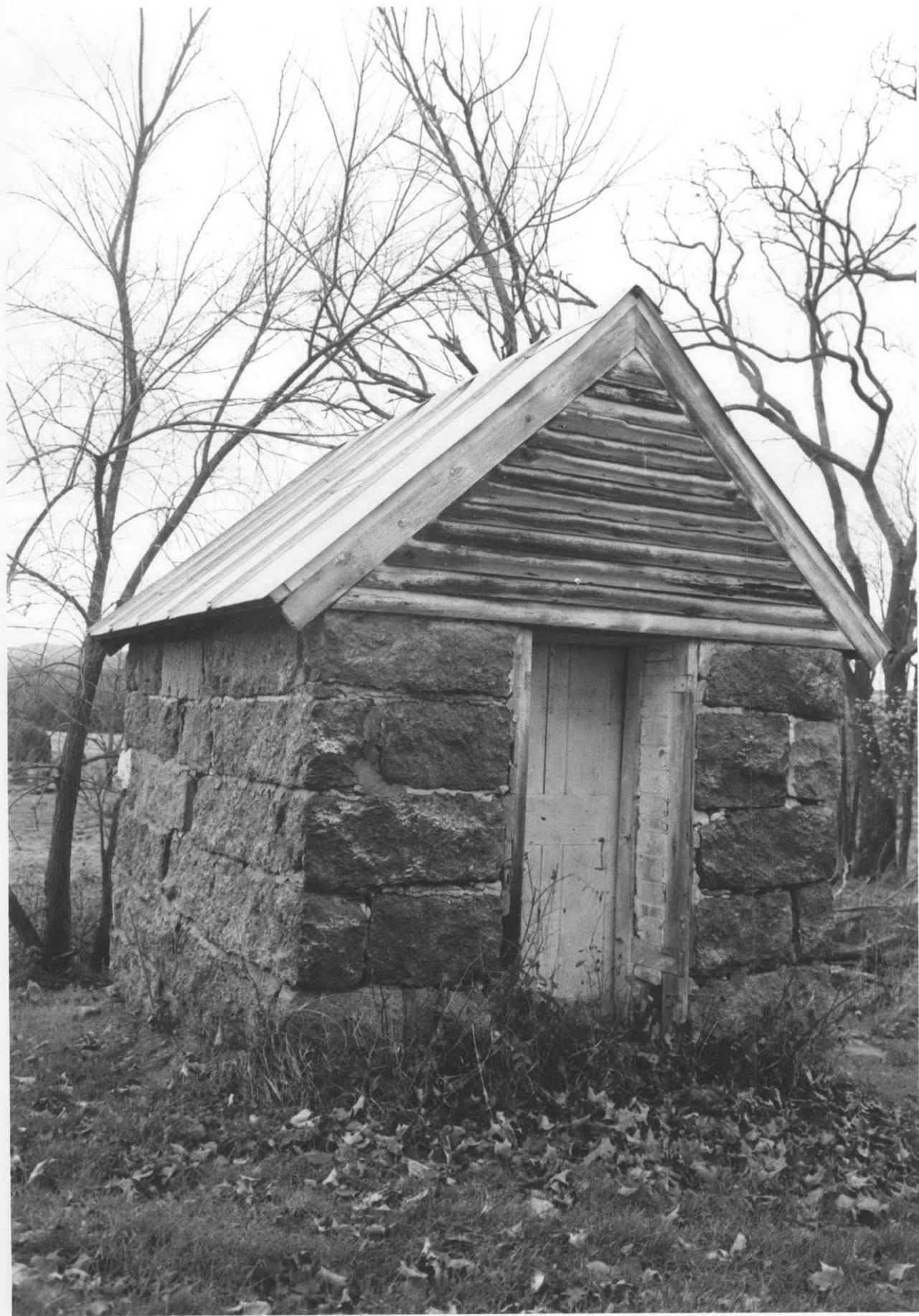
83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Dewing House/Farm, 0607-87 W
83-A-379 Matthew Cohen



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Dewing House/Farm, 0607-87, rear
ell N
83-A-379 Matthew Cohen



83-A-377



83-A-379

Vt. Div. for Historic Preservation
Franklin County Franklin 11/83
Dewing House/Farm, 0607-87 #s4,7,5
83-A-379 SW Matthew Cohen

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Franklin
TOWN:	Franklin
LOCATION:	East side of Private Road 6, 4 miles south of VT. 120
COMMON NAME:	Sunny Bank
FUNCTIONAL TYPE:	
OWNER:	Mrs. Elizabeth Hearne and Hous-
ADDRESS:	ton 1794 Forest Rd. Venice, Fla. 33595
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>
GENERAL DESCRIPTION:	

Structural System Pier foundation

- Foundation: Stone ☒ Brick ☐ Concrete ☒ Concrete Block ☐
- Wall Structure
 - Wood Frame: Post & Beam ☐ Balloon ☒
 - Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
 - Iron ☐ d. Steel ☐ e. Other:
- Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☒ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - Other:
- Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☒ Built Up ☐ Rolled ☐ Tile ☐ Other:
- Engineering Structure:
- 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: 2

Number of Bays: irregular

Approximate Dimensions: 17'x30'

SURVEY NUMBER:

0607-88

NEGATIVE FILE NUMBER:

83-A-378

UTM REFERENCES:

Zone/Easting/Northing

18/667600/4983500

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

PRESENT FORMAL NAME:

The Hearne-Houston Camp

ORIGINAL FORMAL NAME:

PRESENT USE: Camp

ORIGINAL USE: Camp

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular/ Bungaloid

DATE BUILT:

c.1915

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

Entrance Location: Gable Center,
through recessed
porch.

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

A small gable front camp house with a wide glassed-in recessed porch facing the lake, and an arched double leaf door in each gable peak. The recessed porch, enclosed with multiple-light windows is extended along the south eaves side. Each leaf of the gable peak doors have two vertical flushboard panels with horizontal board. House trim includes wide corner and frieze boards and raking eaves with exposed rafters. Windows have 2/2 sash with the exception of a large fixed 12, and another fixed 18 light window. Rear entrance into lean-to is sheltered by a truss bracketed, gabled hood. Front porch ceiling has exposed framing.

RELATED STRUCTURES: (Describe)

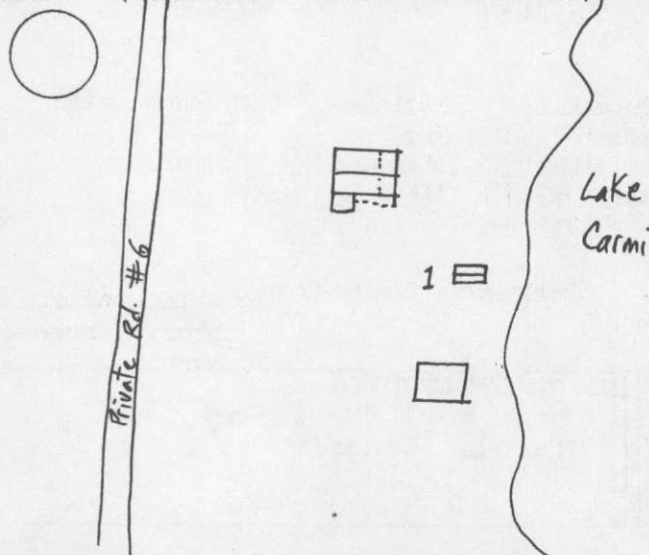
1. Boat house c.1915, converted to garage and re-orientated. Gabled, 12'x20', stone pier foundation, novelty siding, sheet metal roof, exposed rafter tails and rafter motif valance. Small double leaf door on lake side has replaced original large door. Opposite gable end has large sliding door.

STATEMENT OF SIGNIFICANCE:

One of Lake Carmi's most ornate camp houses, the Hearne-Houston Camp was built during the first wave of camp building on the lake, in an area known simply as "End of the Road". Unlike the other contemporaneous camps on Patten Shore, this one was apparently quite isolated when built.

REFERENCES:

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: Lake Shore

RECORDED BY:

Matt Cohen

ORGANIZATION:

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DATE RECORDED:

November 1983



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Vt. Div. for Historic Preservation
Franklin County Franklin 10/83
Houston Camp-Sunny Bank, 0607-88 NW
83-A-378 Matthew Cohen