

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name Grafton Village Historic District
other names/site number n/a

2. Location

street & number Main St., Route 121 East, Townshend Rd., Chester Hill Rd., Kidder Hill Rd., Pleasant St., School St., Middletown Rd., Hinckley Brook Rd., Fire Pond Rd., and Houghtonville Rd.
not for publication n/a
city or town Grafton vicinity n/a
state Vermont code VT county Windham code 025
zip code 05146

3. State/Federal Agency Certification

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

Signature of certifying official/Title Date

State or Federal agency and bureau

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

Signature of commenting or other official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ See continuation sheet.

___ determined eligible for the
National Register

___ See continuation sheet.

___ determined not eligible for the
National Register

___ removed from the National Register

___ other (explain): _____

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

private

public-local

public-State

public-Federal

Category of Property (Check only one box)

building(s)

district

site

structure

object

Number of Resources within Property

Contributing	Noncontributing	
<u>95</u>	<u>25</u>	buildings
<u>3</u>	<u> </u>	sites
<u>2</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>100</u>	<u>25</u>	Total

Number of contributing resources previously listed in the
National Register 7

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Domestic</u>	<u>secondary structure</u>
<u>Domestic</u>	<u>hotel</u>
<u>Commerce/Trade</u>	<u>professional</u>
<u>Commerce/Trade</u>	<u>department store</u>
<u>Commerce/Trade</u>	<u>specialty store</u>
<u>Social</u>	<u>meeting hall</u>
<u>Government</u>	<u>city hall</u>
<u>Government</u>	<u>fire station</u>
<u>Government</u>	<u>post office</u>
<u>Education</u>	<u>school</u>
<u>Education</u>	<u>library</u>
<u>Religion</u>	<u>religious facility</u>
<u>Religion</u>	<u>church-related residence</u>
<u>Funerary</u>	<u>cemetery</u>
<u>Agriculture</u>	<u>agricultural outbuilding</u>
<u>Agriculture</u>	<u>agricultural field</u>
<u>Industry</u>	<u>manufacturing facility</u>
<u>Landscape</u>	<u>park</u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Domestic</u>	<u>secondary structure</u>
<u>Domestic</u>	<u>hotel</u>
<u>Commerce/Trade</u>	<u>professional</u>
<u>Commerce/Trade</u>	<u>department store</u>
<u>Commerce/Trade</u>	<u>specialty store</u>
<u>Commerce/Trade</u>	<u>restaurant</u>
<u>Social</u>	<u>meeting hall</u>
<u>Government</u>	<u>city hall</u>
<u>Government</u>	<u>post office</u>
<u>Education</u>	<u>school</u>
<u>Education</u>	<u>library</u>
<u>Religion</u>	<u>religious facility</u>
<u>Funerary</u>	<u>cemetery</u>
<u>Recreation and Culture</u>	<u>museum</u>
<u>Agriculture</u>	<u>agricultural outbuilding</u>
<u>Agriculture</u>	<u>agricultural field</u>
<u>Landscape</u>	<u>park</u>

7. Description

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Architectural Classification (Enter categories from instructions)

Federal

Greek Revival

Italianate

Queen Anne

Colonial Revival

Neo-Colonial Revival

Ranch

Materials (Enter categories from instructions)

foundation stone

roof slate

walls weatherboard

other brick

asphalt shingle

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

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8. Statement of Significance

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield information important in prehistory or history.

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

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

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___ E a reconstructed building, object, or structure.

___ F a commemorative property.

___ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

- Architecture
- Community Planning and Development
- Commerce
- Industry
- Politics/Government
- Education
- Religion
- Agriculture

Period of Significance 1795-1958

Significant Dates n/a

Significant Person (Complete if Criterion B is marked above)

n/a

Cultural Affiliation n/a

- Architect/Builder
- Blodgett, Cutler
 - Blood, John
 - Boynton, Orrin
 - Conant, Luther
 - Prouty, Fred M.
 - Sherwin, Amasa
 - Sherwin, Jonathan
 - Stowell, Ernest
 - Stowell, James
 - Stowell, James, Jr.
 - Wright, J.W.

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

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9. Major Bibliographical References

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Bibliography

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

Previous documentation on file (NPS)

___ preliminary determination of individual listing (36 CFR 67) has been requested.

___ previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

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___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

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

Name of repository: _____

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10. Geographical Data
=====

Acreage of Property 287

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

Zone Easting Northing	Zone Easting Northing
1 <u>18 693738 4782735</u>	3 <u>18 695080 4782229</u>
2 <u>18 694864 4783349</u>	4 <u>18 694269 4781967</u>
___ See continuation sheet.	

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

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

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11. Form Prepared By
=====

name/title Paula Sagerman, Historic Preservation Consultant

organization n/a date November 10, 2008

street & number 7 Winter Haven Dr. telephone (802) 464-5179

city or town Wilmington state VT zip code 05363

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Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

Maps

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

Grafton Village Historic District, Grafton, Windham Co., VT

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

Photographs

Representative black and white photographs of the property.

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

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Property Owner
=====

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.
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**Grafton Village Historic District
Grafton, Windham County, Vermont**

Description

The Grafton Village Historic District is located in the town of Grafton, Vermont. The historic district has the same boundaries as what is generally considered Grafton village, which is the primary center of economic and social activities in the township. The ninety-four primary resources and thirty-one outbuildings in the historic district lie adjacent to Main Street, Route 121 East, Townshend Street, Chester Road, Kidder Hill Road, Pleasant Street, School Street, Hinckley Brook Road, Middletown Road, Fire Pond Road, and Houghtonville Road. The 287 acre historic district is generally densely settled, with the resources becoming more scattered near the village boundaries. The village's primary buildings are generally in close proximity to the roads, and the historic district is lined with fields to the south and steep hills to the east, west and north. In fact, about 170 of the total acres are comprised of parkland, farmland, or former farmland located at the edges of the historic district. Historic primary resources include seventy-three single family homes, one store, one hotel, one town hall, two churches, one grange hall, one library, one law office, two blacksmith shops, two bridges, including Grafton's only remaining covered bridge, one cemetery, and two parks. Two of the buildings are former schoolhouses, three of the residences are former stores, one building is a former post office, one of the buildings is a former factory, and two of the buildings are former parsonages. Although the use of these buildings has changed, none of them have lost their historic integrity. There are only two residences that have lost their historic status due to alterations, and there are no buildings that have been lost since the period of significance, which ends in 1958. The well-preserved historic district has remained virtually unchanged since the 1870s, the end of the building boom of the village. The historic district retains its integrity of location, setting, materials, workmanship, design, feeling, and association.

The Town of Grafton is located in north-central Windham County and Grafton village is located on Vermont Route 121, which connects Bellows Falls on the Connecticut River to the Town of Windham to the west. As Route 121 passes through the village, it is called Route 121 East east of the Main Street Bridge (#37), Main Street between the Main Street Bridge and Houghtonville Road, and Houghtonville Road until it reaches the Windham border. Houghtonville Road begins near the west end of Main Street and runs northwest. Chester Road, also known as Vermont Route 35, begins near the Main Street Bridge and then runs north to the Town of Chester. (Route 121 East is also part of Route 35, which leads to the Town of Athens to the south.) Kidder Hill Road also begins near the Main Street Bridge. It runs south and is now a dead end road, although it once led to the Town of Athens. The T-intersection of Main Street and Townshend Road could be considered the focal point of the village. Townshend Road runs south

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toward the Town of Townshend. At the west end of Main Street, the road forks into two gravel roads, Hinckley Brook Road and Middletown Road. Fire Pond Road is off of Hinckley Brook Road, and branches off near the bottom of Hinckley Brook Road. The only historic district property on Fire Pond Road is the Village Park. Pleasant Street runs parallel to Main Street, and connects Townshend Road to Kidder Hill Road. School Street is L-shaped and connects Townshend Road to Pleasant Street. Only ten primary resources are located on Fire Pond Road, Hinckley Brook Road, Middletown Road, and Houghtonville Road; the rest are located on the other roads.

Grafton village is located on the Saxtons River. The confluence of the north and south branches of the Saxtons River is at the eastern end of the historic district, just south of Route 121 East. The conjoined river then flows east until it reaches the Connecticut River in Bellows Falls. The north branch of the river runs south of and parallel to Route 121 East in the village, turns north, flows under Main Street, and then runs northwest north of the buildings on the north side of Main Street and east of Houghtonville Road. The north branch is also the northern boundary of the historic district, as it is the rear boundary of the properties on the north side of Main Street and the east side of Houghtonville Road. The south branch runs west, flows under Kidder Hill Road, continues west until it reaches Townshend Road south of the historic district, and then runs south toward the Town of Townshend. The south branch is also part of the southern boundary of the historic district at Route 121 East and Kidder Hill Road, as it is the rear boundary of the properties on the south side of Route 121 East and the side boundary of the properties on each side of the Kidder Bridge. The Hinckley Brook runs parallel to and south of Hinckley Brook Road, flows under Hinckley Brook Road and Middletown Road just west of where these two roads join, and then flows under Houghtonville Road until it meets the north branch of the Saxtons River.

The historic district's boundary follows the outer perimeter property lines of the parcels with buildings that lie adjacent to the roads in the district. The historic district boundary was chosen to include all of the resources in what is considered Grafton village. Outside of the historic district, the landscape either becomes significantly more rural, or there are other historic districts directly adjacent to the Grafton Village Historic District. The Middletown historic district, which will be nominated to the National Register of Historic Places in the near future, is adjacent to the Grafton Village Historic District on Middletown Road. The Mechanicsville Historic District, which will be nominated to the National Register of Historic Places in the near future, is adjacent to the Grafton Village Historic District on Route 121 East.

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Most of the parcels in the historic district are $\frac{1}{4}$ to $\frac{3}{4}$ acre in size, with several larger lots at the outskirts of the historic district. Main Street is the most densely settled street in the historic district, with mostly $\frac{1}{4}$ acre and $\frac{1}{2}$ acre lots, all of which are occupied by a building. The buildings on this street are in relatively close proximity to each other, typical for a Vermont village, and have similar moderate setbacks from the street. Townshend Road and Chester Road are densely settled near Main Street, and then the buildings are more scattered farther from the center of the village. Pleasant Street, School Street, and Route 121 East are densely settled, with similar setbacks that are slightly deeper than those on Main Street, and a few empty lots where houses once stood, as well as a small park that is part of the property at the southeast corner of Pleasant Street and School Street. Chester Road has a section with a steep pitch that divides the road into two clusters of houses, and is the only road that contains mid twentieth century residences with long driveways, which are located on the east side of the road on former farmland. The residences on Kidder Hill Road have larger setbacks and larger properties than most of the historic district. The rural nature of the village is enhanced by the lack of sidewalks and the open spaces such as the cemetery and the Village Park.

The Grafton Village Historic District contains historic resources that date from about 1795 to 1957. There is a diverse collection of variations on architectural styles, and there are several early nineteenth century brick structures intermixed with the wood framed clapboard structures. The most common architectural styles are Federal, Greek Revival, and Italianate, and there also examples of the vernacular Queen Anne and Colonial Revival styles. There are 1 $\frac{1}{2}$ story side-gable buildings, 1 $\frac{1}{2}$ story front-gable buildings, 2 $\frac{1}{2}$ story side-gable buildings, 2 $\frac{1}{2}$ story front-gable buildings, and one 3 $\frac{1}{2}$ story side-gable building. Many buildings have wings, ells, attached sheds, and continuous architecture with attached barns, and there are also several detached barns and historic garages. There are very few buildings with synthetic siding and replacement windows. Most underpinnings are built of stone, either fieldstone or granite block, and some are of brick. Roofing is slate, asphalt shingle, or standing-seam metal. Many structures have porches, including several monumental two-store recessed porticos. The variety of styles, massing, materials, etc., is intermixed throughout the village, creating a unique sense of place.

The earliest known building in the historic district is a c. 1795 2 $\frac{1}{2}$ story Federal style brick residence with a Georgian plan and segmental-arched fanlight (#22), which was built for a resident who owned most or all of what was to become the village at the time. It is an excellent example of the Federal style (and is now part of a larger structure). The subsequent buildings to be constructed in the village (that remain standing) were wood-framed early nineteenth century

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Federal style residences either of the Cape Cod type (#20, 75, and 78), or with 2 ½ story side-gable massing with Georgian plans (#17, 47 and 90). There is also a vernacular Federal-style early nineteenth century residence in the Federal-period neighborhood on Kidder Hill Road (#76), an early nineteenth century gambrel-roofed brick Cape Cod type house, which is unusual in Vermont (#83), and an early nineteenth century Federal style brick store (#23), which is an excellent example of an early Vermont Federal style store. During the 1820s and 1830s, four good examples of Federal style brick homes were constructed on Main Street for successful village businessmen (#16, 29, 30, and 31). All are oriented with gables facing the street, which depicts the transition to the Greek Revival style, the second style to appear in the village.

Most of the historic buildings in the village are of the Greek Revival style and date from the 1830s to the 1860s, which is when Greek Revival structures were most commonly built in Vermont. They are scattered around the village and include 1 ½ story residences that are symmetrical (#27, 50, and 80), slightly asymmetrical (#38), or have side-gable plans (#5, 26, 32, 41, 43, 53, 54, 57, 64, 72, 81, and 85), 1 ½ story side-gable Classic Cottages (#1, 4, 7, 13, 14, 25, 46, 48, 58, 89, 92, 93, and 94), 1 ¾ story front-gable symmetrical residences (#21, 44, 84, and 91), 2 ½ story front-gable residences with side-gable plans (#9, 19, 31, 82), one 2 ½ story front-gable former schoolhouse (#35), one 2 ½ story front-gable general store (#28), and 2 ½ story front-gable residences with two-story recessed porticos (#3, 30, 33, 40, 42). One of these porticoed residences has an uncommon arched recessed balcony within the projecting pediment (#30). There is also one 2 ½ story side-gable residence with a Georgian plan, which has a rare recessed full-height central bay (#15). Both of Grafton's two churches are front-gable Greek Revival edifices with multi-level steeples (#11 and 18), and are two of the most important landmarks in the village. Another important landmark is the 3 ½ story Greek Revival Grafton Hotel, which has a two-story wraparound recessed porch (#22).

Grafton village's architecture entered the Victorian era in the 1860s, and a number of vernacular Italianate structures were built this decade as well as in the 1870s, mostly 1 ½ story front-gable sidehall-plan residences on Townshend Road and Pleasant Street (#51, 59, 60, 68, 70, and 71). There is also one 1 ½ story side-gable vernacular Italianate residence (#49), one 1 ½ story symmetrical vernacular Italianate residence (#55), and one 2 ½ story front-gable Italianate residence with a two-story recessed portico (#65). The grange hall is also a 2 ½ story front-gable vernacular Italianate structure (#56).

Later Victorian-type buildings are limited to two early twentieth century, 2 ½ story front-gable vernacular Queen Anne residences (#8 and 62), which were built on two of the only remaining

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empty lots in the village. No primary buildings were constructed between 1909 and 1947; the only additions to the village during this time included one park (#6) and a steel and concrete bridge that replaced a bridge destroyed during the 1938 hurricane (#36).

From 1947 to 1957, four Colonial Revival buildings were constructed, either on lots that formerly contained a house, or on former farmland. A vernacular combined house/store was constructed to replace an Italianate house that burned down (#66), a Neo-Colonial Revival house was constructed to replace a mid nineteenth century house (#52), and the historic district's best example of the Colonial Revival style was constructed about 1952 on former farmland (#88). It has gambrel roofs and is the only building in the historic district with shingled siding.

There are few resources in Grafton village that date to after 1958, the end of the historic district's period of significance. Most of them date to the 1960s and are also of the Colonial Revival style, and are not intrusive to the historic appearance of the historic district (#38A, 39, 47A, and 67). The last primary resource constructed in Grafton is the 1988 modern elementary school, which has a non-intrusive location at the edge of the historic district (#61).

Historic outbuildings include a few historic detached barns scattered around the village (#30A, 40A, and 51A), one livery stable (#63A), and one former workshop (#65A). A good example of a historic detached barn is a c. 1850s board-and-batten English barn on Route 121 East (#40A). Properties with houses that are attached to barns via a wing or a shed, also known as continuous architecture, are also located around the village (#5, 7, 9, 19, 41, 42, 43, 44, 49, 53, 55, 62, 68, 70, 78, and 90). A good example of continuous architecture is also on Route 121 East (#42). The only remaining industrial buildings in the village include a blacksmith shop, which is still used for demonstrations (#63), a former blacksmith shop that has been converted to a Colonial Revival residence (#74), a former churn factory that has been converted to a residence (#82), and a former workshop that was converted to a residence in the 1820s (#83). There are also a few historic detached garages (#24A, 44A, 66A) and sheds (#1A and 84A).

In addition to the variety of architectural styles, types, and building uses, there is also a wide variety of architectural ornamentation throughout the historic district. Most of the buildings have twelve-over-twelve, six-over-six or two-over-two true-divided-light wood windows. Four of the Federal style residences have doorway fanlights (#17, 22, 29 and 30), and two of these are unusual in that the fanlights are set within a rectangular transom window (#29 and 30). One of these is also unusual in that above this transom, there is a blind segmental brick arch infilled with wood siding (#29). One Federal style and one transitional Federal-Greek Revival house have

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segmental-arched blind louvers surmounting the doorway (#17 and 24). The former also has architrave casings with unusual perforated corner blocks, and the latter has a pair of quarter-round louvered openings in the gable, also an unusual feature.

Greek Revival trim includes grooved door casings with corner blocks (#26, 27, 32, 76, 81, and 89) and peaked lintelboards (#72). Most of the other Greek Revival structures have distinctive entryway enframements with entablatures, pilasters and sidelights. Many of the Greek Revival structures also have recessed entryways, corner pilasters, pedimented gables, and roofline entablatures. Good examples of Greek Revival structures with high-style ornamentation include one house on Main Street that has bold paneled pilasters at the corners and recessed center bay and a full denticulated roofline entablature (#15), and one house on Route 121 East, which has denticulated entryway, window and roofline entablatures, a pedimented gable, and fluted porch columns (#42).

The vernacular Italianate and Queen Anne structures, as well as the Colonial Revival ones, generally lack any distinctive architectural details; most have just flat-stock trim. The Italianate and Queen Anne structures can be differentiated from the previous classical style structures by their roof details; the classical style structures have boxed roof cornices, and the Victorian-era structures have open-eave roofs. One of the Queen Anne houses has a sawtooth-shingled gable (#8), and the other has the only Queen Anne door (with a vertical upper light rimmed with small colored panes) in the historic district (#62). One grand Greek Revival house displays transitional Italianate details such as an open-eave roof with bracketed cornices and a filigree wrought porch railing (#33).

The Grafton Village Historic District has retained its historic character with remarkably few changes over the years. Out of the ninety-four primary resources, only seven are non-historic; four are 1960s buildings of a non-intrusive Colonial Revival design, and only two are old houses that have lost their integrity due to alterations. All of the historic resources in the village retain a high degree of integrity and are well-maintained, and there are no future threats to the integrity of the historic district.

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Individual Properties

1. Smith-Dwinnell House/Robin Lawn, 67 Middletown Road, c. 1846, contributing

This 1 ½ story wood-framed Classic Cottage is located on the west side of Middletown Road and is in close proximity to the street. It faces south and has a 1 ½ story west wing and a 1 ½ story rear ell. There is also a detached shed that fronts Hinckley Brook Road (A). The five bay wide main block has a granite block foundation, clapboard siding, and a side-gable asphalt-shingle roof with boxed cornices. The symmetrical main block has a rectangular footprint oriented perpendicular to the street, is encircled by a tall Greek Revival entablature, and has pedimented gables, corner pilasters, molded gable trim, pilasters enframing the slightly recessed centered front entry, flat-stock window casings with thin molded cornices, regularly-spaced six-over-six wood windows, a paneled wood front door, and two small equidistant gabled dormers at the front roof slope.

The wing is set back from the front elevation of the main block but has a deep roof overhang that meets the front of the main block. The overhang covers a two bay screened porch at the right side of the wing. The front roof slope of the wing has two irregularly-spaced gabled dormers, and there is a large brick exterior chimney at the west gable wall, and a square brick chimney rises off-center from the roof ridge. There is a shed projecting south from the left end of the front of the wing. It shares a roof with the wing and has clapboard siding and trellis-covered openings. To the left of the porch, the wing has a bank of modern multi-pane casement windows. The rear ell has a rectangular footprint oriented parallel to the street and shares an east eaves elevation with the main block. It has two modern garage doors at the street elevation.

The house was constructed about 1846 and is in very good condition. It is a good example of an intact Classic Cottage, with a Greek Revival recessed entryway, full entablature, pedimented gable, and regularly-spaced six-over-six windows. The main block does not appear to have had any major alterations. The wing and ell may not be original but appear to date to the nineteenth century.

The house was constructed for farmer J. Silas Smith (born 1825). He lived in the house with his wife Freedom and three children, then sold it in 1851 to Gideon Palmer (born 1797), who Smith had originally purchased the lot from. From 1858 to 1860 the property changed hands a few times, then was bought in 1860 by farmer Major John Dwinnell (born 1806). Dwinnell and his wife Lovina and family moved into this house from a house in Middletown (Grafton's first

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village) where he had been born. His father was Benjamin Dwinnell, one of the first settlers of Grafton.

John Dwinnell's daughter Ella Dwinnell (1856-1947) inherited the property. At this point, the property also included what is now the Village Park (#6). After Ella's death, the property was acquired in 1949 by Samuel B. Pettengill, Jr. (1886-1974), the year he married his second wife Helen. (By this point, the Village Park lot had been sold.) Pettengill was the great-grandson of an early settler of Grafton, Peter Pettengill, who moved to Grafton in 1787 and lived in Middletown. Samuel Jr.'s father Samuel Sr. (1839-1909) was born in Middletown, and left Vermont as an adult. Their family moved back to Middletown in 1892. Samuel Jr. also left Vermont as an adult, was admitted to the bar in Indiana in 1912, where he practiced law, and was a Congressman there from 1931-1939. From 1939 to 1948, he was a newspaper columnist, and from 1943 to 1945 was vice president and general counsel of the Transportation Association of America.

The Pettengills first used the house as a vacation home. Samuel Pettengill retired in 1956, and returned to Grafton to live there as a full-time resident. He was a founder and first president of the Grafton Historical Society. The Pettengills named the house Robin Lawn, reportedly due to the many birds that alighted on the lawn. In 1989, Helen Pettengill sold the property to her daughter-in-law Dorothy Ball Cannon, with the right to continue to live on the premises until her death. The property remains in the Cannon family.

A. Shed, c. 1900, contributing

This 1 ½ story wood-framed shed is located on the north side of Hinckley Brook Road in close proximity to the street. It has an almost square footprint and an exposed basement at the rear due to the slope of the land. The shed has a fieldstone foundation, clapboard siding, and a side-gable corrugated metal roof with boxed cornices. A lean-to spans the west gable wall.

Architectural trim includes molded gable and eave trim and cornice returns, and flat-stock window and door casings. The front eaves elevation has a sliding vertical-board barn door. The first story of the east gable wall has a vertical-board pedestrian door and two six-over-six wood windows, and the gables have six-over-six wood windows. There are two vertical-board pedestrian doors at the basement level of the rear eaves elevation, and three irregularly-spaced four-pane stall windows at the first story. The shed is difficult to date but it appears to have been constructed about 1900. It does not appear to have any major alterations.

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2. Village Cemetery, between Middletown and Houghtonville Roads, c. 1812, contributing

This 1.6 acre cemetery lies on a steep hill on the east side of Middletown Road and also has a short border abutting Houghtonville Road. The cemetery is separated from the roads by narrow stands of trees and also abuts woodlands to the northeast. The cemetery has plain wooden entrance gates on each street, and its west and south perimeter has fieldstone retaining walls due to the slope of the land. There is also a stockade fence around the section near Houghtonville Road. The cemetery contains hundreds of gravestones that date from 1812 to the present, and the first burial was that of Rosaltha Holden. The gravestones are made of granite and marble, and there are a variety of types ranging from simple rectangular slabs to large ornamental obelisks. There are two small family plots within the cemetery that are enclosed with ornamental Victorian iron fences.

The most ornamental gravestones are those of the Daniels family (#3) and the Butterfield family (#33). The Daniels family monument is made of granite and has a beveled square base, four squat Ionic columns supporting a four-sided cap adorned with pedimented sides and topped with a multi-layer telescoping peak. The grave markers for each family member are carved into a square block inside the columns. The Butterfield family monument sits atop a tall ashlar granite pedestal and has a multi-layer base, a tall square shaft, and a bell-shaped cap. A historic photo of the cemetery shows it on a completely deforested hill, which gave it a more prominent place in the village setting at the time. It is the only cemetery in Grafton village.

3. Bradford-Daniels House, 146 Middletown Road, 1843, contributing

This 2 ½ story wood-framed Greek Revival house is located on a 1 1/3 acre lot on the east side of Middletown Road, and overlooks the cemetery and village to the south. The lot descends in front of the house where there is a lawn with scattered deciduous trees and the fieldstone foundation of a former barn. There is also a detached modern barn east of the house (A). The house consists of a sidehall-plan main block, a 2 ½ story side ell, a 1 ½ story wing adjacent to the ell, and a 1 ½ story garage ell off the wing.

The three bay by five bay main block has a moderate setback from the street and a rectangular footprint oriented parallel to the street. It has a granite block underpinning, clapboard siding, a front-gable standing-seam metal roof with boxed cornices, an interior brick chimney at the west roof slope, and a two-story full-façade front portico recessed under a projecting pediment. The main block is encircled by an entablature, and also has molded gable trim, gable rakes, and flat-

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stock window and door casings with drip edges. The large front entryway has a wood-framed glazed door flanked by large full-height sidelights that are flanked by tapered pilasters, and there are regularly-spaced two-over-two wood windows. The porch has tapered paneled square posts. The first level of the porch is screened in with wood-framed vertical units, and the second story has a modern iron pipe railing.

The side ell projects two bays east from the left end of the east eaves elevation of the main block and has a rectangular footprint oriented perpendicular to the street. A one-story shed-roofed projection spans the rear of the ell and meets the rear gable wall of the main block. The ell has a granite block underpinning, clapboard siding, and a side-gable standing-seam metal roof with boxed cornices. An exterior brick chimney is centered on the east gable wall (and also is a ridge chimney at the west end of the wing to the east). Architectural trim includes an eaves entablature, cornerboards, and flat-stock window casings with drip edges. The front elevation and rear projection have regularly-spaced two-over-two wood windows, and the second story of the rear elevation has a triplet of single-pane casement windows.

The modern two-story side wing projects east of the ell, is set back from the front elevation of the ell, and projects north of the ell. It has a rectangular footprint oriented parallel to the street, a concrete foundation, clapboard siding, and a side-gable standing-seam metal roof. The wing is 1 ½ stories at the rear and two stories at the front due to the slope of the lot. At the front, there is a pent roof at the first story, and at the rear, there is a shallow entry porch and two gabled dormers.

The front elevation of the ell has an off-center entryway with a paneled wood door with a single-pane upper light and a single-pane transom. To the right of this, there is a large vertical single-pane window over an awning window. To the left of this, there is a one-over-one window. The second story has two sets of paired one-over-one windows and an octagonal window. The first story of the rear elevation has an off-center entryway with a wood door next to paired large vertical single-pane windows over awning windows. The porch has a standing-seam metal shed roof with slim square posts. The dormers have fixed horizontal single-pane windows over matching awning windows.

The 1 ½ story garage, the easternmost section of the building, is also modern and has a square footprint that meets the front elevation of the adjacent section, and projects slightly to the rear of the adjacent section. It has a concrete foundation, clapboard siding, and a front-gable standing-seam metal roof with boxed cornices and cornice returns. The south gable wall is symmetrical, and has two sets of paired large vertical single-pane windows over awning windows at each

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story. At the left end of the east elevation, there is an overhead garage door with square panels and a row of square lights, and at the right end, there is a lean-to with a standing-seam metal roof and square posts. The north gable wall is symmetrical and has two modern overhead veneer garage doors, and a large oculus window over a small square window in the gable.

The house was constructed in 1843 with materials used from the dismantled Wheeler-Barrett store and Wheeler house in Middletown (Grafton's first village). It is in very good condition. It is a good example of a Greek Revival house with a two-story recessed portico, a feature popular in Grafton from the 1840s to the 1870s. Other Greek Revival features include the front-gable orientation, entablature, pilastered entryway, regularly-spaced windows, and sidehall plan. The ell adjacent to the main block may be original, and the other two sections appear to be of recent construction. The property historically had a large 2 ½ story front gable detached barn that stood just northeast of the house, and a barn that would have stood on the surviving foundation in front of the house. The property retains the original acreage from 1843.

The house was constructed for Rev. Moses Bradford (1799-1878). He was the Grafton Congregational Church's (#11) fourth pastor, from 1832, the year he moved to Grafton, until 1859, and was the first pastor to serve in the Grafton Village Congregational Church, the town's second Congregational church. Bradford lived in the house with his wife Martha. In 1859, he was dismissed from his position, and in 1860, he sold the property to Francis Daniels (1809-1877).

Francis Daniels was originally from New Hampshire and was a successful land speculator in Iowa and cotton dealer in New Orleans. In 1846 he married Lucy Barrett (1823-1899), the daughter of John and Lucy Barrett (#47). They reportedly moved shortly thereafter to Grafton, although they do not appear in the 1850 Grafton census. It is possible that they moved to Grafton in the 1850s and at first lived with Lucy's parents.

In Grafton, Francis Daniels was a farmer and in 1860, the year he purchased the subject property, he owned \$25,000 in real estate, quite a large sum for the time (the house itself cost \$1,500). Daniels was responsible for the construction of an 1858 underground aqueduct (a 1 ½ inch pipe, probably made of soapstone from the local quarry) that led from the Hinckley Brook down both sides of Main Street until the corner of Chester Road, and also ran down both sides of Townshend Street to the south end of the historic district.

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Francis and Lucy Daniels had six children, including Francis Barrett Daniels (1848-1922), Leonard, Charles, John, Lucy Joslyn Cutler Daniels (1858-1949, a.k.a. Aunt Lou) and Susan Elizabeth Daniels (1861-1936). The sons all moved west as adults, and the daughters lived in Grafton for most of their lives. Susan lived at the homestead and was a piano teacher, and Lucy lived at #9 and #12, and was an active supporter of women's suffrage, taking part in demonstrations in Washington, D.C.

In 1900, the Daniels brothers quit-claimed their rights to the property to their two sisters, and in 1932, Lucy quit-claimed her right to Susan. The property remained under the ownership of Susan Daniels's estate until 1952, when it was sold to Evelyn Williams of Boston. In 1966, the property was sold back to a member of the Daniels family, the great-great granddaughter of Francis Daniels, Sr. She and her family have owned and occupied the property since then.

A. Barn, 2005, non-contributing

This 2 ½ story wood-framed barn stands east of the house. It has an L-shaped footprint, a concrete foundation, board-and-batten siding, and an open-eave standing-seam metal roof with three sections; a gabled section at the corner, and shed roofs projecting north and east of the corner section. The west elevation has a full-façade deeply recessed porch supported by square posts, and there are three entryways into the structure at this elevation, all with vertical-board doors. The gable wall of the second story of the corner section has a double-leaf vertical-board door flanked by nine-pane vertical windows, and there is an octagonal window in the gable. The two bay wide south elevation of the corner section has regularly-spaced nine-pane vertical windows, and under the shed roof that projects to the east, there is a segmental-arched barn opening. East of this, there is a lean-to. The barn was constructed in 2005 and is non-contributing due to its age.

4. Phelps-Daniels House, 30 Hinckley Brook Road, c. 1850, contributing

This 1 ½ story wood-framed Classic Cottage sits in the fork of Middletown and Hinckley Brook Roads and faces east. The main block has a granite block underpinning, clapboard siding, and an asphalt-shingle side-gable roof with boxed cornices. It has several additions at the rear, including an ell (Ell #1), another ell off of this (Ell #2), and a large porch. There is also a full-façade Colonial Revival front porch and a three-bay front shed dormer. There is a large brick exterior chimney at the south gable wall of the main block, square brick chimneys rise from the

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center of the roof ridge of the main block and the rear of the ridge of Ell #1, and there is an exterior brick chimney at the south gable wall of Ell #2.

The symmetrical main block has a Greek Revival centered front entryway with flat-stock casings, full-height sidelights, a full entablature, and a six-panel wood door. Other architectural trim includes corner pilasters, wide gable rakes and molded gable and eave trim, and flat-stock window casings with drip edges. The front porch has tapered Ionic columns, and the dormer has two triplets of multi-pane windows (twelve-over-twelve and sixteen-over-sixteen) flanking a six-over-six window. The first story and gable ends have wood six-over-six windows. The north elevation also has an oriel window with multi-pane units and an off-center doorway with a Colonial Revival entry porch. This porch has tapered Corinthian columns, Corinthian pilasters, and a pedimented gabled roof.

Ell #1 is in the same plane as the north gable wall of the main block. It has a brick foundation, an overhanging open-eave asphalt-shingle roof, twelve-over-twelve windows at the first story, and an exposed basement at the north side. Ell #2 is in the same plane as the north eaves elevation of Ell #1, and projects south toward Hinckley Brook Road. It has an asphalt-shingle roof with boxed cornices and six-over-six windows, including at the exposed basement at the north side. The rear porch is two bays deep and has clapboard half-walls. Next to the porch, facing Hinckley Brook Road, there is a small projection off Ell #2 that has a segmental-arched vehicle doorway with a trellis door.

The main block of the house was constructed about 1850 and is in very good condition. Classic Cottage features include the high-post construction and five bay wide symmetry with a centered Greek Revival entryway. The additions, dormer, and porches all appear in a 1912 photograph. The property historically had a detached barn behind the house. It was 2 ½ stories, faced Middletown Road, and had rough horizontal siding.

The house was constructed for Samuel Phelps (1815-1890), who was a grandson of Keziah Gibson, who was born in Grafton in 1762. At the time the house was built, Samuel Phelps was a school teacher, but was later a farmer, surveyor and civil engineer, and a silversmith, clockmaker, and watch salesman from 1872 until his death. Phelps had three wives: Lura, Maria, and Lydia. Phelps was also the brother of Francis and Harlan Phelps, proprietors of the Grafton Hotel (#22), and of Charles and Leverett, local merchants (#16).

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Phelps's only daughter Lura Park (wife of Thaddeus) inherited the house (she lived just down the road at #21 at the time), and sold it to Gertrude Daniels in 1907. Gertrude was the wife of Charles Daniels (#3). They lived in Chicago and used the house as a vacation home. Gertrude Daniels died in 1950, and donated the land that is now the Village Park (#6) to the Town. In 1953, the subject property was acquired by the Danielses' niece Caroline Daniels Moore, who lived in Maryland and also used the house as a vacation home. In 1958, she deeded the house to her daughter Harriet Moore Gelfan, who was living in New York City at the time. In 1978, Gelfan moved to this house, and while living in Grafton she co-founded the *Grafton News*. She relocated to Brattleboro in 1990, and the house was sold out of the Daniels family in 2004.

5. Congregational Church Parsonage/Piel House, 33 Hinckley Brook Road, 1860, contributing

This 1 ½ story wood frame Greek Revival house is located on the south side of Hinckley Brook Road. It sits on a hill above the road and has a large setback from the road. In front of the house there is a modern stone wall. The house has a modified rectangular footprint oriented perpendicular to the street, clapboard siding, and a cross-gable roof. The dominant front gable and cross gables have slate roofs, and at the rear of the house behind the intersecting gables there is an asphalt-shingle roof. The projecting east cross gable is centered on this elevation, and there is a two-bay cross gable flush with the west elevation, across from the other projecting cross gable. A large brick chimney rises from the intersection of the two gables.

There are recessed porches at the east elevation on either side of the cross gable. The main entryway is in the side of the cross gable, facing the front porch and the road. A small two-bay wide wing projects south from the rear gable wall, and connects the house to a barn. Architectural trim includes corner pilasters, eaves entablatures, molded gable rakes, molded gable and eave trim, and flat-stock window and door casings with drip edges. The porches have large square posts. The main entry has a paneled wood door. The front gable wall has a large multi-pane picture window over three regularly-spaced six-over-six wood windows. The eastern cross gable has a pair of one-over-one windows at the first story and six-over-six windows at the second story, and the rear porch has an entryway and a six-over-six window.

The barn faces east and has a rectangular footprint oriented perpendicular to the street, a concrete block foundation, clapboard siding, and an open-eave side-gable standing-seam metal roof. The front eaves elevation has a six-over-six wood window and a sliding vertical barn door.

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The building was constructed about 1860 and is in excellent condition. Greek Revival features include the front-gable orientation, entablatures, and regularly-spaced windows. The front gable wall was originally symmetrical and did not have an east roof slope that extended over the porch. The front gable wall originally had three regularly-spaced six-over-six windows at the second story, matching those of the extant first story, and the eaves entablature and cornice returns of the east eaves elevation matched those of the west elevation. The corner porch originally had a low-sloped shed roof. The current appearance of the front gable wall dates to the late twentieth century. The barn may be contemporaneous with the house.

The building was constructed as the Congregational Church Parsonage, and remained a parsonage until 1927, when it was sold to Paul and Edith Piel of New York City and of Piel's Beer. The property has been a vacation home for the Piel family since then.

6. Village Park, Fire Pond Road, 1923, contributing

This 70-acre park is owned by the Town and is located on the south side of Fire Pond Road, at the intersection with Hinckley Brook Road. The park is located on the side of a hill and is mostly wooded with trails, but has a large open area near the road. In the nineteenth century, the land was part of the Dwinnell property (#1) and called the Dwinnell pasture, and before it became a public park, it was owned by Gertrude and Charles Daniels, who owned the property across the street from the park (#4). After Charles Daniels's death in 1922, Gertrude gradually turned the 70 acre parcel of woods and pastureland into a public park. She had shrubs planted, trails cut, and Adirondack-style gazebos and seats were constructed. The park was opened to the public in 1923, and Daniels donated the parcel to the town in 1949.

7. Bathric, Stephen & Eliza, House, 111 Hinckley Brook Road, c. 1852, contributing

This 1 ½ story wood frame Classic Cottage is located on the south side of Hinckley Brook Road at the western boundary of the historic district. The house has a long rectangular footprint oriented parallel to the road, with a symmetrical main block flanked by wings and an additional wing off the west wing. The house has a small setback from the road and there is a detached garage west of the house (A).

The three bay wide main block has a granite block underpinning, clapboard siding, and a side-gable open-eave asphalt shingle roof with a brick chimney centered on the ridge. There is a Colonial Revival entryway with a molded frieze and cornice, 2/3 height crown glass sidelights

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over paneled bases, and pilasters flanking the sidelights. Other architectural trim includes flat-stock cornerboards, eave and gable fascia, and window casings with drip edges. The front entry has a six-panel wood door. There are six-over-six wood windows on each side of the doorway, and a small six-over-six window in the east gable.

The three bay by two bay east wing sits back from the main block and has a stone and concrete foundation, clapboard siding, and a side-gable asphalt-shingle roof with boxed cornices. Architectural trim includes flat-stock cornerboards, eave and gable fascia, and window casings with drip edges. There are regularly-spaced six-over-six wood windows and a louvered fanlight in the gable. The two bay wide west wing is in the same plane as the main block and has a stone foundation, clapboard siding, and a side-gable asphalt-shingle roof with no overhang. Architectural trim includes flat-stock cornerboards and eave fascia. The wing has two banks of five multi-pane casement windows. A small cupola is centered on the roof ridge.

The westernmost wing has a concrete foundation, clapboard siding, and a side-gable metal roof with no overhang. A brick chimney emerges from the east end of the roof ridge. Architectural trim includes flat-stock cornerboards, gable rakes and window and door casings. There is a paired twelve-over-twelve wood window at the left end of the front elevation, and a small square sixteen-pane window at the right end. The gable end has a centered round-arched multi-pane French door flanked by two multi-pane round-arched single-hung windows, a centered multi-pane transom window, and clover-leaf pattern oculus in the gable.

The house was constructed about 1852 (but possibly as early as the 1840s) and is in very good condition. Classic Cottage features include the symmetrical high-post side-gable main block. The main entry trim appears to date to the mid twentieth century, the roof trim of the main block appears to date to the late twentieth century, the westernmost wing was a shed that was converted to living space in the late twentieth century, and the easternmost wing dates to the late twentieth century.

The first family that is known to have lived in the house was that of Stephen (born 1808) and Eliza Bathric, who moved in before 1853, the year that they were deeded the property. The Bathrics had a small farm, and lived in the house with their children Henry and John. Henry (1848-1937?) inherited the property, and was also a farmer as well as a basketmaker. (The 1880 census indicates he lived in a separate house.) Henry Bathric's daughter Ella inherited the property in 1937. At some point, Ella Bathric sold the property to Harold and Eva Wait, who sold it in 1954.

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A. Garage, 1973, non-contributing

This 2 ½ story detached garage is located west of the house. It has a square footprint, concrete foundation, clapboard siding, and a front-gable standing-seam metal roof with boxed cornices. The first story has two garage bays. Above each bay there is a paired eight-over-eight window, and there is a louvered fanlight in the gable. The side elevations have individual eight-over-eight windows, and there is a pedestrian doorway at the left end of the north elevation. The garage is non-contributing due to its age.

8. Grover, Julius & Lida, House, 62 Houghtonville Road, c. 1909, contributing

This 2 ½ story wood frame vernacular Queen Anne house is located on a four acre lot on the north side of Houghtonville Road. The northern boundary of the parcel is the north branch of the Saxtons River, and the western boundary is the Hinckley Brook. It has a moderate setback from the road, and the road in front of the property is lined with a stockade fence with tulip-shaped gate posts. The house has a rear wing and an ell attached to the wing. A detached modern stable sits east of the house (A). The sidehall plan three bay by four bay main block of the house has a rectangular footprint oriented perpendicular to the road, a stone foundation, clapboard siding, a front-gable overhanging open-eave slate roof, a large brick chimney rising from the center of the roof ridge, and a Colonial Revival entry porch.

Architectural trim includes sawtooth-patterned shingling in the front gable, molded gable rakes, and flat-stock cornerboards, eave fascia, and window and door casings. The one-bay entry porch has Tuscan columns and a gabled roof with molded trim, and a six-panel wood door. The main block also has regularly-spaced six-over-six wood windows.

The two story modern rear wing has a concrete foundation, clapboard siding, an asphalt-shingle gabled roof, and a large brick chimney between the wing and the ell. The east eaves elevation is spanned by a one-story porch with square posts and a standing-seam metal shed roof. There is an entryway at the right end of the east elevation with 2/3 multi-pane sidelights and a paneled wood door. To the left of this, there is a projecting multi-pane Chicago window. The rest of the wing has six-over-six wood windows.

The 1 ½ story modern rear ell projects east of the wing. It has a concrete foundation, clapboard siding and an asphalt-shingle and sheet metal gambrel roof, and a rear porch. The east gable

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wall has a bay window with multi-pane windows, and there are shallow gabled dormers. The ell has six-over-six wood windows.

The house was probably constructed in 1909 and is in excellent condition. The Queen Anne style is assigned to this house due to the sawtooth shingling in the front gable. Although the property had been owned by the Clark (#54) family for two or three decades, they probably did not build the house until 1908 or 1909, and did not live in it. In 1911, Everett Clark sold the property, including the house, to Julius and Lida Grover, who were already living there. In 1916, the Grovers sold the property and it became a vacation home. In 1954, it was sold to Olga Dahlgren of New York City, who also used it as a vacation home. In 1969, after Dahlgren passed away, the property was sold to the Windham Foundation, which named it White Gates. This was the Windham Foundation's last acquisition during its founders' (Mathey and Hall) lives.

In 1970, the Windham Foundation undertook a \$271,000 renovation, which included the construction of the rear wing and ell and the fence and gate posts, and the replacement of all the exterior trim of the main block. The renovation was designed by New York City architects Geoffrey and William Platt, and construction was by Carroll, Verge & Whipple of Boston. From 1971 to 1976, the Windham Foundation held its meetings there. Mat and Elizabeth Hall also lived there while Mat Hall was president of the Windham Foundation.

A. Stable, 1979, non-contributing

This large detached stable is located east of the house and faces west. It is comprised of three sections that form a modified rectangular footprint set askew to the street. The center section is 1 $\frac{3}{4}$ stories and its ells are one story. The building has a concrete foundation, clapboard siding, and gabled open-eave asphalt-shingle roofs. The center section has a front-gable roof and the ells have side-gable roofs. The left ell has an interior brick ridge chimney close to the outer gable wall. Architectural trim includes cornerboards, thin gable rakes and friezeboards, and flat-stock window and door casings.

The center section has paired eight-pane wood windows and a sliding cross-braced vertical-board barn door at the first story of the gable wall, a centered vertical-board hay door with a segmental-arched filigree fanlight transom window at the second story, and a cupola centered on the roof ridge. The cupola has a square base, a louvered opening in each of the four faces, and a bell-cast sheet metal roof.

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The left ell has two regularly-spaced twelve-over-twelve wood windows at the front eaves elevation and a twelve-over-twelve window and a paneled wood door with a multi-pane transom at the gable wall. The right ell, which is larger than the left ell, has an offset roof ridge, a sliding cross-braced vertical-board barn door and a triplet of six-pane wood windows at the front eaves elevation and three regularly-spaced eight-over-eight wood windows at the outer gable wall.

The stable was constructed in 1979 and is in excellent condition. It was built by the Windham Foundation to house horses used for carriage rides for guests of the Old Tavern at Grafton (#22) and its annexes, such as White Gates. It is a non-contributing resource due to its age.

9. Burgess, Hyman, Store/Overbrook, 77 Houghtonville Road, c. 1821, moved 1862, contributing

This 2 ½ story wood-framed Greek Revival building is located on the south side of Houghtonville Road, and the southeastern boundary of the property is the Hinckley Brook. The house has a small setback from the road, and has continuous architecture including a main block with a rectangular footprint oriented perpendicular to the road, a small 1 ½ story rear wing, and a 1 ½ story attached rear barn. There is also a one-bay garage projecting west from the west eaves elevation of the main block.

The sidehall plan three bay wide main block has a stone foundation, clapboard siding, a front-gable slate roof with boxed cornices and cornice returns, and a large exterior brick chimney at the east eaves elevation. The Greek Revival front entry has flat-stock casings and full-height multi-pane sidelights, a full entablature, and a paneled wood door. Other architectural trim includes flat-stock cornerboards and friezeboards, bed moldings, molded gable rakes, molded gable and eave cornices, and flat-stock window casings. The main block also has regularly-spaced six-over-six windows, except for the gable, which has a twelve-over-eight window.

The garage ell has a rectangular footprint oriented parallel to the road and is flush with the front gable wall of the main block. It faces west and has clapboard siding, a gabled overhanging open-eave asphalt-shingle roof, flat-stock cornerboards, gable and eave trim and window and door casings, and a modern paneled garage door with a bank of square lights.

The rear wing spans most of the rear gable wall of the main block and has clapboard siding and a gabled open-eave asphalt-shingle roof. There is a full shed dormer at the east roof slope. The wing has one six-over-six wood window at the west elevation and the east elevation has a single-

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leaf French door and six-over-six windows at the first story and modern single-pane casement windows in the dormer.

The barn is attached to the rear gable wall of the wing and projects slightly east of the house, exposing the left half of its front gable wall. It has a rectangular footprint oriented perpendicular to the road, wood shingle siding, and a front-gable asphalt-shingle roof. There is a small vertical-board barn door at the front gable wall, stable windows at the eaves elevations, and stickwork in the gable.

The main block was constructed about 1821 on Main Street and moved to this site in 1862, which may be when the wing was added. The Greek Revival entry was probably added to the main block after it was moved. The barn appears to date to the late nineteenth century, and the garage appears to date to the mid twentieth century. The main block, wing and garage are in very good condition, and the barn is in good condition.

The building was constructed for Hyman Burgess as a store, and was originally located just east of the Tavern (#22). This store reportedly sold hay and grain. In the 1830s, Burgess had a partner in the store, Abishai Stoddard (#20). In 1862, Burgess sold the building, as well as the empty subject lot, to William H. Fuller, with the agreement that Fuller move the building no later than May. Fuller moved the building, and then sold the property two years later. In 1867, the property was purchased by farmer Daniel Dresser, who lived there with his wife Sarah. In 1880, Dresser sold the property to Barbara Ann Dodge, who sold it in 1897.

The property changed hands a few more times, then was sold in 1909 to Lucy J.C. Daniels (1858-1849), a.k.a. Aunt Lou, who had grown up at property #3 and lived in Grafton her entire life. She named the subject house Overbrook for its location next to Hinckley Brook. She also owned two other properties in the village (#12 and #48); spending her time at both the subject property and #12, and using the third property for guests. She had a concrete arch bridge constructed over the Hinckley Brook to provide easy access between the two houses she lived in.

Daniels graduated from Mt. Holyoke College, then from Portia Law School, and was active in funding local education causes. She was an active participant in the women's suffrage movement, and painted "A Square Deal – Voices for Vermont Women" in large letters on the side of this house. She attended a demonstration in Washington D.C., and was arrested for her participation in three demonstrations. In 1911, Daniels refused to pay her property taxes because Grafton's representative to the State Legislature voted against the Women's Suffrage Bill. This

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house and #12 were vandalized with graffiti during this time. Daniels also donated a large sum of money to help finance the purchase of a new town library (#33), and was responsible for moving the Grange building to its current site (#56). She sold the subject property in 1947. There have been several owners since then.

10. Bruce, Ephraim & Milla, House, 94 Houghtonville Road, c. 1852, contributing

This 1 ½ story wood-framed Classic Cottage is located on the north side of Houghtonville Road, at the west boundary of the historic district. It is on a triangular parcel formed by the road, the Hinckley Brook, and the north branch of the Saxtons River. The house has a small setback from the road on a wooded parcel and is in close proximity to the north branch of the Saxtons River, which flows behind the house. The main block faces east and has a rectangular footprint oriented perpendicular to the road, and there is a side wing and an ell attached to the wing, creating an L-shaped footprint.

The main block has a fieldstone foundation, clapboard siding, a side-gable standing-seam metal roof with boxed cornices, and a brick chimney rising from the rear roof slope. The front elevation has a three bay Queen Anne porch, and the rear elevation has a full shed dormer and a screened-in porch. Architectural trim includes flat-stock cornerboards, gable and eave trim, and window and door casings. The centered front entry has an Italianate wood door with lower vertical panels and upper round-arched vertical lights. There is one window opening on one side of the door and two on the other. Otherwise, the house has regularly-spaced window openings, and all the windows are two-over-two wood units. The porch has a shed standing-seam metal roof, turned posts, and a wood railing with square balusters.

The side wing is attached to the north gable wall of the main block and is set back from both eaves elevations of the main block. It has a poured concrete foundation, clapboard siding, and an open-eave gabled standing-seam metal roof. One story is exposed at the rear, and two stories are exposed at the front, with a one-story projection at the front that contains a paneled wood garage door. The second story of the front elevation and the rear elevation have two six-over-six modern windows.

The 1 ½ story ell is attached to the north gable wall of the wing and projects east of the wing. It has a rectangular footprint oriented parallel to the road, clapboard siding, and a gabled standing-seam metal roof with boxed cornices and cornice returns. Architectural trim includes flat-stock cornerboards, eave and gable trim, and window and door casings. At each gable end there is an

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exterior brick chimney. The eaves elevation facing the road has a large multi-pane Chicago window at each story; the windows are separated by a paneled mullion. To the right of this is a vertical-board barn door with strap hinges. The east gable end has modern six-over-six windows.

The house was constructed about 1852 and is in very good condition. The wing was originally a shed, and the ell is either of recent vintage or was an old barn converted to living space. Classic Cottage features include the massing and side-gable orientation. The house was constructed for farmer Ephraim Bruce and his wife Milla. In 1869, the property was sold to farmer Albert Leonard, who lived there with his wife Lucy and their family. In 1889, Leonard sold the property to Luther Kingsbury, who lived there with his wife Lucy and their family. Kingsbury sold it in 1916. Since then, the house has been a vacation home owned by several different owners over the years, including K.P. Rawson, Louis Gordon, Catherine Hays, Ethel Savacool, Helen Bender, Beverly Bender, and Louis and Phyllis Gross. At some point, the house was named Riverbrook, for its location on the Hinckley Brook and Saxtons River.

11. Grafton Congregational Church, 2 Main Street, 1834, contributing

This brick Greek Revival church is located at the juncture of Main Street and Hinckley Brook Road and is on the south side of Main Street. It has a rectangular footprint that is oriented parallel to but slightly skewed away from the road. A detached chapel sits east of the church (A). The church has a granite block underpinning, common bond brick walls with a header course every tenth row, a front-gable standing-seam metal roof with boxed cornices, a two-story portico, and a centered front tower. The rear gable wall is wood-framed with clapboard sheathing.

The pedimented portico projects slightly from the main block of the church and is accessed by a set of full-width granite steps. The portico is enclosed at the sides with brick antae with painted pilasters and soapstone bases. In between, there are two Tuscan columns with soapstone bases. The antae and columns support a full entablature and pediment. The twin front wood paneled doors are surmounted by semi-elliptical blind arches and above each doorway there is a twelve-over-twelve wood window. The side elevations have five full-height pointed-arch window openings with soapstone sills. The openings contain blind pointed arches and tall paired six-over-six wood windows separated by mullions; each sash is two lights wide by three lights high. Shutters serve both the windows and the blind arches.

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The telescoping tower is interior but projects slightly into the portico roof. It has a square base, clapboard siding, flat-stock cornerboards and friezeboards, and a molded cornice. The square bell chamber is at the next level, and has flushboard siding, flat-stock cornerboards, friezeboards and window casings, a molded cornice, and vertical rectangular louvered openings. The next level is the square base for the spire, and has paneled siding and a molded cornice. Atop this is an octagonal paneled spire that tapers to terminate in a ball surmounted by a weathervane.

The church was constructed in 1834, and was originally only four bays in depth. The fifth bay was added about 1860 using the bricks from the original rear gable wall, resulting in the extant wood-framed rear gable wall. Otherwise, the church has not had any major alterations, except for the replacement of the slate roof sometime after 1979. Greek Revival features include the front-gable orientation, pedimented portico, and telescoping tower. The pointed arched window openings are a Gothic Revival feature, and are an early use of this Gothic style detail in Vermont.

Grafton's First Congregational Church society was organized in 1785. In 1792, a church was built in Middletown village (Grafton's first village). As Grafton village developed, some of the church members wanted the church to move there, and in 1833 a committee was formed for this purpose. Local merchant Capt. John Barrett (#47) donated \$2,000, half its cost, and the new church was dedicated in 1834. The construction of this church symbolized the movement of the economic center of Grafton from Middletown to Grafton village, which was then known as the lower village.

The first pastor in the new church was Rev. Moses B. Bradford (#3), and he remained pastor until 1859. The population of Grafton decreased during the rest of the nineteenth century, causing a decrease in membership in the church. By the 1910s, the church could no longer support a resident minister. The Baptist Church across the street (#18) had a similar problem, so in 1920, the churches united and established the Federated Church of Grafton. The federation hires ministers alternately from each denomination, and the Congregational church is used during the summer and the heated Baptist Church during the winter. In 1972, the name of the federation was changed to The Grafton Church, and is affiliated with both the United Church of Christ and the American Baptist Church. The Grafton Congregational Church is individually listed on the National Register of Historic Places. The nomination calls it "among the finest and most nearly unaltered examples of early nineteenth century vernacular religious architecture in Vermont."

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A. Congregational Church Chapel, c. 1875, contributing

The 1 ½ story wood-framed vernacular Italianate chapel is located east of the church and has a small setback from the road. It has a rectangular footprint oriented perpendicular to the road, a granite block underpinning, clapboard siding, and an open-eave front-gable standing-seam metal roof with boxed cornices. The building would be symmetrical if not for the one bay recessed entry porch at the right front corner, which is supported at the corner with a square post.

Architectural trim includes flat-stock cornerboards, friezeboard, gable rakes, and window and door casings with drip edges. The front entry has a double-leaf wood paneled door. Centered on the front gable wall is a bank of four six-over-six windows separated by mullions; each sash is two lights wide by three lights high. To the left of this there is a six-over-six window of similar light configuration, and in the gable there is a typical six-over-six window. The east elevation has a six-over-six window and two large twelve-over-twelve windows.

The chapel was constructed sometime between 1869 and 1883, and is in very good condition. Vernacular Italianate features include the front-gable orientation, open-eave roof, and bank of vertical windows. The building has always served as a chapel. Before the chapel was constructed, the land it sits on was the meeting house common.

12. School District No. 13 Schoolhouse, 3 Main Street, 1837, contributing

This 1 ½ story brick vernacular Greek Revival former schoolhouse is located on the north side of Main Street near the intersection with Middletown Road. Its setting is wooded to the west and north, and it has a moderate setback from the road. The sidehall-plan three bay by three bay building has a rectangular footprint oriented perpendicular to the road, a granite block underpinning, common bond brick walls with a header course every ninth row, a front-gable overhanging slate roof with boxed cornices, a large exterior brick chimney off-center on the front gable wall, and a small brick interior chimney at the rear of the roof ridge. At the west eaves elevation, there are a wood-framed square bay window, a gabled dormer above it, and a shed dormer extension off the gabled dormer. At the rear gable wall, there is a shed-roofed screened-in porch.

Architectural trim includes widely-spaced flat-stock wood roof brackets, wood modillion blocks at the eaves elevations, and flat-stock window and door casings. The front entry has a modern door with a multi-pane upper light and ½ length single-pane sidelights, and there are regularly-

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spaced window openings. The front openings have six-over-six wood units and the side openings have twelve-over-eight wood units. The bay window and the dormer above it have triplet single-pane casement windows, and the dormer extension has a small twelve-over-twelve window.

The building was constructed in 1837 and is in very good condition. Greek Revival features include the sidehall plan, front-gable orientation, and regularly-spaced windows. The roof appears to date to the early twentieth century. The front chimney probably dates to the twentieth century, and the wood frame sections probably date to the late twentieth century. The front entry appears to have been reconfigured; it probably did not have sidelights originally.

The building was constructed as the Grafton School District No. 13 Schoolhouse. It was the second schoolhouse in Grafton village (the first was #35). It served as a schoolhouse for less than 30 years, as the village schoolhouses were consolidated in 1868 and a new larger schoolhouse was built (#61). From 1869 to 1892, the building was owned by John Butterfield (#33), who probably rented it out as a residence. In 1892, the property was sold to farm laborer Alfred Gallup, who lived there with his wife Mary. After Gallup's death, Mary lived there with her new husband Dwight Clark. They sold the property in 1908.

In 1913, the former schoolhouse was purchased by Lucy J.C. Daniels (1858-1849), a.k.a. Aunt Lou, who had grown up nearby (#3) and lived in Grafton her entire life. She named the building "Little Brick." She lived in this house as well as one on an adjacent lot on Houghtonville Road (#9), and built a bridge over the Hinckley Brook for easy travel between the houses.

Daniels graduated from Mt. Holyoke College, then from Portia Law School, and was active in funding local education causes. She was an active participant in the women's suffrage movement, and painted "A Square Deal – Voices for Vermont Women" in large letters on the side of her other house (#9). She attended a demonstration in Washington D.C., and was arrested for her participation in three demonstrations. In 1911, Daniels refused to pay her property taxes because Grafton's representative to the State Legislature voted against the Women's Suffrage Bill. Both of her homes were vandalized with graffiti during this time. Daniels also donated a large sum of money to help finance the purchase of a new town library (#33), and was responsible for moving the Grange building to its current site (#56). The property remained in Daniels's ownership until her death.

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In 1940, Daniels had also acquired the lot to the east, on which stood the Grafton Grange. She then had the grange moved to Townshend Road (#56), due to her fear of the grange catching on fire and harming her house. The subject building remains a good example of an early brick schoolhouse.

13. Sherwin, Amasa, House/Wee Hoosie, 6 Main Street, c. 1844, contributing

This 1 ½ story wood-framed Classic Cottage is located on the south side of Main Street. It has a small setback from the street, and a small outbuilding to the southeast (A). The symmetrical five bay wide house has a rectangular footprint oriented perpendicular to the street, a one story rear ell, a stone foundation, clapboard siding, and a standing-seam metal roof with boxed cornice. A brick chimney rises from the rear roof slope. The house also has a full-façade front porch and a pair of equidistant gabled dormers at the front roof slope.

Architectural trim includes molded cornice returns, molded gable and eave cornices, flat-stock cornerboards, gable rakes and eave fascia, and window casings. The Greek Revival centered front entry has fluted casings with square corner blocks. The porch has a standing-seam metal shed roof, slim tripartite posts, and a low wood railing with square balusters. The dormers have standing-seam metal roofs and molded cornice returns and eave cornices. The front entry has a wood door with a pair of vertical panels. The front elevation has regularly-spaced twelve-over-twelve wood windows, the dormers have six-over-nine wood windows, and the gable walls have six-over-six wood windows. The rear ell projects slightly from the west gable wall of the house, and has clapboard siding and a standing-seam metal roof.

The house was constructed about 1844 and is in excellent condition. The porch and dormers appears to date to the twentieth century. Classic Cottage features include the massing, side-gable roof, symmetry, and regularly-spaced windows. The house was constructed for Amasa Sherwin, who came to Grafton from Landgrove in 1834 and also had at least two other houses constructed in the village (#14 and 50). He lived in the subject house until 1849. It is unclear who built the house; it is attributed to Sherwin's brother Jonathan, although both men were joiners, so it is possible Amasa either assisted or was responsible for its construction.

In 1849, Sherwin sold the property to Oscar N. Acherson, who sold it to Mary A. Gowing in 1851. Gowing lived there with her daughter Mary E. Gowing, who sold the property in 1881. The property changed hands several times and had owners such as Joseph Underwood and Charles Watrous. From 1899 to 1914, it was owned by Charles Park, although he probably lived

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elsewhere in town. From 1914 to 1924, the property was owned by Georgia Howe, who probably lived there.

From 1924 to 1970, the house served as a vacation home. It was acquired in 1924 by Emily Ives, who summered there with her sister Barbara. In 1930, the property was sold to Emma, Ida, and Ada Ingraham, who named the house "Wee Housie." In 1969, the property was sold to the Windham Foundation, who sold it the next year to Marie and Channing Rudd. Marie was Elizabeth Hall's sister (Hall was the wife of one of the founders of the Windham Foundation, Mat Hall). The sale to the Rudds included a condition that the premises would be used for a residence and antique business and would be maintained to comply with local ordinances and preserve the character of the community. This is the only Windham Foundation property with an easement. The Rudds owned the property until 1993.

A. Judd Hartmann Gallery & Studio, c. 1900, 1998, non-contributing

This wood-framed building is located southeast of the house, and consists of a 2 ½ story main block and a 1 ½ story rear wing. The symmetrical main block has a rectangular footprint oriented perpendicular to the road, a concrete foundation, clapboarding siding, and a front-gable open-eave overhanging standing-seam metal roof. A brick chimney emerges from the rear of the roof ridge, and there is a gabled eyebrow dormer at the east roof slope with shingle siding.

Architectural trim includes flat-stock cornerboards, gable and eave fascia, and window and door casings. The front entry is an old four-panel wood door. The door is flanked by twelve-over-twelve wood windows. Above this are two six-over-six wood windows, and in the gable there is a vertical board "hay door." The side elevations have two small square windows under paired multi-pane windows.

The rear wing projects south from the rear gable wall of the main block. It has a rectangular footprint oriented perpendicular to the street, a concrete foundation, wood shingle siding, and a standing-seam metal roof with no overhang and an east-west roof ridge with a cross gable that meets the main block. The first story of the west elevation has a six-panel wood door flanked by twelve-over-twelve wood windows, and a bank of three twelve-over-twelve windows. Paired six-over-six wood windows are at the right end of the gable. The east elevation has a paneled wood door at the first story and a nine-over-six window in the gable.

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The main block was constructed in 1998 and has always served as an art gallery and studio. The rear wing was an old shed that was moved from Townshend Road (#48) to this site in 1998. The building is non-contributing due to its age.

14. Sherwin-Aiken House, 16 Main Street, c. 1841, contributing

This 1 ½ story wood-framed Classic Cottage is located on the south side of Main Street, and has a small setback from the road. It has a main block, a rear ell, and a side ell off the rear ell. The slightly asymmetrical five bay wide main block has a rectangular footprint oriented parallel to the road, a brick underpinning, clapboard siding, and an asphalt-shingle roof with boxed cornices. There is a shed dormer on the rear roof slope. Architectural trim includes molded cornice returns, gable and eave cornices, and flat-stock cornerboards, friezeboards, gable rakes, and window and door casings. The slightly off-center front entry has a six-panel wood door, and there are irregularly-spaced six-over-six wood windows.

The rear ell is flush with the west gable wall of the main block, and is set back from the east gable wall of the main block. It has clapboard siding and an asphalt-shingle roof, and a one-bay entry porch at the east elevation, which has a shed roof and square corner posts. The east elevation has an entryway flanked by paired six-over-six windows. The side ell projects east from the left end of the rear ell, and has a long rectangular footprint oriented parallel to the road. It has a concrete foundation, clapboard siding, and an overhanging standing-seam metal roof. At the left end of the front elevation, there is a recessed entryway with a modern French door. To the right of this, there is a bank of three nine-pane windows. The east gable wall has a double-hung window.

The house was constructed about 1841 and is in very good condition. Classic Cottage features include the massing and side-gable orientation. The house does not appear to have had any major alterations. The side ell reportedly dates to 1986, and a small garage was attached to the rear ell before the construction of the side ell. The house was constructed by Amasa Sherwin, who bought the empty lot in 1841 and sold it in 1843 with a house on it to Olive Crumb. Crumb sold it in 1846 to Edward Aiken, who lived there with his wife Caroline. Aiken died before 1850, but Caroline continued to live in the house until her death in the early 1880s.

In 1883, the property was sold to blacksmith Wortley Clough, who lived there with his wife Cornelia. His shop was on Pleasant Street (#63). From 1891 to 1908, the property was owned by Charles Park, who probably did not live there. He then sold the property to Etta Hall, who

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lived there until 1933, when she sold it to Mary and Clarence Thomas. The house remained in the Thomas family until 1960.

15. Lovell-Woolley House, 17 Main Street, c. 1815, c. 1857, contributing

This 2 ½ story wood-framed high-style Greek Revival house is located in the fork in the road between Main Street and Houghtonville Road. It faces east and its main block is perpendicular to Main Street, creating a triangular front lawn. There is also a rear ell facing Main Street, and a detached garage west of the house (A).

The five bay by three bay symmetrical main block has a granite block underpinning, clapboard siding, and a side-gable slate roof with boxed cornices. A large brick chimney rises slightly off-center from the roof ridge, and there is a pair of equidistant dormers at the front roof slope. The middle bay of the front elevation is slightly recessed and has a wrought iron railing at the second story and wrought iron filigree brackets at the first story. Architectural trim includes paneled pilasters at the corners and framing the recessed bay, a denticulated eaves entablature, molded cornice returns, eave and gable cornices and gable rakes, and window casings with denticulated lintelboards. The entryway and balcony have full-height, two-pane wide sidelights and four-panel wood doors, and there are regularly-spaced six-over-six wood windows.

The rear ell has a rectangular footprint oriented parallel to Main Street, and is set back from both gable walls of the main block. It has a stone foundation, clapboard siding at the south and west elevations and shingle siding at the north elevation, and a standing-seam metal roof with boxed cornices. The ell has a full-façade three-bay porch facing Main Street; the southwest bay of the main block is cut out at the first story and its second story overhangs the right bay of the porch. The porch has a standing-seam metal shed roof and tripartite chamfered columns. The street façade of the ell has an entry with full-length sidelights, a pair of six-over-six windows at the first story, and a pair of two-over-two windows at the second story. A one-bay wide one-story shed spans the west gable wall of the ell. It has a double-leaf hinged vertical-board door.

It is possible that part of the rear ell dates to about 1815, and the main block was built about 1857. The house does not appear to have had any major alterations. The house is in very good condition, and is an excellent example of a Greek Revival residence. A detached barn once stood on the property west of the house, facing Houghtonville Road.

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The first person to live on the property was possibly Don Lovell, who purchased it in 1814. It would seem unlikely that he had a house there, as he also owned a house on the Barrett House property at the time (#47), but the house is referred to in a later deed as the "Lovell House." Lovell sold the property in 1828 to Hyman Burgess, who lived across the street (#19). Burgess sold it in 1836 to Hasen Brown, who definitely lived there, but the main block of the house had not yet been built.

In 1839, Hasen Brown sold the property to William Smith, who sold it to Samuel Lovering in 1842. In 1856, Lovering sold the property to Franklin Woolley, who very likely is responsible for the construction of the main block. Woolley (1820-1876) was a farmer and lived in the house with his wife Anna and children. After Anna's death, he remarried to Maria (1841-1917), who lived at the house for the rest of her life. Woolley built the Grafton Grange on their property, on Main Street west of the house, which was sold as a separate lot after his death (see #12 and 56).

After Maria Woolley's death, the house was mostly used as a vacation home and had several owners between 1921 and 1969, including Justin Fay, Elson and Francis Beecher, Eleanor Tibbetts Redfield, Marie Warnock, and Ruth Riley and Charlotte Johnson. From 1969 to 2000, the house was owned by Ruth and W. Adriance Kipp, Jr.

A. Garage, c. 1960, non-contributing

This one bay detached garage is located just west of the house and faces Main Street. It has a concrete foundation, T-111 plywood siding, a front-gable asphalt-shingle roof, an open garage bay, and long horizontal trellised side openings. The garage appears to have been built about 1960 and is non-contributing due to its age.

16. Bridgman, Benjamin & Laurinda, House/L&C Phelps Store, 40 Main Street, 1833, contributing

This 2 ½ story Federal style brick house is located on the south side of Main Street. It has a large setback from the road and is surrounded by scattered mature deciduous trees. The symmetrical house has a three bay wide symmetrical front-gable main block, two identical two bay by two bay one-story ells, and a wood-framed 1 ½ story rear wing. The main block and ells have granite block underpinnings, common-bond brick walls with a header course every eleventh row, and standing-seam metal roofs with boxed cornices. The main block has a full-façade one-

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story porch, and there are interior brick chimneys at each of the main block's roof slopes, and at the outer end of the ells' ridges.

Architectural trim includes flat-stock door casings, wood paneling under the first story front windows, stone window sills and lintels, molded cornice returns and gable and eave cornices, bed moldings, and a corbelled brick beltcourse connecting the cornice returns at the front gable. The front porch has a hipped asphalt-shingle roof and chamfered posts with paneled bases. The centered front entry has a paneled wood door with a vertical single-pane upper light. Flanking the front entry are paired nine-over-nine wood windows. The rest of the house has regularly-spaced individual twelve-over-twelve wood windows. There is a segmental-arched fanlight window in the gable. The rear wing has clapboard siding, a standing-seam metal roof, an entry at the east elevation protected by a small door hood, and twelve-over-twelve wood windows.

The house was constructed in 1833 and is in very good condition. It does not appear to have had any major alterations, although it may have originally been a sidehall plan house with no paired windows, which could have been altered in 1874 when the house was changed to a mixed use residence/store. It is an excellent example of a Federal style house with Palladian-like ells. Federal style features include the symmetry, molded cornices and cornice returns, regularly-spaced windows, and fanlight window.

The house was constructed for Dr. Benjamin Bridgman, M.D. (1800-1863), and his wife Laurinda (1805-1868). Bridgman remained a physician until 1859, and his son M.H. Bridgman, while living in the house, was a physician from 1858-1863. In 1865, the property was sold to Royal E. Sheldon, who sold it in 1874 to brothers Leverett and Charles Phelps. Charles Phelps (1831-1896) lived in the house and the two men opened a dry goods/general merchandise store there called L & C Phelps. Leverett lived in a house on Townshend Road (no longer standing, now property #52). He was a tailor, and sold clothing at the store as well. The men were grandsons of Keziah Gibson, born in Grafton in 1762, and were brothers of Samuel Phelps (#4) and Francis and Harlan Phelps (#22).

The Phelps store name was changed to Phelps & Park in 1889, when Thaddeus Park joined Charles Phelps as partner (Leverett had probably left the partnership by then). Park lived across the street (#21). Charles Phelps died in the 1890s, and in 1897 the property was sold to Thaddeus Park, the future husband of Phelps's niece, Lura. Park continued to operate the store until 1906, when he sold the property to Francis Palmer, who also operated a store there. (Palmer's great-great-grandfather Capt. David Palmer came to Grafton in 1781 and settled in

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Howeville.) In 1915, Palmer moved his retail operation to the George Barrett store down the road (#28), but continued to live in the house. He was the proprietor of the latter store until 1949.

In 1914, Palmer sold the brick house to S. Elizabeth Howland with the deed covenant that the building shall not be used as a store as long as Palmer shall continue in the store business in Grafton. Elizabeth's husband was Frank D.P. Howland, who operated a wood turning mill (1910-1922), a lumber/sawmill (1922-1926), and then a stocking & glove darner factory (1928-1957), all in Mechanicsville. In 1971, Elizabeth Howland deeded half of her interest in the property to Arthur Park, who is currently the sole owner of the property.

17. Burgess House/Baptist Parsonage, 54 Main Street, c. 1830, contributing

This 2 ½ story wood-framed Federal style house is located on the south side of Main Street and has a moderate setback from the road. The symmetrical five bay by two bay house has a rectangular footprint oriented parallel to the road, a Georgian plan, a granite block underpinning, clapboard siding, and a side-gable slate roof with boxed cornices. A large brick chimney emerges off-center from the roof ridge, and there is a screened-in porch at the rear.

Architectural trim includes a Federal style entryway with a segmental-arched louvered fanlight, 2/3 height multi-pane sidelights with paneled bases framed by slim paneled pilasters with perforated corner blocks, and a six-panel wood door. Other trim includes molded cornice returns, gable and eave cornices, bed moldings, flat-stock cornerboards, gable rakes and friezeboards, and architrave window casings. The house has regularly-spaced six-over-six wood windows. A gabled hood projects from the roofline to protect the front entry.

The construction date of the house could not be determined, but because it is of the Federal style it was probably construction before 1835. It does not appear to have had any major alterations. The hood is probably not original, and there was once a late nineteenth century Italianate entry porch in its place. The building is an excellent example of a Federal style house, with features such as the massing, symmetry, Georgian plan, architrave window casings, a front entryway with a segmental-arched louvered transom and sidelights, and regularly-spaced windows.

The house was constructed for Hyman Burgess, who in 1845 sold the house to the Baptist Church (#18) with the deed covenant that the house was to be used as a parsonage. A written history of the Baptist Church states that Burgess occupied half of the house and the parsonage

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occupied the other half, however, this is unlikely based on the 1845 price of the house and because he most likely lived next door (#19). This was the second Baptist parsonage in Grafton; the first one was across the street (#20). The building remained under the ownership of the Baptist Church until 1999.

18. Grafton Baptist Church, 55 Main Street, 1859, contributing

This 1 ½ story wood-framed Greek Revival church is located at the northeast corner of Main Street and Houghtonville Road. It has a moderate setback from both roads, and a rectangular footprint oriented perpendicular to Main Street. A granite block retaining wall supports a level yard in the front, and stone steps lead through the center and sides of the raised yard. Poured concrete steps lead from the flat area to a poured concrete landing at the two front entries. Northwest of the church, along Houghtonville Road, there is a gravel parking lot.

The three bay by three bay symmetrical church has a stone and brick underpinning and a raised basement, clapboard siding, a front-gable slate roof with boxed cornices, and an interior bell tower centered on the front gable wall. Architectural trim includes bold corner pilasters, eaves entablatures, molded cornice returns, gable and eave cornices, bed moldings at the eaves and gables, and gable rakes. The two front entries have pilasters and full entablatures, and there are flat-stock window casings. The front entries each have a wide nine-panel wood door. Between the entries, there is a full-height twenty-over-twenty wood window, and similar windows at the side elevations. In the gable, there is a triangular louvered opening.

The telescoping tower has a square base with clapboard siding and corner pilasters supporting an entablature. The belfry atop this is also square and has clapboard siding, corner pilasters supporting an entablature, and vertical louvered openings in each face. Atop the belfry, there is an octagonal paneled drum supporting the octagonal spire and weathervane.

There is also a gabled entry vestibule at the left end of the east elevation of the church, which provides access to the basement. It has a poured concrete foundation, clapboard siding, a standing-seam metal roof, multi-pane sidelights adjacent to the entryway and at the side elevations at the corners, and a two-panel wood door.

The church was constructed in 1859 and has not had any major exterior alterations. (The interior of the church was updated in 1885.) The stone part of the foundation (at the rear) was probably reused from an earlier church on the site, and an 1832 bell was reinstalled from the earlier

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church. A pipe organ was installed about 1860. It was made by William Nutting of Bellows Falls, and may be the only Nutting organ still in use. The spire was removed in 1902 and replaced in 1930. The side entry vestibule dates to the late twentieth century. A multi-bay horse and carriage shed, with at least twenty stalls, once stood in the location of the parking lot. The church is in very good condition and is an excellent example of a Greek Revival church. Greek Revival features include the front-gable orientation, eaves entablatures, corner pilasters, entryway entablatures and pilasters, telescoping tower with corner pilasters, and regularly-spaced windows.

The local Baptist congregation was organized in 1803, and was originally affiliated with the Chester Baptist Church. The first local Baptist preacher was William McCuller, and the first services were held at the home of David Palmer. The first ordained minister was Elijah Sumaway, who was ordained in 1810. The first pastor of the 1859 church was Rev. S. Adams. In 1814, a small church was built on this site (probably on the partial stone foundation of the extant structure), the first church structure to be built in Grafton village. In 1832, this church was turned halfway around. The extant church replaced this church.

By the 1910s, the church could not longer support a resident minister. The Congregational Church across the street (#11) had a similar problem, so in 1920, the churches united and established the Federated Church of Grafton. The federation hires ministers alternately from each denomination, and the Congregational church is used during the summer and the heated Baptist Church during the winter. In 1972, the name of the federation was changed to The Grafton Church, and is affiliated with both the United Church of Christ and the American Baptist Church.

19. Burgess-Gilbert-Stewart House, 72 Main Street, c. 1821, c. 1835, contributing

This 2 ½ story wood-framed Greek Revival house is located on the south side of Main Street and has a moderate setback from the street. The house has continuous architecture, with a main block and a 1 ½ story side ell, an ell behind the side ell, an addition off the rear ell, and a 1 ½ story rear wing that connects the main block to the barn at the rear. The sidehall-plan three bay wide main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, clapboard siding, and a front-gable asbestos-shingle roof with boxed cornices. An interior brick chimney rises from the rear of the roof ridge.

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Architectural trim includes paneled corner pilasters, cornice returns, friezeboards and flat-stock gable rakes, molded gable and eave cornices, gable and eave bed moldings, and flat-stock window casings. The front entry has wide grooved casings and square corner blocks beneath a friezeboard and thin cornice, and a recessed doorway with paneled jambs, $\frac{3}{4}$ height sidelights, and a two-paneled wood door. The main block has regularly-spaced window openings with a mix of six-over-six and two-over-two wood windows.

The side ell has a rectangular footprint oriented parallel to the street and its ridge meets the rear gable wall of the main block. It has an exposed basement at its left half. The ell has a granite block underpinning, clapboard siding, an asbestos shingle roof with boxed cornices, cornice returns, molded gable and eave cornices, and flat-stock cornerboards, gable rakes, friezeboards and window and door casings. At the right half of the front elevation, there is a six-paneled wood door and a pair of six-over-six windows. At the exposed basement, which contains an art gallery, there is a modern doorway with a wood-framed glazed door and single-pane sidelights. The gable end has a six-over-six window at the first story and a bank of three multi-pane casement windows in the gable.

The rear ell projects south of the side ell and is contiguous with the east gable wall of the side ell. It has clapboard siding and an asbestos shingle roof. The addition off the rear ell spans its east elevation and has a shed roof, clapboard siding, flat-stock trim, and modern windows and doors. The rear wing behind the main block has fieldstone foundation, clapboard siding, and a standing-seam metal roof.

The barn is attached to the rear gable wall of the rear wing and is offset to the west, exposing most of its north front gable wall. It has a rectangular footprint oriented perpendicular to the road, a fieldstone foundation, clapboard siding, and a front-gable membrane roof. There is a rolling vertical-board barn door at the right end of the front gable wall and two stable windows at the west elevation.

A house was probably built on this site in 1821, and may be the extant side ell. The modern entry in the side ell dates to about 2000. Because of its Greek Revival appearance, the main block was constructed no earlier than 1835. It does not appear to have had any major alterations. The barn appears to date to the late nineteenth century.

The house was built for Hyman (1788-1869) and Sarah Burgess. Hyman Burgess' parents Ebenezer and Hannah were early settlers of Grafton, coming from Wareham, Massachusetts, in

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1778. Around the time he built his house, Burgess also built a store that was attached to the Grafton Tavern (#22), which he operated until 1859. It was moved in 1862 to Houghtonville Road (#9). From 1822 to 1831, Burgess also owned a store in Townshend called Burgess & Stoddard; his partner was Abiel Stoddard (#52).

Burgess was also the proprietor of the Grafton Tavern from 1823-1833, and doubled the size of the original five bay wide tavern. He also built the house to the west of the subject house, which became the Baptist Parsonage (#17). In addition, Burgess was a land speculator, who bought large empty parcels in the village before it was developed and then subdivided and sold off small lots. Land he owned included the east end of Middletown Road, the southeast end of Houghtonville Road, the east end of Hinckley Brook Road, the south side of Main Street west of Townshend Street, the north end of Townshend Road, and some land on Pleasant Street. Burgess also owned a 100 acre farm, which may have been located just west of the village.

Sarah Burgess died in 1832, and Hyman remarried in 1834 to Delia (1804-1891). Delia Burgess continued to live in the house until her death. The property remained in the Burgess family until 1908, when it was sold to Dr. Frank S. Gilbert. Gilbert lived in the house with his wife Elva. He was a physician in Grafton from 1903 to 1923, and from 1903 to 1920, he was the only physician in town.

In 1924, the Gilberts sold the property, and from 1925-1931 it was owned by Walter and Grace Cabell, who used it as a vacation home. In 1932, the property was acquired by David and Pauline Stewart, who also used it as a vacation home. The children of the Stewarts inherited the property, and most of them gave up their shares to sibling Jean Robinson and her husband Richard in 1961. Robinson operated the Thistledown Gallery in the barn from 1970 to 1995, and then sold the property in 1998 to the Windham Foundation, the current owner.

20. Chase House/Baptist Parsonage/Dean House, 79 Main Street, c. 1816, contributing

This 1 ½ story wood-framed Cape Cod house is located on the north side of Main Street and has a moderate setback from the road. The house has a main block, side wing, and modern rear ell with a connector building. There is a picket fence in front of the house with tulip-post gates and a gravel parking lot west of the rear ell. The five bay wide main block has a rectangular footprint oriented parallel to the road, a brick underpinning, clapboard siding, a side-gable asphalt-shingle roof with boxed cornices, a large brick center chimney, and a Queen Anne entry porch. The main block would be symmetrical except for the angled southeast corner. The three bay wide

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wing is set back from the front elevation of the main block and has a fieldstone foundation, clapboard siding, a side-gable standing-seam metal roof, and a full-façade Queen Anne porch.

Architectural trim of the main block and wing includes flat-stock cornerboards, friezeboards, gable rakes, and window and door casings, and molded gable and eave cornices. The centered front entry of the main block has 2/3 height sidelights and a paneled wood door. The porch of the main block has a flat roof with an entablature, and turned corner posts. The wing has a doorway at the left end of the front elevation, with a multi-pane transom and a wood paneled door. Its porch has a standing-seam metal shed roof, turned posts, and wood railings with square balusters. The house has regularly-spaced six-over-six wood windows, including a window in the angled corner.

The rear ell has two sections. The connector structure and ell both have rectangular footprints oriented perpendicular to the street. The connector structure is a one-story building with a concrete foundation, clapboard siding, and a standing-seam metal gabled roof. It has an off-center entryway at the west elevation that is protected by a large gabled hood. The west elevation is spanned by banks of six-over-nine windows. The four bay by three bay 1 ½ story ell is wider than the connector building and has a concrete foundation, clapboard siding, and a gambrel roof with an asphalt-shingle upper slope and standing-seam metal lower slope. There are regularly-spaced gabled dormers at the lower roof slopes that line up with the regularly-spaced window openings below. The ell has six-over-six wood windows.

The main block was constructed in 1816, making it one of the oldest main blocks of a house in the historic district. The house is in excellent condition and is a good example of a Cape Cod house. Cape Cod features include the side-gable five-bay wide massing with low eaves, and central doorway and chimney. The house was rehabilitated in 1970 after suffering from deferred maintenance, and the porches were reconstructed to match the historic porches. The rear ell and connector were constructed in 1970 as well.

The house was built for Henry Chase, who sold it in 1824 to the Baptist Church for use as a parsonage. In 1845, the Baptist Church purchased a house across the street for use as a parsonage (#19), and sold the subject house to attorney Abishai Stoddard. Stoddard was born in Sutton, Vermont, in 1811, came to Grafton in 1830, and was clerk in Hyman Burgess's store (#9), later becoming a partner. Then, he worked in a law office in Townshend (the town south of Grafton), was admitted to bar in 1845, and opened his practice in Grafton. He lived in the house with his wife Harriet, until they sold the house in 1855 and moved to Townshend.

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The house was purchased by attorney Benjamin W. Dean (1827-1864), whose father was Peter W. Dean (#29). Dean lived in the house with his wife Angie (1823-1871) and their daughters Mary, Harriet and Lucy. While the Stoddards were living in the house, Angie stayed with them when she first visited Grafton and called them "aunt" and "uncle," and Benjamin studied law with Abishai Stoddard. Benjamin Dean was also a Vermont legislator from 1856 to 1857, and Vermont Secretary of State from 1857 to 1861. In 1856, Benjamin Dean found the 1763 version of the original proprietors' plot map of Grafton, and redrew it. His map is still in use today.

After the early deaths of the Deans, their daughters lived with their aunt at Milldean (#29), but the house remained under the ownership of the daughters. In 1885, the daughters sold the property to Alvah and Hattie Marsh, who moved there from Kidder Hill Road (#75). The Marshes lost the property to foreclosure in 1896, and that year it was sold to widow Jennie Edson. Edson lived there with her younger sister Gertrude Marston, who was a schoolteacher. Edson died about 1909, the year the property was inherited by Marston. The 1910 census indicates that Marston was living in Brattleboro as a teacher, and does not seem to be in Grafton in 1920 either. Marston died about 1935, the year the property, which was identified as Marston's homestead, was sold to George and Annie Williamson of Brooklyn. In 1954, while living in New Jersey, George Williamson sold the property to Grace Cabell. Cabell lived there, and after her death about 1967, the property was sold to the Windham Foundation.

The Windham Foundation renovated the house, and added the rear ell and connector building. The renovation and additions were designed by architects William & Geoffrey Platt of New York City, and the contractors were Carroll, Verge & Whipple of Boston. The house is now an annex to the Old Tavern at Grafton (#22), and is called Windham Cottage.

21. Willey-Park House, 79 Main Street, c. 1858, contributing

This 1 ¾ story wood-framed Greek Revival house is located on the north side of Main Street and has a moderate setback from the road. The northern boundary of the property is the north branch of the Saxtons River. The picket fence in front of the building to the west continues in front of this house and also has tulip-shaped gateposts.

The house has a main block and two modern rear wings. The symmetrical three bay by three bay main block has a granite block underpinning, clapboard siding, a front-gable slate roof with boxed cornices, an interior brick chimney and two gabled dormers at the east roof slope, an entry porch, and matching bay windows on each side of the front entry. Architectural trim includes

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corner pilasters, eaves entablatures, molded gable rakes and gable cornices, cornice returns, and flat-stock window and door casings. The front entry has a paneled wood door and full-height sidelights. The entry porch has a flat roof and tripartite chamfered columns. The bay windows have flat roofs and panels below and above the windows. There are regularly-spaced six-over-six wood replacement windows, except for the front gable, which has an old six-over-six wood window.

Wing #1 is set back from both eaves elevations of the main block. It has a concrete foundation, clapboard siding, an asphalt-shingle roof, two dormers at the east roof slope, and a porch that spans 2/3 of the east elevation. There is also an enclosed hallway that projects east from the west elevation. There is a doorway centered on the east elevation that is flanked by six-over-six wood windows. The gabled dormers also have six-over-six windows.

Wing #2 is attached to the rear gable wall of Wing #1 and was constructed to resemble a converted barn. It has a concrete foundation, vertical-board siding, and an open-eave overhanging asphalt-shingle roof. Each roof slope has two large gabled dormers and there is an exterior brick chimney centered on the rear gable wall. The east elevation has a twelve-over-eight window and two large multi-pane picture windows. The dormers have paired six-over-six wood windows.

The main block was constructed about 1858, and the bay windows were added in 1902. In 1968, the house was rehabilitated and the wings were constructed. The new sections replaced a wing and attached barn with the same footprint as the 1968 structures. The house is in excellent condition and is a good example of a Greek Revival house. Greek Revival features include the front-gable massing, corner pilasters, eave entablatures, and regularly-spaced windows.

The house was constructed for George Willey. Willey (1825-1885) was the great-grandson of Ebenezer and Hannah Burgess, who were early settlers of Grafton, coming from Wareham, Massachusetts, in 1778. Willey worked in a local woolen mill and lived in the house with his wife Sarah and son Charles. After the mill closed about 1877, Willey became a farmer.

In 1889, the property was sold to Thaddeus Park (1850-1928), who was the proprietor of a store across the street (#16). Park lived in this house with his second wife Lura, who he married in 1902. Lura (1851-1948) was the daughter of Samuel and Lydia Phelps (#4), and the great-granddaughter of Keziah Gibson, who was born in Grafton in 1762. She was Grafton's librarian from 1892 to 1940, and shortly thereafter, she moved to Brattleboro.

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In 1946, Lura Park sold the property to Phyllis and Clarence Dettmer. The Dettmers had recently acquired the tavern across the street (#22), and Clarence Dettmer was the brother of Edith Piel, who had a home up the road (#5). Clarence died in 1953, and Phyllis Dettmer sold the subject property as well as the tavern to John and Hildreth Wriston, who sold both properties to the Windham Foundation in 1965. The Windham Foundation's 1968 work to the property was designed by architects William & Geoffrey Platt of New York City, and since then, the building has been an annex to the Old Tavern at Grafton.

22. Grafton Hotel/Grafton Tavern, 92 Main Street, c. 1795, c. 1823, c. 1865, contributing

This 3 ½ story Greek Revival hotel is located at the southwest corner of Main Street and Townshend Road and is the centerpiece of the historic district. The hotel has a moderate setback from both roads, and faces north toward Main Street. The historic main block has a modern rear ell, and a reproduction barn stands south of the main block and is accessed via a covered walkway between the two structures.

The main block of the ten bay by four bay hotel has a rectangular footprint oriented parallel to Main Street, a stone foundation, brick first and second story walls recessed beneath a wood-framed third story and attic, and a side-gable open-eave asphalt-shingle roof with boxed cornices. The perimeter of the third story is supported by a two-story full-façade porch that wraps around the east gable wall. Three equidistant interior brick chimneys rise from the roof ridge.

At the wood-framed third story and attic, architectural trim includes flat-stock cornerboards and window casings with drip edges, friezeboards, architraves and bed moldings that encircle the building, creating pedimented gables, matching gable rakes, and molded gable and eave cornices. At the front elevation of the brick structure, there are three doorways with different trim. The two first story doorways are in the third and eighth bays. The left doorway has a segmental-arched louvered fanlight and 2/3 height sidelights over paneled bases, and the right doorway has flat-stock casings and 2/3 height sidelights over paneled bases. Both of these doorways have paneled wood doors. There is a second story doorway over the left first story doorway. It has fluted casings with corner blocks, and a modern wood door with a multi-pane upper light. The seven bay by three bay porch has paneled square posts with bases and abaci, and wood railings with square balusters at the second story. The building has regularly-spaced twelve-over-twelve wood windows at the eastern half of the brick structure and six-over-six wood windows elsewhere.

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A long, narrow one-story covered walkway projects south from the right end of the rear (south) elevation of the main block. It has a concrete foundation, rough vertical-board siding, and an open-eave overhanging asphalt-shingle roof. Centered on the east elevation is an open doorway protected by a large gabled hood. The hood has a pedimented gable with molded trim and scrolled brackets. To the right of this, there is a multi-pane picture window. To the left of the doorway, there are two false carriage bay openings with nine-pane windows.

The covered walkway connects the main block to what is called the Phelps Barn. This 1 ½ story modern structure was built to resemble the barn that it replaced. It has a rectangular footprint oriented parallel to Townshend Road and is in close proximity to the road. It has a stone veneer underpinning, rough vertical siding, and a front-gable open-eave asphalt-shingle roof. A large brick chimney rises off-center from the roof ridge. Architectural trim is limited to flat-stock window and door casings. The main entry to the barn is at the north gable wall, and the entry has a double-leaf French door, multi-pane sidelights, and a multi-pane transom. To the left of the entry, and in the gable, there is an eight-over-twelve wood window. The east elevation has regularly-spaced “stable” windows and two small eight-over-eight windows. An open covered walkway spans the west elevation of the barn, and the west elevation of the barn has individual and paired multi-pane windows.

A large 1 ½ story modern ell projects south from the left end of the rear (south) elevation of the main block. It has a rectangular footprint oriented perpendicular to Main Street, and two sections, one with a lower roof. Both sections have a concrete foundation, clapboard siding, and an asphalt-shingle roof with boxed cornices. Architectural trim includes flat-stock cornerboards, cornice returns, gable and eave fascia, and door and window casings. The larger section, closest to the main block, has two segmental-arched trellised openings beneath five sets of paired four-pane windows. The southwest corner of the smaller section is recessed. The smaller section has six-over-six individual and paired regularly-spaced wood windows. Between the ell and the covered walkway, there is a sunroom that spans the rear wall of the main block. It is spanned by vertical windows and has a standing-seam metal roof.

The brick section of the building was constructed in two phases; a five-bay wide Federal style house was built about 1795, and then doubled in size about 1823. The third story, attic, and porch were added about 1865. At that point, all the windows in the hotel were replaced with two-over-two units. A nineteenth century barn, probably the tavern’s livery stable, once stood in the location of the Phelps Barn, and was the same size. The covered walkway is a reproduction

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of an earlier structure. This building had open carriage bays, so it appears to have been a carriage/wagon barn.

The c. 1795 section of the tavern was constructed as a home for Enos Lovell, who owned a 98 acre tract of land in what was to become Grafton village. He may have even owned all of the land that was to become the village. Lovell (1759-1850) was the second child of European descent to be born in the neighboring town of Rockingham, and moved to Grafton in 1795. This was one of the first homes to be built in the village, and possibly the very first, and may now be the oldest surviving structure in the village. In 1801, Lovell reportedly opened a tavern at the house, making it the first tavern in Grafton village.

In 1814, Lovell sold the property to his son Don, who owned two other houses in the village (#15 and 47) at that time. Don Lovell (1784-1839) was a carder and cloth dresser, and a manufacturer later in life. He owned a mill that was probably located near the Kidder Hill Bridge (#80). He moved to Springfield in 1817, and in 1819, he sold the subject property to John Woolley, a local woolen manufacturer. Woolley probably did not live there. In 1823, when the tavern was operated by Abel Burdett, Woolley sold the property to Hyman Burgess, who lived next door (#19), and also had a store in between the tavern and the house (#9). Burgess operated the tavern and built the brick addition, which at that point was attached to his store.

In 1833, Hyman Burgess sold the tavern to Elisha Warner, who owned it until 1841, when he sold it to David Chaffee and William Turner. Chaffee and Turner lost the property in Chancery Court, and ownership was returned to Warner in 1843. He sold it once again in 1844, this time to Charles Phelps. (This is not the Charles Phelps mentioned elsewhere in the nomination forms.) In 1857, while the tavern was being operated by William Stratton, the estate of Charles Phelps sold the property to Stephen Walker. In 1860, Walker sold the property to William Stratton, who continued to operate the tavern with his wife Sophia.

In 1865, Stratton sold the property to brothers Francis (1817-1888) and Harlan (1838-1905) Phelps. They were grandsons of Keziah Gibson, who was born in Grafton in 1762, and sons of local blacksmith Joseph Phelps. Francis had already been operating the tavern's livery stable since no later than 1860, and Harlan had recently returned from California, where he had been a successful gold miner. Harlan's gold rush fortune financed the expansion of the tavern into the extant three-story main block. Both men lived in the tavern with their families, including Francis's wife Achsah and Harlan's wives Jennie and Anna.

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The years that the tavern (then known as the Grafton Hotel) was owned by the Phelps brothers is considered the most colorful period in the tavern's history. Ulysses S. Grant came to the hotel in 1867 while campaigning for president, Rudyard Kipling visited in 1892, and Justin S. Morrill, Vermont's representative in Washington for 43 years and the author of the Land Grant Education Act of 1858, also stayed at the hotel. Other guests included Daniel Webster, Oliver Wendell Holmes, Theodore Roosevelt, Woodrow Wilson and Ralph Waldo Emerson. Besides serving travelers and as a community meeting place, the hotel also served traveling entertainers, traveling salesmen/peddlers, and as boardinghouse for "journeymen mechanics" including blacksmiths, painters, harnessmakers and woodworkers. Later in the century, artists and writers also summered at the hotel. Samuel Goodridge lived there while manufacturing fishing rods in the basement of the town hall (#23) from 1874-1893.

The hotel also served as a stagecoach stop, and Francis Phelps continued as the livery manager. He was also a notary public, deputy sheriff, auctioneer, and during the 1880s was the manager of W.L. Burnap saw and grist mill (at west end of Mechanicsville). The Phelps brothers were also Express Agents from 1871 to 1880. Francis Phelps also helped organize the Grafton Cornet Band in 1867, which remains active today.

In 1903, the Phelps' widows sold the property to locally-born Norman Blodgett (1868-1945), who changed the name of the hotel to The Grafton Tavern. Hotel managers during this time included J.B. Rickett, local merchant W.E.L. Walker, and Harry N. Dutton, who specialized in summer boarding during the 1920s and 1930s. In 1930, Blodgett sold the hotel to Harry and Cecilia Dutton. The Depression was a difficult time for the Duttons, but they managed to keep the hotel open.

In 1937, the Duttons sold the hotel to Kingsley and Justine Perry, who sold it in 1945 to Clarence and Phyllis Dettmer. The Dettmers also acquired the house across the street (#21). Mr. Dettmer died in 1951, and tavern closed in 1953. In 1955, Phyllis Dettmer sold both properties to John and Hildreth Wriston, who were professional innkeepers. (Their son John Wriston, Jr., wrote *Vermont Inns & Taverns*, a comprehensive list of taverns, hotels and inns that served throughout Vermont's history.) The Wristons changed the ownership to The Tavern at Grafton, Inc., and The Tavern at Grafton, Inc. was sold to Windham Foundation, Inc., in 1965.

The Windham Foundation renamed the hotel the Old Tavern at Grafton, and undertook a major renovation, which was designed by architects William & Geoffrey Platt of New York City and overseen by Windham Foundation founders Dean Mathey and Mathew Hall, and former owner

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John Wriston, who owned a home in the village until 1968 (#86). Its interior decoration was undertaken under the direction of Mathew Hall and his wife Elizabeth, and the renovation was conducted by local contractors Fred Prouty (#72) and Ed Willard (#60). The Old Tavern is listed on the National Trust for Historic Preservation's Historic Hotels of America.

23. Barrett Store/Town Hall, 117 Main Street, 1816, contributing

This 2 ½ story Federal style brick building is located on the north side of Main Street, directly across from the foot of Townshend Street, and has a small setback from the street behind a paved parking lot. The symmetrical brick main block has a rectangular footprint oriented perpendicular to the road, a granite block underpinning, brick walls, and a front-gable standing-seam metal roof with boxed cornices. There are also wood-framed additions at the east side and rear of the brick structure, and a full-façade one-story front porch. The brick section would be symmetrical if not for the side additions.

Architectural trim includes cornice returns and full eave entablatures, wide gable rakes, molded gable and eave cornices, stone flat-arch window lintels with keystones, stone door lintels, and flat-stock window and door casings. The porch has paneled square posts, a full entablature, and a standing-seam metal hipped roof. There is a central paired six-over-six wood window flanked by modern doors with multi-pane upper lights, regularly-spaced pairs of six-over-six wood windows at the second story, and a segmental-arched louvered opening in the gable. The rear of the brick section has been extended by one bay; this addition is wood-framed with clapboard siding.

The one-bay wide wood-framed side addition spans the east elevation of the brick section. It has a two-story one-bay deep front stair tower and the rest is one story. The stair tower has a side-gabled roof, and the one story section has a shed roof. The addition has a concrete foundation, clapboard siding, and standing-seam metal roofs. The entablature of the porch roof wraps around the stair tower and spans the eave of the addition, and there are flat-stock cornerboards and window and door casings. The second story has a flat-stock apron, corner pilasters, and is encircled by a friezeboard and a thin molded cornice. There is an off-center doorway at the front elevation of the addition, six-over-six wood windows centered on the front and side elevation of the tower, and irregularly-spaced paired and individual windows at the side elevation. The side window of the tower has a fanlight transom.

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The brick section was constructed in 1816 and is in very good condition. Federal style features include the symmetry, flat arches with keystones, and the segmental-arched louvered opening. The porch dates to no later than the late nineteenth century. The side addition dates to about 1980. A two-story Queen Anne tower with a bell-cast pyramidal roof and diamond-pane windows once stood in the location of the extant stair tower. It was removed in the late 1940s because it was considered “un-colonial.”

The building was constructed as a general/dry goods store for Captain John Barrett (1775-1856), and is the oldest remaining store in Grafton. Barrett came to Grafton in 1805, served in the state militia, and was part owner of a store in Middletown, Grafton’s first village. Barrett recognized that the developing “lower” village was an advantageous location for a store. He also moved “down the hill” from Middletown into a house across the street from the store (#47), and was one of Grafton’s most successful businessmen.

The 1816-1830 store records show that there were 862 customer accounts, 540 in Grafton and 322 in other towns, some at quite a distance. Besides food, Barrett also sold dry goods, housewares, cooking equipment, liquor, crockery, and drugs. A horse shed once stood east of the store. About 1830, Barrett turned the management of the store over to his nephew George Barrett, and from 1841-1855 the building also served as the village’s first post office. (A new post office opened down the street in 1855, #34.)

In 1849, George Barrett built a new store across the street (#27). By the 1850s, the Barrett store had closed, and in 1857, the Town acquired the building from John Barrett’s widow for use as the town hall, which it remains to this day. In 1858, a library opened in the basement. The library moved up to the west half of the first story of this building in 1882, and remained in this location until 1955, when it moved to its current location (#33). Then, the post office was moved into the former library location, where it has been to this day. From 1872-1892, Samuel Goodridge also manufactured fishing rods in the basement. The building also reportedly housed a store that sold Harlan Phelps’s wares from his travels (#22).

24. Sherwin-Cambridge House, 133 Main Street, c. 1835, contributing

This 2 ½ story wood-framed Federal style house is located on the north side of Main Street. It has a moderate setback from the road behind a picket fence, and a detached historic garage sits northeast of the house (A). The three bay by three bay sidehall plan house has a rectangular footprint oriented perpendicular to the road, a brick underpinning, clapboard siding and a front-

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gable asphalt-shingle roof with boxed cornices. Large interior brick chimneys rise from the rear of each roof slope, and there is a one story rear wing.

Architectural trim includes flat-stock cornerboards and door and window casings, molded gable and eave cornices, and bed moldings at the eaves and gables. The front entry has a segmental-arched louvered fanlight, delicate paneled pilasters framing the doorway and sidelights, 2/3 height sidelights with paneled bases, a molded cornice with blocks over the pilasters, and a six-panel wood door. The house has regularly-spaced six-over-six wood windows (except for two one-over-one windows at the east elevation), and ¼ round louvered openings flanking the gable window.

The wing is set back from the east elevation of the main block. It has clapboard siding and an asphalt-shingle roof, and a one bay porch at the left end of the east elevation. The porch has a shed roof, tripartite chamfered column and a full entablature. The east elevation has a doorway, two one-over-one windows, and a modern tripartite opening containing a screen door and full-height single pane windows.

The house was constructed about 1835, and does not appear to have had any major alterations except for the replacement of the original roof. Federal style features include the segmental-arched opening and delicate pilasters at the doorway, minimal architectural trim, and regularly-spaced windows. The house was constructed during the transitional time between the Federal and Greek Revival styles, and the front-gable orientation reflects the Greek Revival style. The house is in very good condition. The house was featured in Herbert Wheaton Congdon's book *Early American Homes for Today* as a good example of a sidehall plan front gable house.

The house was constructed for and by carpenter Jonathan Sherwin, Jr., who moved there from Kidder Hill Road (#77). He also built a cabinet shop next to the house, near the road. Sherwin (1800-1869) was born in Grafton. His first wife was Margaret (1801-1859), and his second wife was Maria (1820-1892). Jonathan and Margaret had four children, Oscar, Solon, Achsah and Mary. Achsah (1836-1873) married Henry Cambridge (1828-1871), and they lived in the house with their sons Charles (1860-1940) and Walter. Henry Cambridge worked in a local woolen factory, and served in the Civil War. The village of Cambridgeport, which straddles the Grafton/Rockingham border, was named after his family.

After Jonathan Sherwin's death, Maria and the Cambridges continued to live in the house, and although Sherwin intended for his sons to use the cabinet shop, which had a steam engine in it,

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the shop and its parcel were sold to next-door neighbor Elisha Sabin, Jr., in 1871, and Oscar and Solon moved out of town. It is unclear what happened to the workshop. Sabin probably moved it off of the property, or there is the slight possibility that it is the building that now stands east of the Sherwin house (#26). An undated painting hanging in the Sherwin house shows the Sherwin house and the boardinghouse that once stood east of Sherwin's cabinet shop, but not the shop, so it is likely that the shop was moved off site during the 1870s.

In 1894, Charles and Walter Cambridge became the sole owners of the property. As an adult, Charles H. Cambridge lived in Massachusetts and summered in Grafton. Walter Cambridge, at the age of fourteen in 1880, worked for Samuel Goodridge's fishing rod manufactory (#23), and then worked as a clerk in a local store, and then moved elsewhere. Charles and his wife Ethel lived full-time in Grafton by 1900, when they were both local schoolteachers. Walter moved back to Grafton and lived with them, then gave up his interest in the property in 1920. Charles Cambridge is listed in the local business directory as having a milk route from 1924-1932.

Charles and Ethel Cambridge's daughter Dorothy (born 1901) married John Miller, and they lived in Massachusetts. They acquired the property in 1945, but continued to live in Massachusetts and use the house as a vacation home. In 1975, the Millers deeded the property to their daughter Barbara Koval of Massachusetts, and the house remains a vacation home to this day. The house is the only property in the historic district that has remained in the same family for its entire history.

A. Garage, c. 1925, contributing

This small structure is located northeast of the house and has a large setback from the street. It has a rectangular footprint oriented perpendicular to the street, novelty siding, a front-gable open-eave asphalt-shingle roof, and a double-leaf vertical-board door at the front gable wall. The garage was probably constructed during the second quarter of the twentieth century and does not appear to have had any alterations.

25. Barrett-Wilbur House, 138 Main Street, c. 1850, contributing

This 1 ½ story wood-framed Classic Cottage is located on the south side of Main Street on a wooded lot and has a small setback from the road. It has a rectangular footprint oriented parallel to the road, a shed wing, and a shed ell behind the wing. The main block has a fieldstone foundation, clapboard siding, and a side gable open-eave overhanging asphalt-shingle roof with a

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centered gabled dormer. A brick chimney rises from the center of the roof ridge, and there are a full-façade Italianate front porch and small addition at the west gable wall.

Architectural trim includes flat-stock cornerboards and window and door casings, gable rakes with bed moldings, and shingle molding. The dormer has an open-eave asphalt shingle roof, and the porch has a hipped standing-seam metal roof, chamfered tripartite posts, and a low railing with square balusters. The one-bay deep side addition spans the west gable wall and has a standing-seam metal shed roof. There is a centered front entry flanked by paired two-over-two wood windows. The east gable wall has a paired six-over-six window at the first story and a two-over-two window in the gable. The side addition and west gable have two-over-two windows, and the front dormer has a nine-pane window.

The shed wing is attached to the left end of the east gable wall of the main block and has a rectangular footprint oriented parallel to the street. It has clapboard siding and a side-gable open-eave overhanging asphalt-shingle roof. The front elevation has a two-over-two window, a wood door with lower horizontal panels and two vertical upper lights, and a vertical-board barn door. The knee wall has two horizontal openings; one has a pair of hinged two-panel doors and the other is boarded up. The gable wall has a six-over-six wood window. The rear shed ell is attached to the rear eaves wall of the wing. It has vertical-board siding, a standing-seam metal roof, and the east elevation has a six-over-six wood window, a vertical-board pedestrian door, and a two-over-two wood window.

The house was constructed about 1850 and is in good condition. Classic Cottage features include the 1 ½ story massing, side-gable orientation, and centered doorway. The paired windows, porch, dormer and side addition are not original, but are historic. The house was constructed by the Barrett family on their homestead land (#47). It is unknown if a member of the family lived there, but it is known that it was rented to botanical physician Dr. Charles D. Marsh by 1856. Dr. Marsh is listed in business directory from 1852-1859, so perhaps he lived there during this time period. It is possible that John and Lucy Barrett's son Charles (1830-1892) lived in the house after this with his wife Caroline. If Charles had indeed been living in the house, he may have moved back into the family homestead after his mother's death in 1866. He lived in Grafton his entire life and was a portrait artist, Grafton town clerk and also served in both bodies of the Vermont legislature.

In 1871, Charles Barrett sold the property, which had been subdivided from the family homestead's lot (#47), to Martin Tarbell, who was already living in the house. According to the

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1870 census, Tarbell worked in a woolen mill, and lived in the house with his family, including wife Betsy. In the 1880 census, Tarbell is a boarder in Cambridgeport, without his family.

In 1888, the Tarbells lost the property due to foreclosure, and it was sold in 1892 to Vestus A. Wilbur. Wilbur (1848-1938) was a partner in White & Wilbur, who operated a saw, shingle and cider mill in Mechanicsville, which is where he had been living for twenty years prior to buying this house. He is also listed in the local business directory as the proprietor of a grist mill from 1912-1924, and was a farmer with a sugar bush of 2,000 trees. He also reportedly raised sheep and was a real estate speculator. Wilbur's wife Alice died in 1899, and he lived in the house after that with his sons Frank and Harry.

After the death of Vestus Wilbur in 1938, his son Frank (1886-1963) acquired the property, but did not live there. In 1940, the property was sold to Helen C. Plummer of New Jersey. In 1964, the estate of Helen Plummer deeded the property to her niece Florence C. Goodfellow, and in 2003, the estate of Florence Goodfellow deeded the property to her children. Since 1940, the property has been a vacation home for members of this family.

26. Haskell-Stowell House, 147 Main Street, c. 1835, c. 1880, contributing

This 1 ½ story wood-framed Greek Revival building is located on the north side of Main Street and has a moderate setback from the road behind a picket fence. The sidehall plan house has a rear wing and a side ell/shed off the shed. There is also a detached reproduction log cabin east of the house (A). The three bay by three bay main block has a granite block underpinning, plank wall construction, clapboard siding, and a front-gable sheet-metal roof with boxed cornices. A large brick chimney rises from the center of the roof ridge.

Architectural trim includes molded gable and eave cornices, bed moldings, gable rakes, and flat-stock cornerboards and window casings. The front entry has a friezeboard and cornice, a doorway and 2/3 length sidelights framed by fluted pilasters and cornice with corner blocks, and a paneled wood door with horizontal panels. There are regularly-spaced six-over-six wood windows.

The rear wing is flush with the west elevation of the main block and set back from the east elevation of the main block. It has a concrete block foundation, clapboard siding, a standing-seam metal gabled roof, and a recessed porch at the east side. The side ell projects east from the right end of the east elevation of the wing and has a rectangular footprint oriented parallel to the

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road. The ell has a side-gable standing-seam metal roof. The left half is a recessed porch covered with a trellis, and the right half is a modern “shed” spanned by a hinged vertical-board barn door with a multi-pane transom.

The date of construction of the house has been difficult to determine, as it is unknown if it was originally constructed in this location or not. It could have been built in this location about 1835 as a cabinet shop, and converted to a house about 1880. The more likely scenario is that it was built in the early nineteenth century as a mill-related building on another site, possibly nearby on the bank of the north branch of the Saxtons River, and then moved to this site about 1880 and converted to a house.

Greek Revival features of the building include the front-gable orientation, sidehall plan, and regularly-spaced windows. The main block does not appear to have had any major alterations since the nineteenth century; if it was either originally a cabinet shop or mill-related building, its appearance dates to about 1880, when it was converted to a residence. The expanse of time between the 1830s and 1880 does not help date the appearance of the building, because the Greek Revival entryway and other trim could date to this entire time period. The ell was originally a small shed, and was expanded in the late twentieth century. The expansion, which includes a porch and “barn,” was designed and constructed by Architects and Builders, Inc., of Grafton.

The building stands in the general vicinity of Jonathan Sherwin’s former cabinet shop and the woolen mill boardinghouse, which both appear on the 1856 and 1869 maps of the village. Jonathan Sherwin lived in the house to the west (#24), which was constructed c. 1835. It is possible but unlikely that the subject building is the cabinet shop, and it is known that the boardinghouse was moved to Saxtons River in 1879. As mentioned above, local tradition states that the subject building was originally associated with the nearby woolen mill, and stood on the bank of the Saxtons River, just north of its current location.

The boarding house was probably constructed in the 1830s or 1840s to house employees of the woolen mill that once stood behind property #29. In 1867, both the woolen mill and boarding house were sold to Elisha Sabin, Jr. He converted the boarding house to his own home. In 1871, two years after Sherwin’s death, his cabinet shop and barn were sold as a separate property to Sabin. An undated painting that hangs in the Sherwin house shows the Sherwin house and the boarding house, but not the cabinet shop in between. If this is a true depiction, the cabinet shop was removed by Sabin sometime between 1871 and 1879, and the subject building is not the

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cabinet shop. About 1877, Sabin closed the mill and it was probably demolished shortly thereafter. In 1879, Sabin moved the boardinghouse to the northwest corner of Main Street and School Street in Saxtons River Village, which is in the adjacent town of Rockingham. This building became a dry goods store operated by A.H. Sabin, and is #26 in the Saxtons River Village Historic District.

In 1880, Sabin sold the former boardinghouse property, as well as the woolen factory land, to Lemira Clarke, who lived in the house to the east (#29). While the 1871 deed mentioned above includes the cabinet shop, the 1880 deed only includes the barn and boardinghouse property, which also implies that the cabinet shop has been removed, or to make things more confusing, that the cabinet shop was subdivided from the barn property. Lemira Clarke is responsible for the c. 1880 placement of the subject building in its extant location, if it was indeed moved from another location, or the conversion of the shop into a house. Clarke then rented the subject building as a house to William and Nellie Haskell, and then sold it to them in 1887. William A. Haskell, along with his father Alonzo, leased the sawmill of White & Wilbur, which was located down the road in Mechanicsville.

In 1888, the Haskells sold the property to carpenter James H. Stowell and his wife Lucy, who moved there from Bellows Falls. They lived there with sons James H., Jr., and Ernest, who were also carpenters. After the deaths of his parents, James Jr. and his wife Nellie continued to live in the house, and Ernest moved with his wife to Townshend Road (#48). About 1920, James Jr. switched from carpentry to farming. Nellie Stowell was the proprietor of the Little Green Tea House Tea Room from 1928-1930. The location of this tea house is unknown, but it is possible it was part of the residence.

In 1945, widow Nellie L. Stowell, who was living in Keene at the time, sold the property to Agnes S. Meekison of New York City. In 1960, Meekison sold the property to Sumner and Clara Mead of Massachusetts. In 1977, the Sumner Mead estate sold the property to the Windham Foundation, and since 1978, the building has been the headquarters and museum of the Grafton Historical Society.

The Grafton Historical Society was established in 1962, and its first president was Samuel B. Pettengill (#1). He and his wife Helen spearheaded the formation of the historical society, and by 1963 had attracted 175 members. Samuel Pettengill remained president until his death in 1974. Helen Pettengill was the secretary and museum director from 1962 to 1988, and wrote a book about the history Grafton. Artifacts were first exhibited across the street in a room of the

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library (#33), and a museum opened in the old post office in 1963 (#34). The collection accumulated over the years until the historical society outgrew the other buildings and moved into the subject building. Today, the historical society has a large collection that is accessible to the public, rotating exhibits, educational programs, and has published books and articles. The post office building remains under the ownership of the historical society, and is leased to a real estate office.

A. Slack Log Cabin, 2003, non-contributing.

This tiny log cabin is located east of the house, faces west, and has a moderate setback from the street. It has a rectangular footprint oriented perpendicular to the street, log walls, and a wood shingle roof. The cabin was constructed in honor of one of the first families to settle in Grafton, the Slacks, and also in honor of the 250th anniversary of Grafton's town charter.

27. Barrett-Palmer House, 152 Main Street, c. 1849, contributing

This 1 ½ story wood-framed Greek Revival house is located on the south side of Main Street on a narrow lot, and has a small setback from the road. The five bay wide symmetrical house has a square footprint, a granite block underpinning, clapboard siding, and a front-gable standing-seam metal roof with boxed cornices. An interior brick chimney rises from the west roof slope, and there is a one-story bay window centered on the east elevation.

Architectural trim includes flat-stock cornerboards, friezeboards, gable rakes, and window casings, molded gable and eave cornices, and cornice returns. The centered front entry is slightly recessed and has ¾ height sidelights with paneled bases, a wood paneled door, and paneled reveals. The opening is framed by fluted casings with corner rosettes beneath a friezeboard and molded cornice. The bay window has a sheet metal hipped roof, paneling around the windows, and a molded cornice. There are regularly-spaced six-over-six wood windows.

The house was constructed about 1849, and is in very good condition. It is a good example of a Greek Revival house. Greek Revival features include the front-gable, symmetrical massing, recessed doorway with paneled reveals, sidelights, fluted casings, friezeboard and cornice. The bay window appears to date to the early twentieth century. In 1992, the clapboard siding was replaced in-kind.

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The house was constructed for merchant George Barrett (1806-1883). Barrett also built a store east of the house about 1849 (#28). Barrett was the nephew of John Barrett (#47), and before opening his own store, he worked for John Barrett at his store across the street (#23). John Barrett sold George Barrett the subject house lot as well as the adjacent store lot off of his own homestead land to the west (#47).

George Barrett lived in the house with his wife Elvira and sons Edward, Everett, and Herbert. He also owned 17 acres of farmland in an unknown location. He managed his store from 1849 until 1882, just before his death, and his second wife Nellie acquired all of his property from his children. Nellie eventually remarried and moved to Florida, and leased the house to Walter E.L. Walker, who had been leasing and operating the store since 1882.

In 1906, the house and store were sold to Ada Townshend of Rockingham, who continued to lease the house and store to Walker. In 1909, Townshend sold the house and store to Agnes Fairbank Palmer, wife of Francis Palmer. The Palmers continued to lease the Barrett store to Walter Walker until about 1915, and then took over its operation. That year, they moved into the house from their home up the street (#16), where they had also managed a store. They added a barn and carriage shed to the subject house, both of which are now gone, and Francis Palmer was the proprietor of the store until his death in 1949.

In 1951, the house and store were sold to George and Barbara Ives, who sold both properties to Arthur and Lydia Kabus of New York two years later. In 1956, the house alone was sold to Harold and Irma Crawford of Massachusetts, who operated the Barrett store from 1964-1966. Harold Crawford sold the house to the Windham Foundation in 1991, and it is rented out as a private home.

28. Barrett-Palmer Store, 162 Main Street, c. 1849, contributing

This 2 ½ story wood frame Greek Revival store is located on the south side of Main Street, and has a small setback from the road behind a paved parking area. It has a three bay wide symmetrical main block and one-story, one bay wide side additions. The main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, clapboard siding, a front-gable standing-seam metal roof with boxed cornices, a small brick interior chimney towards the rear of the roof ridge, and a one-story recessed full-façade front porch.

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Architectural trim includes flat-stock cornerboards, friezeboards, gable rakes, cornice returns, window and door casings, and bed moldings at the gable rakes. The porch is supported by corner posts with plain capitals. The centered front entry has a modern wood door with a nine-pane upper light, and is framed by pilasters and blocked up sidelights. Flanking the doorway are large full-height six-over-six display windows. The front gable wall has regularly-spaced six-over-six windows at the second story, and a modern louvered fanlight in the gable. The side elevations have irregularly-spaced six-over-six windows.

The addition on the east side of the building has a large setback from the front of the main block and extends south of the main block. It has a concrete foundation, clapboard siding, a flat roof, and a parapeted entablature facing the street. There are also corner pilasters beneath the entablature, and an arched doorway containing a solid garage door. The addition on the west side of the building has a small setback from the front of the main block, and also has a concrete foundation, clapboard siding, and a flat roof. The front elevation has a multi-pane bay window beneath a wood shingled pent roof.

The main block was constructed about 1849 and is in excellent condition. The building was rehabilitated in 1964, when the louvered fanlight replaced a six-over-six window. The store suffered a fire in 1991, but no exterior features were lost. The west addition appears in a c. 1900 photo, when there was a doorway and two-over-two window at the front elevation, and the east addition probably dates to the late twentieth century, possibly 1964.

The store was constructed for merchant George Barrett, who lived next door in a house he built about 1849 (#27). Before opening this dry goods store, he worked for his uncle John Barrett (#47) in his dry goods store across the street (#23). The George Barrett store began as a New England Protective Union Store. This type of store was part of a cooperative movement in which rural goods were provided to city markets in exchange for goods to stock local stores. One rule was that no alcoholic beverages were to be sold in the stores, and John Barrett did sell alcohol. Vermont had 200 union stores during the height of the movement, and by the end of the Civil War this type of store had disappeared.

George Barrett continued to operate the subject store until 1882, the year before his death, when he leased it to local resident Walter E.L. Walker. Walker operated the store and operated the Green Mountain Telegraph Company there. He also had an undertaking establishment on the second story.

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In 1883, the store and George Barrett's house were sold by his heirs to Ada Townshend of Rockingham, who sold it in 1909 to Agnes Palmer, wife of Francis Palmer. The Palmers lived up the street and ran a store out of their home (#16). They continued to lease the subject store to Walker until 1915, and then took over its operation and moved into George Barrett house. The store was renamed the F.A. Palmer Cash Store. Francis Palmer was the proprietor of the store until his death in 1949. The Palmers also sold gasoline for Standard Oil at pumps in front of the store. In 1948, Francis Palmer wrote a book about the history of Grafton, which is still available today.

In 1951, the heirs of Francis Palmer sold the store and house to George and Barbara Ives of Connecticut. Two years later and still living in Connecticut, they sold both properties to Arthur and Lydia Kabus of New York. The Kabuses did move there and operate the store, which in the local business directory was labeled as a general store that also sold wood crafts. In 1963, the Kabuses sold the store to the Bunbury Company Inc., the precursor to the Windham Foundation. At this point, this was the only general/grocery store remaining in Grafton village.

In 1964, the store was sold to the Windham Foundation, and the rehabilitation of the store was the first project of the foundation. Harold Crawford, who was living in the George Barrett house, operated the store from 1964-1967. Henry Lake was the next proprietor, managing the store until 1975. Today the store remains the village's only general/grocery store.

29. Milldean, 169 Main Street, c. 1831, contributing

This 2 ½ story transitional Federal-Greek Revival style brick house is located on the north side of Main Street. The rear boundary line is the north branch of the Saxtons River. The house has a small setback from the street, and continuous architecture comprised of a brick main block, a brick rear wing, a wood-framed rear wing behind the brick wing, an attached rear barn behind the wood-framed wing, and an additional wood frame wing behind the barn. A picket fence lines the front yard of the 2 acre parcel.

The sidehall-plan three bay wide main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, masonry brick walls, a front-gable asphalt-shingle roof with boxed cornices, and two, large, interior brick chimneys at the west eaves elevation. The main block is encircled by molded cornices, and has molded eave and gable cornices and molded gable rakes. The tall trim at the bottom of the pediment includes a shallow shingled pent. The entryway has a six-panel door with a fanlight transom within a rectangular opening, 2/3 height

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sidelights with soapstone sills, and a large blind segmental arch that has been painted white. The regularly-spaced window openings have flat brick arches and soapstone sills. The first story has twelve-over-twelve wood windows, and the second story has twelve-over-eight wood windows. There is a secondary doorway slightly off-center on the east eaves elevation; it contains an Italianate wood door with two lower panels and two upper vertical round-headed lights.

The brick wing has the same width of the main block and is two bays wide. It has individual twelve-over-twelve windows at the east eaves elevation, and a modern thirty-over-twenty wood window at the west elevation. It also has two modern gabled dormers at the east roof slope. There is also an interior brick chimney at the rear gable wall. The one-story wood frame modern wing is offset eastward from the brick wing, and has recessed porches on both the east and west sides beneath a broken gable. The east porch has boxed posts and semi-elliptical-arched openings, and the south-facing bay has a balustrade railing.

The 1 ½ story modern barn is attached to the north gable wall of the wood-framed wing and projects east of the wing. It has a rectangular footprint oriented perpendicular to the street and faces east. It has a concrete foundation, clapboard siding, and a gabled open-eave overhanging standing-seam metal roof. Both eaves elevations are spanned by a shallow pent that surmounts a pair of sliding diagonally-braced barn doors and a pair of hinged beadboard doors. The latter doors are flanked by four-light stall windows. The knee walls of each eaves elevation have four regularly-spaced six-pane windows, and the south gable has paired six-pane casement windows with four-pane transoms.

A one-story wood-framed modern wing is attached to the north gable wall of the barn. It is offset westward from the barn and has a rectangular footprint oriented perpendicular to the street. It has clapboard siding and an open-eave standing-seam metal gabled roof. There is an exterior brick chimney at the west eaves elevation. The south gable wall has a French door. Flanking the chimney are six-over-nine windows, and the east eaves elevation has a thirty-over-twenty window.

The brick sections of the house were probably constructed in 1831, which in Vermont was during a period of transition between the Federal and Greek Revival styles. Federal style features include the segmental-arched entryway and its fanlight. Greek Revival features include the front-gable orientation, pedimented gable, and flat arches above the windows. A feature of both architectural styles is the regularly-spaced window openings. The brick sections are in very good condition, are historically intact, and the house is a good example of the transitional

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Federal/Greek Revival style. The brick house was rehabilitated and expanded in 1988, when the two-over-two windows were replaced with the extant windows, and when the wood frame rear wings and barn were added. Historically, a wood-framed barn was connected to the brick wing; it was removed before 1960.

Milldean was constructed for Peter W. Dean (1797-1879), who moved to Grafton in 1827, and in 1831 entered into a partnership with Lucius Alexander (#30) in a fulling/woolen mill that stood beside the Saxtons River behind their homes. Dean also served in the Vermont Senate, and was an assistant Windham County judge. Dean sold his interest in the woolen mill in 1867, and continued to live in the house until his death.

Dean's daughter Lemira Clarke lost her husband in the Civil War, and lived in the house until about 1910, when she moved to Illinois. She lived with her nieces Mary, Harriette, and Lucy Dean, whose parents Benjamin and Angie Dean had died young (#20). The house remained in the Dean family until 1940. The property is listed individually on the National Register of Historic Places, and the nomination form includes a detailed description and history of the property.

30. Alexander-Davis House, 185 Main Street, c. 1826, c. 1840, contributing

This 2 ½ story Greek Revival style brick house is located on the north side of Main Street. The rear boundary line of the lot is the north branch of the Saxtons River. The house has a small setback from the street and is comprised of a symmetrical front-gable main block, a 1 ½ story wood-framed rear wing, a detached historic barn (A), and a breezeway that attaches the wing to the barn. The five bay by five bay main block has a rectangular footprint oriented parallel to the street, a granite block underpinning, brick masonry walls, a front-gable asphalt-shingle roof with boxed cornices, a two-story full-façade porch under a wood-framed projecting gable that incorporates a recessed semi-elliptical-arched balcony, a pair of tall interior brick chimneys at the west eaves elevation, and two interior brick chimneys at the rear (north) gable wall.

Architectural trim includes a molded cornice that follows the horizontal and raking eaves, molded cornice returns at the front gable, bed moldings, flat brick window arches, and soapstone window sills. The centered front entry has a six-panel wood door with a fanlight window within a rectangular transom, and 2/3 height sidelights that meet the top of the transom. The second and third stories have centered doorways leading to the porch and balcony; the second story has a wood door with a twelve-light window over three vertical panels, and the third story doorway

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has a four-panel wood door. The main block has regularly-spaced window openings. The openings to the left of the entryway and at the west elevation contain twelve-over-twelve units, and the openings to the right of the entryway and at the east elevation contain six-over-six units. The balcony has six-over-six windows flanking the doorway.

The three-bay front porch has large square posts with corner beadings, and there is a plain wood railing with square balusters at the second story. The gable above the porch has horizontal shiplap siding, and the balcony has a plain wood railing with square balusters. The balcony's interior wall and arched ceiling have a plaster finish. The second bay of the east elevation has an entryway protected by a modern gabled entry porch with square posts, an asphalt-shingle roof, and a six-panel wood door.

The 1 ½ story rear wing is set back from the west elevation of the main block and is in the same plane as the east elevation. It has a fieldstone foundation, clapboard siding, and an open-eave standing-seam metal gabled roof. The west eaves elevation has a four-panel wood door and a twelve-over-twelve window. The east elevation has an off-center modern wood door with lower panels and a multi-pane upper light. At the rear of the wing, there is a modern recessed porch with full-height single-pane windows; one of these windows is at the right end of the east elevation. The doorway is covered by a modern breezeway that connects the wing to the detached barn (A). The breezeway has square posts and a standing-seam metal roof.

The original main block of the house was constructed about 1826. It included the front entry and the two left bays and had an appearance similar to that of the house to the west (#29). About 1840, the house was expanded two bays to the east, and the 2 ½ story porch was added, bringing the main block to its current appearance. The rear wing was also probably added at this time as a shed. About 1960, the shed was converted to living space. The house is in excellent condition, and is an excellent example of a Greek Revival house. Greek Revival features include the front-gable orientation, two-story recessed porch with a projecting gable and arched balcony, and regularly-spaced multi-pane windows. When the house was enlarged about 1840, a wood-framed building called the "cloth store" that stood just east of the house was moved to Chester Road, and is reportedly now the second house on the left (#84).

The subject house was constructed for Lucius C. Alexander, the co-owner of the fulling/woolen mill with Peter Dean (who had the matching house to the west). Alexander acquired the mill from John Woolley in 1829, and entered the partnership with Dean in 1831. After the mill burned down in 1839, Alexander sold the house to Thomas Davis and moved to New Hampshire.

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Davis then enlarged the house to its current configuration, and opened the Eagle Hotel there. Davis supported the temperance movement that had become popular in Vermont, and the Eagle Hotel did not serve alcohol, while the Grafton Hotel up the road did (#22). As was the way for many temperance hotels of the 1840s, it closed by the end of the decade, and the 1850 census lists Davis only as a farmer, living with his wife Lucy and their sons. Davis lived in the house until his death in 1872. Lucy died in 1879, and their youngest son John owned it until 1883, when it was acquired by neighbor John Butterfield (#33).

In 1892, the property was sold to Elizabeth Smith Hall, who moved there from her home down the street (which once stood between #42 and 45) with her daughter Fannie Hall (1859-1944). Elizabeth had been Grafton's postmistress since 1871, and Fannie was her assistant once she reached adulthood. The Halls also ran a book & stationery store in the post office (#34). After Elizabeth's death in 1898, Fannie became postmistress, and remained in this position until 1940. She lived in the house until her death. Frank and Adela Whipple owned the property from 1956 to 1970 and named it Eaglebrook. Elisha and Marjorie Prouty owned the house from 1985 to 1997, and operated a Bed & Breakfast there. They had the property individually nominated to the National Register of Historic Places. The nomination form includes a more detailed description and history of the property.

A. Horse & Carriage Barn, c. 1840, contributing

This 1 ½ story wood-framed barn sits east of the house and has a large setback from the street. It faces south toward the street and is connected to the house via a modern breezeway. It has a rectangular footprint oriented perpendicular to the street, a fieldstone foundation, clapboard siding at the front gable wall and vertical shiplap siding elsewhere, and an open-eave front-gable standing-seam metal roof. The symmetrical front (south) gable wall has a double-leaf vertical beadboard barn door under a small beadboard double-leaf hay door. Flanking the hay door is a pair of six-over-six wood windows. The west eaves elevation has a vertical-board pedestrian door that leads to the breezeway. The east elevation has six-over-six windows at the first story and single-pane casement windows in the knee wall.

The barn was constructed about 1840 as a horse and carriage barn. The front gable wall is historically intact, except for the hay door, which was originally a single-leaf door. The casement windows date to the late twentieth century. The building is a good example of a horse and carriage barn.

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31. Holmes-Wyman House, 188 Main Street, c. 1837, contributing

This 2 ½ story brick Greek Revival house is located on the south side of Main Street and has a small setback from the street. The house is comprised of a front-gable sidehall-plan main block and a modern wood-framed rear wing. The three-bay wide main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, brick masonry walls, an asphalt-shingle roof with boxed cornices, and an interior brick chimney at the east roof slope. There is also a full-façade one-story front porch.

Brick corbelled cornices follow the horizontal and raking eaves. There are also wood cornice returns at the front gable and stone window and door lintels. The front entry has a six-panel wood door, full-height sidelights, and a flat-stock enframingent. The house has regularly-spaced six-over-six wood windows, and a secondary entry at the left end of the east eaves elevation. This entry has a paneled wood door with three upper horizontal lights, and a modern gabled hood with an asphalt-shingle roof, molded cornice and cornice returns, and filigree wrought iron posts. The modern front porch has a standing-seam metal shed roof, a friezeboard, turned posts, and a plain wood railing with square balusters.

The 1 ½ story wood-framed rear wing is flush with the west elevation of the main block and is set back from the east elevation of the main block. It has a concrete foundation, rough vertical board siding, and a gabled asphalt-shingle roof. The east elevation has a small six-over-six wood window and a wood door with a multi-pane upper light, and the west elevation has two six-over-six wood windows and a six-pane window in the knee wall.

The main block was constructed about 1837, and except for the modern front porch and asphalt-shingle roof, the main block has not had any alterations. The original front porch probably dated to the late nineteenth-century. It was a wraparound porch with posts and railings similar to the extant porch, but the posts were spaced farther apart. The railings were later replaced with railings with short square posts and two horizontal rails. The porch was reduced to its current size and the railings and posts were replaced in the late twentieth century. The modern rear wing replaced attached outbuildings that were lost in a fire in 1969. These outbuildings included a two-story wood-framed rear wing with a two-story porch, and a barn.

The house was constructed for local merchant Henry Holmes (1806-1897), whose parents settled in Grafton in the late eighteenth century. The bricks came from a kiln located near the Pettengill schoolhouse on Houghtonville Road. It is possible that the building was originally Holmes's

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store, as well as his home. Not long after building the brick building, Holmes had a wood-framed store constructed in close proximity to the west side of the brick building (removed in 1934).

Henry Holmes had a handful of other houses constructed in Grafton village (#32, 40, 42 and 45, plus one on Pleasant Street that has been removed), and this was the first one. In 1841, the brick building was sold to Dr. Joel Chamberlin, who moved to Grafton from Townshend, and only lived in the house for a couple of years. In 1844, the property was sold to the estate of Nathan Wheeler, but it was not occupied by members of the Wheeler family. (Wheeler had owned a grist and saw mill at the west end of Mechanicsville.)

In 1857, the property was sold to George N. French (1831-1923), who lived there with his wife Nancy and son George W. George N. French's father Lyman French had established a saw mill and wheelwright shop near the Kidder Hill bridge (on what is now #78) in 1833, and at his death in 1852, it was taken over by George N. French and his brothers. In 1867, George N. French built a carriage shop and house facing Pleasant Street, on a lot just south of the house lot (now #69). George Jr. joined the business in 1877. In 1889, the Frenches moved to Bellows Falls, taking the house on Pleasant Street with them. The carriage shop was removed (reportedly moved and used as a barn) about 1910.

In 1867, the year the Frenches' new house and carriage shop were built, the subject property was sold to Joseph Orville (a.k.a. J.O.) Wyman, along with the store to the west. Wyman was a farmer, and a William G. Wyman (relationship unknown) probably lived in the store building. William Wyman started working in the store in the 1850s, when it was operated by Chauncey Sherwin. The two men had a partnership from 1861 to 1863, and then William Wyman became sole proprietor in 1864. In the 1870s, Joseph started working as a clerk for William Wyman. Both men retired in the 1880s, and in 1890, the estate of J.O. Wyman sold the property to Watson S. Eaton. Eaton had probably been operating the store since 1884, and continued to operate it as a general store and drugstore until 1916. The store also offered telephone service starting in 1902.

In 1916, the estate of Watson S. Eaton sold the property to Ada Barlow of Rockingham. From 1916 to 1918, the store, which was then just a drugstore, was operated by F.G. Redfield. In 1930, Barlow sold the property to Charles L. Park, who removed the store building in 1934. In 1946, the estate of Charles L. Park conveyed the property to his son, Charles, Jr. He sold the property in 1957 to Norman W. and Joan K. Lake. Norman Lake (1917-2007) was born in

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Grafton. After high school, he moved to Connecticut, then returned to Grafton after World War II. After that, he became a logger and tree farmer. After the fire in 1969, the Lakes moved elsewhere in Grafton, and sold the property to John and Elizabeth Stout of Connecticut. In 1986, the Stouts sold the property to the Windham Foundation, which leases it out.

32. Holmes-Walker-Frost House, 194 Main Street, c. 1841, contributing

This 1 ½ story wood-framed Greek Revival house is located on the south side of Main Street. The house has a small setback from the street and is comprised of a sidehall-plan main block, a one-story rear wing, and an attached rear barn. The three bay by three bay main block has a rectangular footprint oriented perpendicular to the street, a brick underpinning, plank wall construction, clapboard siding, a front-gable asphalt-shingle roof with boxed cornices, and a large brick modern interior brick chimney at the west roof slope.

The slightly recessed entryway is framed with grooved casings with rosette corner blocks, and has a six-panel wood door flanked by almost full-height sidelights with large vertical panes. The house also has grooved corner pilasters, molded cornice returns and gable and eave trim, friezeboards and gable rakes with bed moldings, and flat-stock window casings. The front elevation has regularly-spaced two-over-two wood windows, and the side elevations have irregularly-spaced two-over-two wood windows.

The five bay wide rear wing is offset to the west of the main block. It has a concrete and fieldstone foundation, clapboard siding, and an asphalt-shingle gabled roof with boxed cornices. Architectural trim includes a molded cornice return and a flat stock cornerboard at the exposed northwest corner, and flat-stock eave and gable trim and window and door casings. The west elevation has a denticulated cornice. There is a small gabled eyebrow dormer centered on the east roof ridge above the entry to the wing. The east elevation is symmetrical and has a centered doorway flanked by pairs of squat six-over-six wood windows. The doorway has a paneled wood door with small upper horizontal lights.

The 1 ½ story barn is centered on the south gable wall of the rear wing and has a rectangular footprint oriented perpendicular to the street. It has a rubble foundation, rough vertical-board siding at the eaves elevations and clapboard siding at the gable ends, and an asphalt-shingle gabled roof with no overhang. Architectural trim is limited to flat-stock cornerboards, friezeboards and window and door casings. The barn faces east and has a right-hand double-leaf

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vertical-board door with strap hinges and an off-center vertical-board pedestrian door flanked by six-pane stall windows. The west elevation has two six-pane stall windows.

The house was constructed about 1841 and is in very good condition. Greek Revival features of the house include the front-gable orientation, the sidehall-plan design, and the recessed doorway with grooved casings and sidelights. The main block does not appear to have had any major alterations except for the replacement of the original roof with asphalt shingles. The appearance of the west elevation of the rear wing probably dates to 1986, when the house underwent a complete renovation. The barn probably dates to this time as well. The lot originally extended south to Pleasant Street, and was divided in 1966.

The house was constructed for Henry Holmes (1806-1879), probably around the same time he sold the house to the west (#31). This was the second house he built, and he probably lived there. Other houses he built in Grafton include #40, 42, and 45. At this time, he had a tinware store, possibly in the store that he had built west of #31. In 1849, Holmes sold the subject property to tailor James Kidder, who only owned it for two years. In 1852, the property was sold to farmer Reuben Stearns, who lived there with his wife Harriet. In 1861, the Stearns's sold the property to Theron Wheelock.

In 1864, the property was sold back to Henry Holmes. Holmes may have lived there with his family for a couple of years, but he also had built two homes on what is now called Route 121 East (#40 and 42), and it is difficult to determine where he was living at the time. Holmes had established a successful churn factory on Chester Road in 1862 (#82), and he may have lived at the subject house while his grander house on Route 121 East (#42) was under construction. The 1869 map labels both of these houses as being occupied by Henry Holmes.

In 1871, Holmes sold the property to attorney Lewis S. Walker. Walker (1817-1901) lived in Grafton his entire life, and resided in this house from 1871 until his death. In 1869 he was admitted to the bar, and served as an attorney until his death. In 1884, he was elected a county judge. For the last 25 years of his life he was also town clerk. He also held other town offices and served in the state legislature from 1852 to 1853. He lived in the house with his wife Cordelia, who died about 1910.

After the death of Cordelia Walker, her daughter Corona Frost and her husband Charles of New York City acquired the property. They remained in New York and conveyed the property in 1913 to their daughters Cordelia and Phebe Frost, who also lived in New York City. At some

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point, Phebe moved into the subject house, and remained there until her death about 1958. She was an antiques dealer from 1950-1957. From 1959 to 1962, the house was owned by Henry and Ernestine Lake, who sold it to John and Alice Shannon. In 1966, the Shannons sold the subdivided house lot to the Windham Foundation. (The Windham Foundation had previously acquired the subdivided Pleasant Street end of the lot, and constructed tennis courts on it in the 1960s and 1970s.) The Windham Foundation sold the house lot in 2001, and since then it has been used as a vacation home.

33. Butterfield, John & Jane, House/Grafton Public Library, 204 Main Street, c. 1811, c. 1869, contributing

This 2 ½ story wood-framed transitional Greek Revival-Italianate style former residence is located at the southwest corner of Main Street and Kidder Hill Road on an approximately one acre parcel. The building faces east and north, and has a small setback from Main Street and a large setback from Kidder Hill Road. East and south of the house, there is a large lawn with scattered mature deciduous trees. There is also a 1959 war memorial on the lawn.

The building is comprised of a 2 ½ story main block and a 1 ½ story rear ell. The five bay by five bay main block has a rectangular footprint oriented parallel to Main Street, and the narrow two bay by four bay ell projects off-center from the south eaves elevation of the main block. At the east elevation of the main block, there is a full-façade two-story recessed portico under a pedimented gable. The main block has a granite block underpinning, and the ell has a modern concrete block foundation. Both sections have clapboard siding and asphalt shingle roofs. The main block has an overhanging open eave roof and the ell has a slight overhang and boxed cornices. At the main block, there is a centered square brick interior ridge chimney and a square brick interior chimney slightly off-center at the south roof slope. At the right end of the south elevation of the main block, there is a shallow one-bay projection with a concrete block foundation.

The most distinctive architectural feature of the house is the portico. It is three bays wide and two stories in height under the pedimented attic story of the house. It has stout paneled polygonal columns with molded bases and molded capitals, a filigree iron railing at the second story, and narrow strip wood flooring and ceilings. Each column reportedly has 185 pieces. The second floor deck has a double band of trim that serves as an entablature to the first story columns.

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Another distinctive feature of the house is the layered detailing at the eaves and gables. Large scrolled modillions follow the horizontal and raking eaves, and above this, in the soffits of the roof overhang, are large molded modillion blocks. Together, the courses of modillions provide an unusual layered appearance. Additional architectural trim of the main block includes large paneled corner pilasters (interrupted at the portico by the second story deck), and flat-stock window and door casings with molded cornices. The ell has flat-stock window casings with thin molded cornices.

Another unusual feature of the building is that it has two primary facades. Except for the portico, the north elevation depicts a symmetrical Georgian-plan house with a doorway that leads to the central hallway of the house. The portico itself gives the appearance that this elevation is also a primary entry to the house, although it has a simple doorway and no entry hall. Today, both entries are still in use.

Centered on the north elevation is an entry containing a single leaf, four panel wood door. Slightly off-center on the east elevation, there is another four panel wood door. The north doorway is flanked by $\frac{3}{4}$ height sidelights, and the east doorway lacks ornamentation. The small bay projection has a pair of modern French doors. Directly above the east entry is a door to the second story of the portico with two lower panels and a large four-pane upper light. At the left end of the second story of the south elevation, there is a modern fire door and an open straight-run wood staircase.

The main block has regularly-spaced two-over-two wood windows. The north elevation has five bays of windows and doors at each story, the east gable wall has five bays of windows and doors, and the west gable wall has three bays of windows, except for the first story, which does not have a central window. The gables each have a centered louvered window opening. The ell has four irregularly-spaced six-over-six wood windows in the east elevation, two regularly-spaced six-over-six windows in the south gable wall, and three regularly-spaced six-over-six windows in the west elevation. In its south gable is a twelve-over-twelve wood window.

The rear ell and possibly the first story of the west half of the main block were constructed about 1811, possibly as early as 1808. Shortly thereafter, the main block was enlarged, or replaced with what was probably a Cape Cod type house that faced Main Street. The extant exterior appearance of the building dates to about 1869, although a few minor alterations date to when the house was converted to a library in the 1950s. The north doorway originally had a c. 1900 Colonial Revival flat-roofed entry porch with paired slender Tuscan columns, a bracketed

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molded cornice, and trellised side railings supporting side benches. The front (east) elevation of the ell had a door between the second and third windows, and a small ridge chimney lined up with this door. The bay projection at the south elevation of the main block originally had ribbon of three, two-over-two windows.

Greek Revival features of the building include the massing, the symmetrical facades, the recessed portico, the pedimented gables, and the modillioned cornices. Italianate features include the open-eave overhanging roof and the portico's iron filigree railing. The building is in very good condition, and is one of the grandest buildings in the village.

The original section of the house was built for Leverett Tuttle, who acquired the 1 acre parcel in 1808. Tuttle operated what may have been Grafton village's first store, which was either across Main Street from the house, or at the north end of Kidder Hill Road. Tuttle also owned a house on Kidder Hill Road (#75), so it is unclear where he lived. In 1811, Tuttle sold the house to Dr. John Butterfield. Butterfield (1781-1827) came to Grafton from Rockingham in 1808, succeeding Dr. Amos Fisher. Butterfield either replaced the first house, or added on to the first house, eventually creating what was probably a Cape Cod house with an ell. After Dr. Butterfield's death, his wife Zilpah (1790-1848) continued living in the house with their son John Lewis (1821-1892) and daughter Sophia (born 1826). John L. Butterfield, Jr., was born and died in the house, and lived there his entire life.

John L. Butterfield's first occupation was a farmer, and then he was a merchant for a short time with Henry Holmes. Butterfield was also a member of the state senate, and represented the town in the legislature several times. In 1850, he married Jane Smith (1830-1889) of nearby Saxtons River village. Jane's father Benjamin Smith owned a soapstone quarry near Grafton village, and operated it with his sons Benjamin Jr. and Charles. After Jane's marriage to Butterfield, Butterfield became a partner in the business with Charles Smith, and the business was renamed Butterfield & Smith. Another quarry in town, near its southern border with Athens, was leased by Butterfield & Smith from 1861 until Butterfield's death in 1892 (Smith had died in 1885).

By the 1860s, soapstone was Grafton's largest industry, and Butterfield & Smith were the most successful producers of soapstone in Vermont and one of the two most successful in the United States. Butterfield's success enabled him to enlarge and update his home in the late 1860s, into the house that has been preserved to this day. His financial success is also measured in the 1870 United States census, which lists him as owning \$13,000 in real estate, the highest value of real

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estate in Grafton this year. This property included land near the quarry, the former schoolhouse across the street, and the house.

John L. and Jane Butterfield did not have any children. In 1849, John's sister Sophia married James Duncan of Boston, which is where they chose to live. Their son John Butterfield Duncan (1867-1948), also known as J.B., inherited this property in 1893, probably while living in or near Boston. Duncan is not listed in the United States census in 1900, but in 1910 he is listed as living in Grafton with his sister. He never married. After his death, the house was inherited by his niece Eleanor. She sold it in 1952 to the Trustees of the Grafton Public Library.

The Grafton Library Society was incorporated in 1858 as a private institution. The purpose of the society was to establish a library and reading room, and to become a member one had to purchase a share of stock for three dollars. The first library room was in the basement of the extant Town Hall building, which was constructed by John Barrett in 1816 as a store (#23). The store closed in the 1840s and became the town hall. After Barrett's death in 1857, the property was sold to the Town, and in 1874, the library society's stock was conveyed to the Town of Grafton, which established a public library. In 1882, a new library was established in the west half of the first story of the Town Hall. There have only been seven librarians since 1882. From 1882 to 1892, Samuel Goodridge was the town librarian, and also manufactured fishing rods in the town hall. The longest librarian term was held by Lura Phelps Park, who served from 1892 to 1940.

By the 1940s, there was a great demand for an expanded library facility, and the trustees began considering other sites in the village. Local icon Lucy Daniels expressed an interest in funding the construction or purchase of a separate library building. Lucy Joslyn Cutler Daniels (1858-1949), also known as "Miss Lou," lived in the former brick schoolhouse at the west end of Main Street (#12), and in a house behind it on Houghtonville Road (#9). She graduated from Mt. Holyoke College, then from Portia Law School, and was active in funding local education causes. She supported women's suffrage, and in 1911 refused to pay her property taxes because Grafton's representative to the State Legislature voted against the Women's Suffrage Bill. She also picketed at the White House for the cause.

At the time of Daniels' death, a site for the library had not been agreed on. Three years later, in 1952, the library trustees chose the Butterfield House, and the Daniels estate donated almost \$70,000 toward the purchase and renovation of the building and the relocation of the library. The interior of the house was renovated, and the library opened to the public in July 1955. In

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1959, a War Memorial plaque was installed on the lawn. The building remains Grafton's local library. In 2005, this property was listed individually on the National Register of Historic Places.

34. Grafton Post Office, 205 Main Street, c. 1855, contributing

This one-story wood-framed vernacular Greek Revival former post office building is located on a tiny parcel on the north side of Main Street, and has a three foot setback from the street. The building has a rectangular footprint oriented perpendicular to the street and was built in two sections; a main block and a small rear addition. It has a mortared fieldstone foundation, clapboard siding, and a front-gabled corrugated metal roof with boxed cornices and cornice returns.

The entry is in the front left bay, and there are two equidistant double-hung windows to its right. The east elevation has one double-hung window, the west elevation has two double-hung windows, and the rear (north) gable has a horizontal six-pane window. The entry contains a four-panel wood door, and the window openings contain six-over-six wood units. Architectural trim is limited to flat-stock cornerboards, window and door casings, and friezeboards and gable rakes. The front entry has a narrow molded cornice.

The shed roofed rear section spans the rear gable wall and is one bay deep. It has a mortared fieldstone foundation and a standing-seam metal roof. The east half has clapboard siding and the west half was formerly a porch, and has a shingled flared half-wall. There is a square former corner post on a battered base. The porch openings have been infilled with modern sliding windows. The west side elevation has a four-panel wood door. The rear elevation of the east section has a small square window.

The building was constructed c. 1855, is in excellent condition, and remains fairly intact. Greek Revival features include the front-gable orientation and sidehall plan. The exterior appearance has probably not changed since construction, except for the foundation, which was rebuilt after the building was damaged during the 1938 hurricane, and the rear porch, which was enclosed in the late twentieth century. The post office is an intact and rare example of a rural Vermont one-room post office, as most historic post offices around the state also share a building with a general store, town hall, or courthouse.

The building was constructed as the Grafton village post office by the postmaster at the time, Fabius Bancroft. Bancroft (1792-1866) came to Grafton sometime after 1817, when he was a

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harness maker. He served as Grafton's postmaster from 1841 to 1857, and moved the location of the post office "down the hill" from Middletown to the Grafton village in 1841, into the Barrett Store (#23). This was a result of a public petition, and other institutions such as churches and stores had also moved "down the hill" to the village. Bancroft lived on Kidder Hill Road (#76).

Fabius Bancroft was also an insurance agent (nineteenth-century postmasters in rural areas also maintained other employment) and had his office in the post office. In 1857, Bancroft moved to Bellows Falls where he continued his insurance business, and ownership of the building passed to his son James. Nathan W. Weeks served as postmaster from 1857 to 1868. During this time, the building was also Silas J. Smith's shoe shop. Nelson H. Bixby (#72) served as postmaster from 1868 to 1871. Although not mentioned in any local history document, the 1869 Beers map of Grafton village labels the subject building only as a "store," and shows that the post office at the time was located at the Town Hall (#23). Perhaps during Bixby's service, the post office was located in the Town Hall.

Nathan Hall became postmaster in 1871, and then passed away shortly thereafter. After his death in 1871, his wife Elizabeth Smith Hall became postmistress, a position she held for twenty-eight years. It was unusual at the time for a woman to be postmaster. Elizabeth was assisted by her daughters Jennie and Fannie. The Halls lived on what is now Route 121 East (demolished) until 1892, when they purchased the house to the west of the post office (#30).

Fannie Hall acquired the post office from James Bancroft in 1884. After her mother's death in 1898, Fannie (1859-1944) became postmistress. She never married, and remained postmistress until 1940. She also ran a gift shop in the building. The seventy years of postmaster service by one family may be a national record. After Fannie's retirement, her assistant Amy M. Davis (#40) became postmistress. She served until 1955. In 1945, the post office was sold by Fannie Hall's estate to Humphrey B. Neill. In 1958, one hundred years after the construction of the building, the post office was moved to its present location at the Town Hall.

In 1962, Humphrey and Evelyn T. Neill sold the property to the newly formed Grafton Historical Society. The first President of the society was Samuel B. Pettengill. He and his wife Helen spearheaded the formation of the historical society, and by 1963 had attracted 175 members. Artifacts were temporarily exhibited across the street in a room in the library, and the museum in the former post office opened in 1963. The collection accumulated over the years until the historical society outgrew the building. In 1978, the museum moved to another location on Main Street, which is owned by the Windham Foundation (#26). Today, the historical society

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maintains this museum, which has a large artifact collection, rotating exhibits, and educational programs. The post office building remains under the ownership of the historical society, and is leased to a real estate office. In 2005, this property was listed on the National Register of Historic Places.

35. Grafton District School No. 2/Old Grafton Fire House, 217 Main Street, c. 1835, contributing

This two-story wood-framed symmetrical Greek Revival former schoolhouse is located on the north side of Main Street, on a ¼ acre triangular lot in close proximity to the south bank of the north branch of the Saxtons River. It has a small setback from the street behind a small paved parking area. The two bay by four bay building has a rectangular footprint oriented perpendicular to the street, a mortared fieldstone foundation, clapboard siding, a front-gable standing seam metal roof with boxed cornices and pedimented gables.

Architectural trim includes an eaves entablature, wide double-band gable rakes, eave moldings, corner pilasters with plain capitals, and flat-stock window and door casings. The capitals are unusual as they are projecting and tapered rather than flat. The entablature covers the upper window lintels. Along the west elevation, there is an enclosed staircase that leads from the front of the building to a side door at the second bay of the second story. It has clapboard siding, a flat sheet metal roof that follows the slope of the staircase, a midway landing, and is supported by a square post. There is a fire alarm siren near the front of the roof ridge, and a small brick interior ridge chimney at the rear.

The front gable wall has two equidistant modern wood garage doors. Each door has six horizontal pane windows (two rows of three). Above each door is a second-story window. The east elevation has four regularly-spaced windows at each story, except for the left bay of the first story, which has a modern wood door with a six-pane light. The doorway is protected by a modern gabled hood supported by knee braces. The west elevation has regularly-spaced windows where the wall is not blocked by the exterior staircase. The two window openings that are blocked originally contained windows, as the window casings survive. The rear gable wall has three irregularly-spaced windows at the first story. All of the windows are six-over-six wood units.

The building was constructed c. 1835 and is in excellent condition. Greek Revival features include the front-gable orientation, pedimented gables, entablatures and wide gable rakes, and

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corner pilasters. It is unclear when the building was constructed, but it is likely that it dates to the 1830s or 1840s. An earlier schoolhouse probably stood on the site, as early as 1811, when John Butterfield, who probably owned the property at the time, was paid by the School Trustees, presumably for a lease. The original schoolhouse may have been raised in the 1830s or 1840s to become the second story of the extant building, because the entablature awkwardly conceals the second story window lintels.

The building remains fairly intact despite the variety of uses the building has had over the years. Alterations to the original appearance include the replacement of two features; the foundation, which was rebuilt after the building was damaged during the 1938 hurricane, and the first story openings of the front gable wall. The front elevation originally had two outer doorways (presumably boys' and girls' entries to the schoolhouse) with four-panel doors and tall cornices. It is uncertain if there were any openings between the doorways, because the only available photographs were taken after the building had been converted to a commercial establishment. A pre-1938 photograph shows that in addition to the original doorways, there was a centered double-leaf door with pairs of tall vertical panes, flanked by individual two-over-two windows. This ensemble shared a wide cornice that matches the outer doors' cornices. After the building was converted to a fire house in 1939, the center doorway was replaced with a single centered paneled one-bay garage door. About 1968, this door was replaced with a two-bay paneled garage door with an upper row of lights. This door was later replaced with the two extant garage doors. The exterior staircase was added after 1971.

The building served as a schoolhouse from its c. 1835 construction until 1867, when the Grafton Village Graded School was constructed on School Street (#61) as a result of the combination of the village's two school districts in 1866. (This building burned down in 1936.) In 1867, the property was acquired by John L. Butterfield, who later conveyed it to his nephew John Butterfield Duncan.

From 1867 to 1939, the first story of the building served as different commercial establishments. In 1867, the building became a tin shop operated by M. and J.T. Howard. This establishment may have served several years there, as the building was still known as the "tin shop" in 1939. W.E.L. Walker may have moved his undertaking business there from up the street (#28) in 1915, and then continued its operation until his death in 1922. From 1871 to its disbandment in 1901, the Masonic Keystone Lodge #95 used the upper floor as a meeting room.

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In 1922, the Grafton Cornet Band began leasing the second floor of the building. The band remained in this location for ten years, and in 1932, moved into the village schoolhouse, because the band could occupy it rent-free. In 1936, when the school burned down, most of the instruments were lost. The band was almost discontinued at the time, but funds were raised for new instruments and the band has practiced in the schoolhouse since 1939.

The Grafton Cornet Band was organized in 1867, and is the oldest continuously operating cornet band in Vermont. The band was organized by Solomon F. Merrill of Keene, New Hampshire, a well-known musician at the time. The band's first meeting took place at the Phelps Hotel, now the Old Tavern at Grafton. The owner of the Grafton Tavern, Francis Phelps, was the band's first drum major, and the first band leader was Richard Clark (#59).

The band performed on a bandstand located at the corner of Main Street and Townshend Road, in front of the Tavern. The first bandstand was built about 1870, the second bandstand was built in 1902, and the third in the early 1920s, which was made of concrete. The last bandstand was removed in the late 1920s so that the roads could be widened to accommodate automobiles. Around that time, the band also stopped wearing uniforms, and by 1940, the drum major position was eliminated. The first female to play in the band (after a vote to allow women) was Mary Palmer, who starting playing piccolo for the band in 1937.

Throughout the years, the band has performed in Windham, Windsor and Bennington Counties, playing at Memorial Day and July 4th celebrations and state and county fairs. More recently, it also has played at Alumni celebrations and fundraisers in Windham County. The band also played on horse-drawn wagons, traveling through towns during their holiday celebrations. From 1986 on, the band has performed in parades while riding on a flatbed trailer pulled by a pickup truck. Today's band members are from a widespread area: Vermont's four southern counties, New Hampshire and Massachusetts. The band plays an average of eighteen engagements annually.

For over fifty years, the building served as the Grafton Fire House. In September 1939, John B. Duncan, who at this point was the last remaining heir of the Butterfield family, had donated the property – still called the “Tin Shop” – to the Grafton Fireman's Association, Inc., with two stipulations: if the building ceases to exist as a fire house, the property shall revert back to the heirs of Duncan; and the Grafton Band shall have the privilege to the main hall of the second floor for their home and headquarters.

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This was not Grafton's first fire house. Grafton's first fire department, the Grafton Fire Company, was organized in 1924, and its first fire chief was Harry A. Farnsworth. That year, the Harlan Leonard Garage on Kidder Hill Road (#74) was purchased by the Town to serve as the fire house (#). The first two pumpers were not motorized, and in 1933 the fire company bought a 1926 Cadillac that was altered and converted to a pumper. At the same time, the first fire hoses were acquired. The first pumper is on display at the Grafton Historical Society Museum. The Grafton Firemen's Association was organized in 1934 with the purpose of operating the new pumper equipment, and its first chief was Earl E. Wright. The location of the fire house moved from Kidder Hill Road to the subject building in 1939 or 1940. In 1956, the Grafton Fire Company disbanded, and all assets were given to the Grafton Firemen's Association Inc.

By about 1990, the station could no longer accommodate the increasing size of fire trucks, and the need for a rescue vehicle, which is a common problem with many historic fire stations. In 1992, a new fire station was constructed ½ mile south of the village on Route 121, in order to accommodate the size and number of modern emergency vehicles. The Windham Foundation purchased the subject building, and the deed repeats the stipulation that the second floor is for the use of the Cornet Band. The first story is used as a gift shop. In 2005, this property was listed on the National Register of Historic Places.

36. Village Bridge, Main Street between Kidder Hill Road and Chester Road, 1939, contributing

This reinforced concrete and steel beam bridge carries Main Street across the north branch of the Saxtons River between Kidder Hill Road and Chester Road. It has scored concrete abutments, steel I-beams that support the bridge deck and roadway, a reinforced concrete slab deck, and railings made of concrete and metal piping. At the east end of the bridge, the sides of the concrete abutment are faced with mortared fieldstone, which rises above grade to create a half-wall extension of the bridge's railings. The railings have large square concrete pillars, concrete bottom rails, and slender metal pipe balusters connected to lower and upper thick metal pipe railings. Atop the end pillars are ornamental metal lanterns comprised of fluted tapered posts and octagonal tapered light fixtures.

The bridge was constructed in 1939 and was called the Village Bridge at the time. It is a good example of the most common type of bridge construction in the 1920s and 1930s. A plaque labels it Vermont Bridge No. 38 FL-70. Over the years, the bridge experienced a great deal of deterioration, and in 1997, the concrete pillars supporting the bridge railing were replaced with

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pillars that match the original ones. This bridge replaced a bridge that was destroyed during the hurricane of 1938, which caused a considerable amount of damage to Grafton's roadways and bridges. The earlier bridge had a delicate metal railing with overlapping diagonal members.

37. Wilson Park, North End of Kidder Hill Road, 1952, contributing

This pocket park is located at the southeast corner of Main Street and Kidder Hill Road. It is a long narrow lot bounded by Kidder Hill Road, the Village Bridge, the north branch of the Saxtons River, and the house lot to the south. It is supported by a stone retaining wall along the river, and has a lawn with evergreen trees at the north and south ends and four small deciduous trees. The park was officially created in 1952, when George Grafton Wilson (#78), who had acquired the property in 1915, donated the land to the Town with the purpose of creating a park. He also donated money for its future maintenance.

The park was the site of a c. 1861 building constructed for local merchant and developer Parker Chapman. The 2 ½ story wood framed building had a recessed portico similar in appearance to the house across Kidder Hill Road (#33). Chapman used the first story as a store, and the second story had two living units, where Chapman may have lived for a few years. (Chapman lived in many locations in the village during the 1860s and 1870s.) Chapman died in 1877, and in 1878, his widow Sarah sold the property to Edward L. Walker. After that, the entire building was used as a tenement house.

From 1891 to 1897, the Grafton Cheese Company factory was located in the building. At this time, the second story reportedly had a spring dance floor, and was also used as a roller skating rink. There was also an adjacent shed that was rented to farmers who sold milk to the "Boston Market." In 1897, the property was sold to William G. Townshend, who reportedly converted the building to a meat market and storehouse. The building burned down in 1912.

38. Hadley-Rider-Sherwin House, 12 Route 121 East, c. 1838, contributing

This 1 ½ story wood-framed vernacular Greek Revival house is located on the south side of Route 121 East, on a triangular lot partly bounded by the east bank of the north branch of the Saxtons River. The house has a very small setback from the street, and east of the house there is a detached outbuilding (A). The house has a main block and long one-story rear wing. The four bay wide main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, clapboard siding, a corrugated metal front-gable roof with boxed cornices,

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and a modern brick interior chimney rising from the east roof slope. There is also a small entry porch at the off-center front doorway.

Architectural trim includes molded cornice returns, eave cornices with bed moldings, molded gable cornices and flat-stock gable rakes, flat-stock cornerboards and window and door casings, and molded cornices at the front windows. The front entry is in the second bay of the front gable wall and has a vertical-board wood door with strap hinges. The regularly-spaced window openings contain wood six-over-six units. The entry porch has a gabled standing-seam metal roof supported by thin square posts with small flat scrolled brackets.

The rear wing is attached to the rear gable wall of the main block and is flush with the east eaves elevation of the main block. It has a fieldstone foundation, clapboard siding, and an open-eave asphalt-shingle gabled roof. A modern interior chimney rises from the rear of the roof ridge and has clapboard siding. There is an entry porch at the right end of the east elevation, and a small modern deck at the west elevation. Architectural trim includes flat-stock cornerboards and window and door casings. The east entryway contains a modern paneled wood door with a multi-pane upper light, and the west entryway contains sliding glass door. There is a modern multi-pane bay window to the left of the east entryway. The rest of the wing has regularly-spaced six-over-six wood windows. The wing's entry porch has a sheet metal shed roof supported by large square posts with small flat scrolled brackets, and a plain wood railing with square balusters. The deck is supported by square posts and has a plain wood railing with square balusters.

The house was constructed about 1838 and is in very good condition. Greek Revival features include the front-gable orientation and regularly-spaced windows. The main block does not appear to have any major alterations. In 1965, the house underwent a rehabilitation, which included the reconstruction of the rear wing's foundation and the addition of the bay window. The deck and sliding glass door probably date to the early twenty-first century. A c. 1906 photo shows that there was a small barn projecting from the southeast corner of the rear wing, and that there was a different side porch. This porch was similar and size as the existing porch and had a shed roof, but had slim square posts.

The house was constructed for Daniel P. and Sarah Hadley, and was the first house constructed on Route 121 East within the village. Daniel Hadley is listed as a "laborer" in the 1850 census. He died in the 1850s, and Sarah remarried to farmer Jesse Rider. After Rider's death in the

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1860s, Sarah Rider lived in the house with her daughter Lizzie Chandler and Lizzie's husband Austin, who was a carpenter, and then a hairdresser.

By 1880, Sarah Rider had moved to a house nearby, and her daughter Sarah Sherwin and Sarah's husband mechanic Warren Sherwin were living in the house. Warren Sherwin was also a fur trapper. In 1884, ownership of the property was conveyed to the Sherwins, who lived there with their children Frank, Fred and Alice. Sarah Sherwin died in 1903, and her heirs sold the property in 1906 to Clifton W. Fairbank, who lived on Pleasant Street (#66). In 1915, Fairbank sold the property to Harry Wilbur, who lived in Townshend. In 1923, Wilbur sold the property to Alva C. Marsh, who sold it in 1939 to John E. Jones, who lived in Massachusetts. In 1942, Jones sold the property to George M. and Irene Jones, who were probably living in the house during John Jones's ownership.

In 1940, George Jones moved a building from Grouse Hill to the location of the extant outbuilding and converted it to a garage and filling station, which he operated. In 1948, the Joneses sold the property to Donald and Barbara Buswell, and Donald Buswell continued the operation of the garage. In 1950, the Buswells sold the property to Ronald and Ruth Clark, and Ronald continued the operation of the garage. In 1965, the Clarks sold the property to the Windham Foundation, who undertook the rehabilitation of the house, which was designed by William & Geoffrey Platt of New York City and performed by Frank Jones (#85) and Henry Lake. Since 2002, the property has been in private ownership.

A. Furniture Repair Shop, 1965, non-contributing

This one-story wood framed building is located east of the house and has a large setback from the street. It has a rectangular footprint oriented parallel to the street, a concrete foundation, clapboard siding, and a front-gable corrugated metal roof with boxed cornices. A small cupola rises from the center of the roof ridge. Architectural trim includes cornice returns, flat-stock cornerboards, gable rakes, eave and gable cornices, window and door casings, and a large segmental-arched louvered opening in the front gable.

The front gable wall has a centered doorway with a wood four-panel door. To the left of the doorway, there is a wood fifty-pane horizontal display window, and to the right there is an overhead garage door with a lower row of panels and three upper rows of square lights. The side elevations each have a two-over-two wood window. The square cupola has a square base with vertical-board siding, louvered openings, and a pyramidal asphalt-shingle roof.

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The building was constructed in 1965 when the Windham Foundation acquired the property and rehabilitated the house. It was designed by architects William & Geoffrey Platt of New York City and built by Frank Jones (#85) and Henry Lake. It was first used as a furniture repair shop for the Windham Foundation. This building replaced a c. 1950 garage/service station. It had a symmetrical Moderne front elevation with a stepped parapet concealing a front-gabled building, and a centered pedestrian entry flanked by two garage doors with rows of square lights over a row of square panels.

The c. 1950 building had replaced a c. 1940 garage/service station, which had been moved from Grouse Hill to this location by George Jones, who converted it to a garage and filling station. It was a plain rectangular building with a low-sloped shed roof, clapboard siding, hinged wood garage doors with cross-bracing, and paired full-height multi-pane display windows. Later proprietors, who like George Jones also lived in the house on the property, included Donald Buswell and Ronald Clark. From 1962-1965, the Clarks leased the garage to Woodrow and Elva Rice.

39. Grafton Village Garage, 21 Route 121 East, 1965, non-contributing

This large 1 ½ story wood-framed garage is located on a flat lot on the north side of Route 121 Main Street East and backs up to a wooded hillside. The building has a large setback from the street behind a paved parking area and gasoline pump island. The building consists of two sections: a one-story garage/office, and a 1 ½ story large barnlike structure attached to the rear gable wall of the garage/office, creating a T-shaped footprint.

The front section has a square footprint, sits on a concrete slab, and has clapboard siding and a front-gable standing-seam metal roof with boxed cornices. A Colonial Revival entryway is centered on the front gable wall; it has a full entablature, pilasters, and a molded casing around the modern door, which has lower panels and a nine-pane upper light. Other trim includes cornice returns, molded gable and eave cornices, and flat-stock cornerboards, gable rakes, and window and door casings. To the left of the entryway, there is a twenty-four pane horizontal display window, and to the right, there is an overhead garage door with a lower row of panels and four upper rows of horizontal lights. The side elevations have six-over-six wood windows, and the east elevation has an additional entryway.

The rear section has a rectangular footprint oriented parallel to the street, and projects east and west of the front section. It sits on a concrete slab and has clapboard siding and a gambrel

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standing-seam metal roof with dormers and a cupola. Architectural trim includes cornice returns, flat-stock cornerboards, gable rakes, eave trim, window and door casings, and molded gable trim. There are pairs of gabled dormers where this section projects east and west of the front section, and a covered exterior staircase is attached to the east gable wall. The square cupola has a clapboard base with a cornice, louvered vertical openings in each side, corner pilasters, and a pyramidal asphalt-shingle roof. Where the building projects east and west of the front section, there is a large overhead metal garage door at the front elevation. The dormers have wood six-over-six windows, and the five-bay side elevations have regularly-spaced six-over-six windows.

The entire building was constructed in 1965, the year that the Windham Foundation purchased the property. It replaced a large barn that was associated with the house to the west (#80). In addition to serving as the village's only garage, the second story of the barn section of the extant building was also the first location of the Windham Foundation's offices. In 1976, the offices were moved to Townshend Road (#58), and the second story of the barn section became a boardinghouse for the Old Tavern at Grafton employees (#22).

40. Holmes-Dresser-Davis House, 30 Route 121 East, c. 1850, contributing

This 2 ½ story wood-framed Greek Revival house is located on the south side of Route 121 East on a ½ acre lot, and its rear boundary line is the north branch of the Saxtons River. The house has a moderate setback from the street and is comprised of a main block, small rear wing, and a small rear ell. A detached barn sits in close proximity to the rear ell (A). The sidehall-plan main block has a granite block underpinning, clapboard siding, a front-gable sheet metal roof with boxed cornices, a two-story recessed front porch under a projecting pediment, and a small brick interior chimney rising from near the rear of the roof ridge.

The three bay by four bay main block has a pedimented gable and is encircled by a bold entablature. Other architectural trim includes paneled corner pilasters, gable rakes with bed moldings and molded cornices, flat-stock window and door casings, and a front entry with a molded cornice and pilasters. The front entry also has 2/3 height sidelights and a multi-pane French door; each leaf is one-pane wide.

The two-story full-façade recessed porch has paneled square posts and is screened in at the first story. The second story has a filigree wrought iron balustrade. A second story doorway, which

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is above the first story entryway, contains a wood door with two upper vertical lights. The main block also has regularly-spaced six-over-six windows, including one gable window.

The small 1 ½ story rear wing is attached to the rear gable wall of the main block, and sits back from the east elevation of the main block. It has clapboard siding and a corrugated metal gabled roof with boxed cornices. At the west elevation, there is a gabled eyebrow dormer and a large exterior brick chimney. Architectural trim includes molded eave and gable cornices, a large friezeboard, cornice returns, and flat-stock cornerboards and window and door casings. There are individual and paired six-over-six wood windows.

The three bay wide rear ell stands southeast of the rear wing and faces north toward the street. The ell has a rectangular footprint oriented perpendicular to the street, a brick underpinning, clapboard siding, and a front-gable open-eave corrugated metal roof. The front gable wall has a right-hand doorway and two six-over-six windows. The ell is accessed from the wing via a shed addition at the ell's west elevation, which is attached to the rear gable wall of the wing.

The house was constructed about 1850 and is in very good condition. It does not appear to have had any major alterations. The porch screening appears to date to the late twentieth century. Greek Revival features include the front-gable orientation, the two-story recessed porch with square posts supporting a projecting pediment, the sidehall plan, the entablature, the corner pilasters, and the regularly-spaced windows.

The house was the fourth house constructed for local tin merchant Henry Holmes (1806-1879); the other three were #31, 32 and 45, and he later built the house to the west (#42). It is unclear where he was living at the time of its construction, but it is known that in 1850 he was living at #45, and was in this house by 1856, as is shown on the 1856 McClellan map of Grafton village. Holmes had two wives: Sarah, who died in the 1850s, and Mary, who he was married to by 1860. He also had two sons, Sidney and George. He probably stayed in this house until 1863, which may be when he built a new house just to the east (#42). This was two years after he started his churn manufacturing business on Chester Street (#82).

In 1864, the property was acquired by Dr. George Dresser, who lived there with his wife Lucy. Dresser is listed in the local business directory as a physician from 1864 to 1873. In 1872, the Dressers sold the property to Harriet Davis, who lived her with her husband Joel. Joel Davis's father Oliver was one of the first settlers of Houghtonville, a village in Grafton. Joel Davis died in the 1870s, and Harriet remarried and moved to Texas. Her son Norman Davis moved into the

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house at some point with his wife Ella and daughter Amy, possibly not until the late 1880s or 1890s as he also owned a 92-acre farm and a sugarbush of 500 trees. In 1891, he acquired the subject property from his mother. Amy Davis was Grafton's postmaster from 1940 to 1955 and before that was assistant postmaster. She lived in the house until her death at the age of 90 in 1972. The property is now owned by a family that has lived there since 1980.

A. Barn, c. 1850, contributing

This 1 ½ story wood-framed English Barn is located just east of the rear ell of the house and faces north toward the street. It has a rectangular footprint oriented parallel to the street, a fieldstone foundation, board-and-batten siding, and an open-eave side-gable corrugated metal roof. There is a double-leaf hinged vertical-board door with a multi-pane transom located off-center on the front elevation. To the right of this is a smaller double-leafed hinged vertical-board door, and to the left of the larger door, there is a four-pane horizontal stall window. The gable end walls and rear elevation have irregularly-spaced six-pane stall windows. The barn may be contemporaneous with the house, and if not, appears to date to no later than 1880. It is an excellent and locally rare example of a board-and-batten English barn, and is in good condition.

41. Webb-Palmer House, 43 Route 121 East, c. 1858, contributing

This 1 ½ story wood-framed Greek Revival house is located on a ½ acre flat lot on the north side of Route 121 East and backs up to a wooded hillside. and has a moderate setback from the street. The house has continuous architecture and is comprised of a sidehall-plan main block, a one-story rear wing, and a barn that is attached to the rear wing. The three bay by four bay main block has a long rectangular footprint oriented perpendicular to the street, a granite block underpinning, clapboard siding, a standing-seam metal front-gable roof with boxed cornices, and an interior brick chimney at the west roof slope. There are also a full-façade front porch, a small cross gable at the left end of the west elevation, and a three-bay shed dormer at the right end of the east elevation.

Architectural trim includes full entablatures, cornice returns, corner pilasters, a double-band gable rake, molded gable cornices, and flat-stock window and door casings with drip edges. The front entry has almost full-height sidelights and a paneled wood door. The first story of the front gable wall has a pair of full-height nine-over-nine wood windows. The rest of the main block has regularly-spaced six-over-six wood windows, including three windows in the front gable. Above the center window in the gable, there is a triangular louvered opening. The shed dormer

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has three small multi-pane paired casement windows. The three bay porch has stickwork posts with bases and capitals, a large friezeboard, molded cornice, and a hipped standing-seam metal roof.

The rear wing is set back from the east elevation of the main block and has a rectangular footprint oriented perpendicular to the street, clapboard siding, a standing-seam metal gabled roof with boxed cornices, and a brick chimney rising from the center of the roof ridge. Centered on the west elevation is a small cross gable, and the entablature of the main block continues along the west eaves of the wing. There is a skylight in the east roof slope. The right half of the east elevation of the wing is a recessed enclosed porch with a multi-pane wood storm door flanked by thirty-two pane horizontal windows. To the left of this, there are two six-over-six wood windows. The west elevation has regularly-spaced six-over-six windows.

The 1 ½ story barn is attached to the rear gable wall of the rear wing and projects east of the wing. It faces south toward the road and has a rectangular footprint oriented perpendicular to the road, board-and-batten siding, and an open-eave front-gable asphalt-shingle roof. There is a vertical-board barn door at the front gable wall, and the east elevation is spanned by two double-leaf hinged vertical-board barn doors. There is a skewed six-pane wood window in the front gable.

The house was constructed about 1858 and is in excellent condition. Greek Revival features include the front-gable orientation, sidehall plan, entablature, corner pilasters, and regularly-spaced windows. The front porch was added at an unknown time. Otherwise, the house does not appear to have had any major alterations.

The house was constructed for Seth Webb, who was a wool sorter in a woolen mill and moved there with his wife Mary from a house that once stood just down the road (between #42 and 45). In 1864, the Webbs sold the house to farmer Gideon Palmer. Palmer died about 1879 and the house was sold to Ella C. Howard, who by 1880 was married to Fred Weatherbee. Fred died in the 1880s and in 1890, Ella remarried to Mason Walker, sold this house, and moved into a house across the street with her new husband (#42). The subject house was acquired by David Stiles. He lived there for twenty years, and after his death in 1911, the property was acquired by Mary Walker. Mary was married to Walter Ezra L. Walker, who was the great-grandson of Daniel Axtell, one of the first settlers of Grafton and the person who won the right to change the name of the town from Thomlinson to Grafton.

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W.E.L. Walker held many positions in the village over the years. He was the proprietor of the George Barrett store from 1883 to 1906 (#28), operated the livery at the Grafton Tavern (#22) from 1904 to 1912 and was the proprietor of the Grafton Tavern around this time, sold coffins from 1898 to 1906, and was an undertaker from 1912 to 1922 (#28 and 35). After W.E.L.'s death, Mary continued to live in the house. After her death in 1933, the house was acquired by her daughter Marie Walker Reynolds, who lived in Massachusetts with her husband Ernest. In 1939, the Reynolds's sold the property Jean Wallace Miller and Mary Agnes Miller, both of New York City. In 1966, the Millers sold the property, and there have been several owners since then.

42. Holmes-Walker-Williamson House, 58 Route 121 East, c. 1863, contributing

This 2 ½ story wood-framed Greek Revival house is located on a one acre lot on the south side of Route 121 East and its rear boundary line is the north branch of the Saxtons River. The house has a moderate setback from the street and the east half of the lot is the site of a former house. The house has continuous architecture and is comprised of tri-gable ell main block, two rear wings, and an attached rear barn.

The main block has an L-shaped footprint comprised of a front-gable section and an ell projecting from the left end of the east elevation of the front-gable section. The three bay by three bay front-gable section has a sidehall plan, a fieldstone foundation, clapboard siding, a slate roof with boxed cornices, a recessed two-story porch under a projecting pediment, and a one bay porch in the front corner created by the intersection of the two cross gables. The ell is one bay by one bay. Both sections have pedimented gables, and an interior brick chimney rises from the intersection of the roofs of the two sections. There is a bay window at the east gable wall of the ell, and a one-story porch in the corner created by the two sections of the main block.

The main block is encircled by a denticulated entablature, the bay window has a denticulated entablature, and each pediment has a denticulated gable rake. Other architectural trim includes molded gable cornices, flat-stock cornerboards, and flat-stock window and door casings with denticulated molded cornices. The front entry contains a double leaf Italianate door; each leaf has a lower horizontal panel and a tall round-arched light. Above this doorway, there is a doorway leading to the porch, which has a single-leaf Italianate door with two tall round-arched lights.

The main block has regularly-spaced two-over-two wood windows. The front gable has a four-pane vertical awning window and a segmental-arched cornice. The two bay front porch has

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posts with octagonal bases and fluted shafts with molded capitals, and the second story has a filigree wrought iron railing. The small porch has a flat roof and matches the front porch, with a post with an octagonal base, fluted shaft, molded capital, and a denticulated frieze and a molded cornice.

The 1 ½ story rear wings telescope from the rear gable wall of the main block. They have clapboard siding and gabled slate roofs. The east elevation of each wing is spanned by a porch with a shed slate roof. The wing attached to the main block has an entryway at the right end of the east elevation, which is next to a paired four-over-four modern window. The rear wing has six-over-six wood windows. The porches have posts with square bases and fluted shafts.

The barn projects east from the southeast corner of the rear wing. It has a rectangular footprint oriented parallel to the street, and faces north toward the street. There is a cross-gable roofline; the east half of the barn has a front-gable roofline, which intersects with the side-gable roofline of the west half. There is a double-width garage door with a modern multi-pane transom centered on the front-gable section. Above this, there is a vertical board hay door flanked by six-over-six wood windows. The east elevation has two small stall windows and two six-over-six windows. The west half of the front elevation has one six-over-six wood window. There is also a square cupola centered on the roof ridge of the front-gable section. It has a clapboard base, louvered vertical openings in each face, and a hipped roof with a molded cornice and a weathervane.

The house was constructed about 1863 and is in very good condition. Greek Revival features include the front-gable orientation, sidehall plan, recessed full-façade porch, pedimented gables, denticulated entablatures, and regularly-spaced windows. The house also has transitional Italianate features such as the tri-gable ell layout, the Italianate doors, the segmental-arched gable window cornice, and the bay window. The house is intact and is a very good example of a Greek Revival house with Italianate features. The small porch collapsed from the weight of snow in 2008, and was rebuilt to exactly match the historic porch.

The house was the fifth house constructed for Henry Holmes (1806-1879); others included #31, 32, 41 and 45. In 1844, he had purchased the entire strip of land on the south side of Route 121 East within the village, except for the Hadley house lot (#38), so it is difficult to determine when each of the three houses that he built on this parcel were constructed and when he lived where. The 1869 map labels both this house and one on Main Street (#32) as being occupied by him, so it is unclear where he lived at this time. The subject house, which could be considered the

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grandest house constructed for him, was built shortly after he established his successful churn manufactory on Chester Street (#82), so perhaps he was the first occupant of the house. It is likely that he lived there during the 1870s and until his death, with his second wife Mary and son George.

There is also one additional mystery about the construction date of the house. The 1856 McClellan map of the village indicates that there was a house labeled "FL Edson" standing in this location. However, there are no other houses in Grafton that display Victorian-era features (such as the Italianate double-leaf door and filigree railing) prior to the 1860s, so it is unlikely that this house was built prior to 1856. Also, the deeds for the adjacent houses indicate that there was no house standing on this property prior to 1863. It is possible that Henry Holmes built this house prior to 1856, rented it to F.L. Edson, and then it burned down or was moved. Local lore also states that the original owner went bankrupt building the house, but because the property was owned by Henry Holmes from the time it was an empty lot until he lived on it, this is unlikely as he was a successful developer and manufacturer.

In 1883, Mary Holmes sold the property to Charles W. Haskell, who lived there with his wife Ellen. They sold it in 1890 to widow Ella Weatherbee, who moved there from across the street (#41). A few months later, she married Mason Walker. Ella died in the 1920s and Mason sold the house in 1929 to George and Marjorie Williamson of Brooklyn. The Williamsons acquired the lot to the east, and removed the house that was standing on it. George Williamson died about 1971, and Marjorie died about 1977, when the property was acquired by their niece Jean Caddell and her husband Earl, who still own and occupy the house.

It is unknown exactly what the house next door looked like, but in an old, unclear photograph, it appears to be a c. 1850 2 ½ story front-gable Greek Revival house. It may have been built by Henry Holmes, and then sold to Seth Webb, or it may have been built for Seth Webb, who moved across the street in 1858 into a new home. From 1858 to 1906 this now-missing house was owned and occupied by the Hall family, including book & stationary merchant Nathan Hall, his wife Elizabeth, who took over the store when he died and was Grafton's postmistress from 1871 to her death in 1898, and their daughter Fannie, who was assistant postmistress to her mother and then postmistress and store proprietor from 1898 to 1940. From 1907 to 1930, the house was owned by Romanzo Harris. It was probably torn down shortly after the Williamsons bought the lot in 1930.

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43. Wright-Walker House, 67 Route 121 East, 1856, contributing

This 1 ½ story wood-framed Greek Revival house is located on a ½ acre flat lot on the north side of Route 121 East and backs up to a wooded hillside. The house has a moderate setback from the street, has continuous architecture, and is comprised of a sidehall-plan main block, a one-story rear wing, and a barn that is attached to the rear wing. The three bay wide main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, clapboard siding, an asphalt-shingle front-gable roof with boxed cornices, and an interior brick chimney at the west roof slope.

Architectural trim includes full entablatures, cornice returns, corner pilasters, a double-band gable rake, molded gable cornices, and flat-stock window and door casings with drip edges. The front entry has almost full-height sidelights, a full entablature, and a paneled wood door. The main block has regularly-spaced six-over-six wood windows, including three windows in the front gable.

The one-story rear wing spans the rear gable wall of the main block and has a rectangular footprint oriented perpendicular to the street, clapboard siding, and an open-eave asphalt-shingle gabled roof. The east eaves elevation is spanned by a recessed enclosed porch with a low half-wall and banks of one-over-one windows flanking the doorway.

The 1 ½ story barn is attached to the rear gable wall of the rear wing and projects east of the wing. It faces south toward the road and has a rectangular footprint oriented perpendicular to the road, board-and-batten siding on the eaves elevations and clapboard siding at the front gable wall, and a front-gable standing-seam metal roof with boxed cornices. Architectural trim includes corner pilasters, molded gable and eave trim, gable rakes, and flat-stock window and door casings. The front gable wall has a hinged vertical-board barn door, and a nine-over-six wood window in the gable, and the east elevation is spanned by two modern paneled overhead garage doors.

The house was constructed in 1856 and is in excellent condition. It does not appear to have had any major alterations. The enclosed porch was probably originally an open porch. Greek Revival features include the front-gable orientation, sidehall plan, eave and doorway entablatures, corner pilasters, and regularly-spaced windows.

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The house was constructed for John Wright and his wife Laura and children. Wright was a carpenter, so he probably built the house. In 1873, the Wrights moved to Bellows Falls, and in 1878 sold the property to Lewis and Isabella Lamphere of Walpole, New Hampshire. Lewis Lamphere died about 1882, and the property was conveyed to Minnie Belle Stowell, who later married Samuel J. Walker. The Walkers lived in the house, and Minnie sold it in 1937 to Alice Knox of Massachusetts. At this point, the property included the house lot plus the lot to the east, which had been acquired by Minnie Walker in 1909. This lot had an 1856 house on it, which had been built for and occupied by Parker Chapman, who later became Grafton's biggest developer. It is likely that the house burned down or was moved before Walker acquired the lot. The appearance of this house is unknown.

Alice Knox and her husband Frank used the house as a vacation home, and sold it in 1964 to Dean and Helen Mathey of Princeton, New Jersey. Mathey (1890-1972) had vacationed in Grafton during his childhood summers, and was a professional tennis player (he beat Bill Tilden at Wimbledon in 1923) and a successful investment banker. In 1963, he established the Windham Foundation with his cousin Mat Hall, and at his death, Mathey provided a \$16 million endowment to the Windham Foundation. The Matheys only occupied the house as a vacation home for three years, selling it in 1966 to Charles and Helen Atwater of New Jersey. In 2001, the property was conveyed to the Atwaters' children, and it remains a vacation home.

44. Boynton-Walker-Wright House, 101 Route 121 East, c. 1851, contributing

This 1 ¾ story wood-framed Greek Revival house is located on a one acre flat lot on the north side of Route 121 East and backs up to a wooded hillside. The house has a moderate setback from the road and there is a detached garage east of the house (A). The house has continuous architecture and is comprised of a symmetrical five bay wide main block, a 1 ½ story rear wing, and a barn that is attached to the rear wing. The main block has a rectangular footprint oriented parallel to the street, a granite block underpinning, clapboard siding, an asphalt-shingle front-gable roof with boxed cornices, and an interior brick chimney at the west roof slope.

Architectural trim includes full entablatures, cornice returns, corner pilasters, a double-band gable rake, molded gable cornices, and flat-stock window and door casings with drip edges. The front entry has almost full-height sidelights, and a paneled wood door. There is also a side entry located just off-center on the east elevation, which has a paneled wood door. The main block has regularly-spaced six-over-six wood windows, including three windows in the front gable.

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The one-story rear wing is set back from the east elevation of the main block and shares a wall with the west elevation, including the entablature. The wing has a rectangular footprint oriented perpendicular to the street, clapboard siding, and an asphalt-shingle gabled roof. The east eaves elevation has a large segmental-arched opening infilled with trelliswork, and the west elevation has regularly-spaced six-over-six windows. A two-bay shed dormer at the west roof slope spans the juncture between the main block and the rear wing. The dormer has a paired six-over-six window and an individual six-over-six window. There is also a modern two-bay screened porch at the left end of the west elevation.

The 1 ½ story barn is attached to the rear gable wall of the rear wing and projects east of the wing. It faces south toward the road and has a rectangular footprint oriented parallel to the road, board-and-batten siding on the eaves elevations and clapboard siding at the front gable wall, and a front-gable sheet metal roof with boxed cornices. Architectural trim includes molded gable and eave trim, gable rakes, cornice returns, and flat-stock cornerboards, friezeboards, and window and door casings. The front gable wall has a double-leafed hinged vertical-board barn door next to an eight-over-eight wood window, a large eight-pane horizontal window at the eaveline, and a six-pane window in the gable. The east elevation has three regularly-spaced six-pane windows.

The house was constructed about 1851, and is in very good condition. It does not appear to have had any major alterations, and is a good example of a Greek Revival house. Greek Revival features include the front-gable orientation, symmetry, corner pilasters and entablatures, and regularly-spaced window openings.

The house was constructed for Orrin and Abby Boynton. Orrin was a carpenter, so he probably built the house. His cousin Nathan lived next door (#46). In 1855, the Boyntons sold the property to Alden Walker (1793-1858), who moved there from New Hampshire. After Walker's death, the property was conveyed to farmer Henry Walker (relation unknown). Henry Walker lived there with his wife Asenath. After his death, the property was sold in 1882 to Fanny Taylor, who lived there with her son Thaddeus. The house was inherited by Fanny's sister-in-law Helen Hamilton, who lived there until the early 1900s. In 1928, she sold the property to Earl and Doris Wright. Earl Wright was probably Grafton's first real estate agent and taxi driver, serving as the former from 1938 to 1960 and the latter from 1938 to 1958. He was also one of Grafton's first fire chiefs. The Wrights lived in the house until their deaths; Doris died about 1991.

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A. Automobile Garage, c. 1938, contributing

This detached wood-framed garage sits in the northeast corner of the property and has a large setback from the street. It has a rectangular footprint oriented parallel to the street, novelty siding, and an open-eave front-gable sheet metal roof. Architectural trim includes flat-stock cornerboards, friezeboards and door and window casings. The front gable wall is spanned by a pair of sliding beadboard doors, and the side elevations have pairs of four-pane windows. The garage appears to be at least fifty years of age, and may have been built by Earl Wright, who started his taxi service in 1938.

45. Holmes-Walker-Schemm House, 108 Route 121 East, c. 1845, c. 1990, non-contributing

This 1 ½ story vernacular house is located on the south side of Route 121 East at the east end of the historic district. It sits very close to the street, and the rear of the house is in close proximity to the north branch of the Saxtons River. The house is comprised of an altered Classic Cottage and a modern side wing, creating a long modified rectangular footprint oriented parallel to the street. There is also a detached garage in close proximity to the wing (A).

The main block has a rectangular footprint oriented parallel to the street, a fieldstone foundation, clapboard siding, and a side-gable standing-seam metal roof with boxed cornices. There is a 1 ½ story gabled pavilion centered on the front elevation. There are also full shed dormers on both roof slopes, a one bay deep addition spans the west gable wall, and a shallow addition is at the rear elevation. The main block has individual and paired one-over-one vinyl windows, plus oculus windows in each face of the pavilion, and a thirty-six pane horizontal window in the side addition. The front entry is at the left end of the front elevation, and has a small Italianate door with two round-arched upper lights.

The side wing extends east from the east gable wall of the main block. It was built in three sections forming a rectangular footprint oriented parallel to the street, and projects south of the main block. It has a full-façade porch that extends in front of the main block until it terminates at the pavilion of the main block. The wing has clapboard and board-and-batten siding, and asphalt shingle and standing-seam metal roofing. The front elevation has a modern metal door, a six-pane window, a paired one-over-one window, and two square awning windows. The porch has square posts, arched friezeboards, and a shed roof with a gabled section over the front entry to the main block.

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The house was constructed about 1845 and is in excellent condition. It has been radically altered; only the original massing of the main block is discernible. It was originally a five-bay wide Classic Cottage with a centered front entry and a different side wing and barn. It had an added Colonial Revival two-bay wide entry porch. The original barn was a side-gable structure. The house is not a contributing historic resource due to the alterations.

The house was constructed for local tin merchant Henry Holmes. Holmes (1806-1897) had already built two houses on Main Street (#31 and 32), and it is unclear where he was living when the subject house was built. It is known, however, that he was living there with his wife Sarah when he sold the house to James Hewitt in 1850. Hewitt lived there with his wife Rosanna for three years, and then sold the property to Francis L. Edson in 1853. Edson lived there with his wife Mary for two years. In 1855, the property was sold to John Townshend, who died a few years later. In 1859, his widow Sally sold the property to farmer William Townshend, who lived there with his wife Mary. At some point shortly after this, the house was occupied by Henry Holmes's son Sidney, who then acquired the property in 1864.

Sidney Holmes (1839-1897) was first a music teacher, and then starting in 1874, worked in his father's churn manufactory on Chester Street (#82), which had been established in 1861. He lived in the house with his wife Sarah. After Sidney's death, Sarah lived in the house until her death in 1907. In 1911, the property was sold to Harriet Walker of Pennsylvania, who used it as a vacation home with her husband Walter. In 1935, the Walkers conveyed the property to their daughters Margaret Walker and Mildred Schemm, both from out of state as well. The house remains a vacation home of the Schemm family.

A. Garage, c. 1990, non-contributing

The garage stands in close proximity to the wing of the house, and is connected to the house via an extension from the porch of the wing. It has a poured concrete foundation, board-and-batten siding, and a front-gable standing-seam metal roof with boxed cornices. There is a paneled wood garage door at the left end of the front gable wall, and a four-pane "stall" window at the right end. There is a diagonal-board "hay" door in the gable, and six-pane window in the east elevation. The garage was constructed about 1990 and is non-contributing due to its age.

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46. Boynton-Prouty House, 145 Route 121 East, c. 1851, contributing

This 1 ½ story wood-framed Classic Cottage is located on a three acre lot on the north side of Route 121 East at the east end of the historic district. It has a small setback from the street and faces east. The house is comprised of a main block and a large side wing. There are also a detached cottage (A) and a detached garage (B), both northeast of the house, which back up to a wooded hillside. The symmetrical main block has a rectangular footprint oriented perpendicular to the street, plank wall construction, a granite block underpinning, clapboard siding, and a side-gable asphalt-shingle roof with boxed cornices. There is a brick interior chimney at the front (east) roof slope near the south gable wall, two equidistant gabled dormers at the front roof slope and a full shed dormer at the rear roof slope, and a porch at the rear elevation.

Architectural trim of the main block includes molded eave and gable cornices and cornice returns, and flat-stock gable rakes, cornerboards, and window and door casings. The front entry has a vertical-board wood door with a multi-pane transom. The house has regularly-spaced double-hung vinyl windows with false muntins. The rear porch has square posts with paneled bases, arched friezeboards, a shed roof, and a plain railing with square balusters.

The 1 ½ story side wing projects north from the north gable wall of the main block and has clapboard siding, a side-gable asphalt-shingle roof, and two gabled dormers at the front roof slope and a two-bay shed dormer and gabled dormer at the rear roof slope. On the left side of the front elevation, there is a raised three-bay porch with a large staircase, and projecting from the left end of the rear elevation, there is a one-story addition. The porch has a mortared fieldstone foundation and matches the porch of the main block. The elevation under the porch has an entry and individual vinyl windows, and to the right of the porch, there is a triplet of vinyl windows. The rear addition has a rectangular footprint oriented perpendicular to the wing and projects west from the left end of the rear elevation of the wing. It has clapboard siding and a skewed gabled roof. The elevation that faces the road has a triplet of vinyl windows and a modern multi-pane entry door.

The house is in excellent condition. The main block was constructed about 1851, and except for the replacement windows and asphalt-shingle roof does not appear to have had any alterations. The right side of the wing was an old shed and was converted to living space in 1984. Classic Cottage features of the main block include the massing, five-bay symmetrical façade, and classical trim.

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The house was constructed for Nathan Boynton, an employee of a woolen factory. He lived in the house with his wife Sarah. After his death about 1877, the property was sold to John Butterfield (#33), who rented the house to Fred and Laura Prouty, who lived there with their sons Adin and Gerald. Fred Prouty worked for John Butterfield's soapstone business and was also a farmer. Gerald Prouty continued to live in the house with his wife Myrtle. In 1933, the property was conveyed to Fred and Laura Prouty's grandson Fred Prouty, who lived there until 1939, when he moved to Pleasant Street (#72) and sold the subject property to John and Alice Hough. John Hough died in 1961, and Alice Hough died about 1982, and the property has been owned by the same family since 1984.

A. Barn/Cottage, c. 1900, 1984, non-contributing

This 1 ½ story Neo-Colonial Revival cottage is located just northeast of the wing of the main house. It has a rectangular footprint oriented parallel to the street, clapboard siding, and a side-gable asphalt-shingle roof with boxed cornices and a cupola. There is a large gabled wall dormer just off-center on the front elevation, which is over a gabled entry porch with square posts. A small shed-roofed projection spans the east gable wall. The entry contains a modern door with a multi-pane upper light, and is flanked by paired multi-pane casement windows. The dormer has a paired multi-pane casement window, and the gables have round-arched multi-pane windows. The structure was originally a barn that was connected to the wing of the house. It was separated from the house and converted into a cottage in 1984. It is a non-contributing resource due to the alterations.

B. Garage, c. 1988, non-contributing

This 1 ½ story modern garage is located several yards east of the house and faces south toward the street. It has a poured concrete foundation, clapboard siding, and a front-gable standing-seam metal roof with boxed cornices. There are two paneled overhead garage doors, and a round-arched louvered opening in the gable. The garage dates to about 1988 and is a non-contributing resource due to its age.

47. Barrett House, 17 Townshend Road, c. 1805, c. 1817, contributing

This 2 ½ story Federal style house is located on a ½ acre lot at the southeast corner of Main Street and Townshend Road, and faces Main Street. It has a large setback from both streets and

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is one of the centerpieces of the historic district. There is a main block, one-story rear ell, a detached former lawyer's office (A), and a detached auxiliary building called Cricketers (B).

The symmetrical, five bay wide, Georgian-plan main block has a rectangular footprint oriented parallel to Main Street, a granite block underpinning, clapboard siding, a side-gable asphalt-shingle roof with boxed cornices, and two interior brick chimneys, each near the end of the roof ridge. There is a Colonial Revival entry porch at the centered front doorway. Architectural trim includes molded gable and eave cornices and cornice returns, bed moldings, gable rakes, and flat-stock cornerboards and window casings. The front entry has an architrave door casing, 2/3 height sidelights with two panes in each row, pilasters, and a paneled wood door. The porch has square posts with small bases and capitals, a gabled asphalt-shingle roof, friezeboards, and a shiplap tympanum. There are regularly-spaced six-over-six windows, and a secondary entry centered on the east gable wall.

The rear ell has a long rectangular footprint oriented parallel to Townshend Road and projects south from the right end of the rear elevation of the main block. It has a fieldstone foundation, clapboard siding and a gabled asphalt-shingle roof with no overhang. There is a small projection at the left end of the east elevation, which shares a roof with the ell, and there is a shed-roofed addition spanning the rear gable wall of the ell. There is a porch at the right third of the west elevation.

The ell is divided into three sections; the outer sections each have their own entry and flank a garage. The west elevation has, from left to right, a twelve-over-twelve window, a paneled wood door with a transom comprised of crown glass panes, a twelve-over-twelve window, a modern overhead wood garage door with square panels and a row of square lights, a six-over-six window, a paneled wood door with a transom comprised of crown glass panes, and at the west elevation of the addition there is an eight-over-eight window. The porch covers the doorway and flanking windows at the right end of the elevation. Its roof is an extension of the ell's roof, and it has square posts. The south elevation of the addition has a triplet of multi-pane double-hung wood windows. The east elevation of the ell, to the right of the projection, has a large segmental-arched trellised carriage bay and two six-over-six windows.

The main block of the house was constructed about 1817, and the section of the rear ell closest to the house may have been the original section of the house built about 1805. The house is in very good condition. The main block does not appear to have had any major alterations, and the front entry porch dates to the twentieth century. The garage was added in the mid twentieth century,

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and the crown-glass transoms and porch were added about 1965. The section behind the porch was converted from a shed to living space about 1965. Federal style features of the house include the massing, symmetry and Georgian floor plan, the regularly-spaced windows, and the simple architectural detailing.

The c. 1805 section of the house was constructed for either Enos Lovell or his son Don (1784-1839). It is possible it dates to the late eighteenth century, which means that it was built for Enos Lovell, but by the early nineteenth century it was owned by Don Lovell. Either way, it is one of the oldest remaining structures on Main Street. Don Lovell was originally from Rockingham, was a carder and cloth dresser at a woolen mill in Grafton, and bought a sawmill in 1807 that was probably near the Kidder Hill bridge (#79).

In 1817, Don Lovell sold the property to John Barrett, who added the main block of the house. Lovell then moved to Springfield. Captain John Barrett (1775-1856) came to Grafton in 1805, and owned a dry goods store in Middletown with partner Nathan Wheeler. Barrett recognized that Grafton village, then known as the lower village, was developing into an area of economic activity due to the industrial concerns and the tavern (#22), and decided it would be wise to built a store in the lower village. Nathan Wheeler disagreed, so the two men parted ways and Barrett built a brick store (#23) in 1816 across from what was to become his homestead. About 1830, Barrett turned the management of the store over to his nephew George Barrett, and focused on operating his 228 acre farm.

John Barrett lived in the house with his wife Lucy (1786-1866), who he married in 1822, and they had four children, John H. (born 1825), Charles (1830-1892), Susan and Lucy. Barrett also served in state militia and in both bodies of the Vermont legislature. Son John H. moved to Nebraska, and Charles lived in Grafton his whole life, drawing crayon portraits and serving as town clerk and state representative. He married his wife Caroline in 1859, and they lived for a while in the house next door (#25).

John Barrett eventually owned the homestead, the brick store, a parcel called the Dennison pasture, land near the meeting house in Middletown, a parcel called the River Lot, a wood lot and mowing, and another pasture lot. After Lucy Barrett's death, Charles Barrett inherited all of the family real estate, and moved back into the family homestead.

Charles's son John (1866-1938) was one of the most famous residents of Grafton. He was the United States Minister to Siam, a war correspondent with Admiral Dewey during the Spanish-

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American War, a Minister to Argentina, Panama and Columbia, and founder of the Pan American Union, serving as its first Director. During the latter directorship, the Beaux Arts style Pan American Union building was constructed in Washington, D.C. John Barrett was also considered responsible for the good relations between the United States and Latin America during his tenure as Minister, and helped secure the support of many countries from that region during World War I. Charles's sister Lucy married Francis Daniels (#3), and Charles's sister Susan Barrett apparently died at a young age.

By 1900, no Barretts were listed in the Grafton census records. John Barrett (Charles's son) used the house as a vacation home for most of his adult life. After his death, the property was conveyed to his nephew, named John W. Barrett, who lived in Illinois. In 1947, John W. Barrett sold the property out of the family to Benjamin C. and Frances K. McFadden, who probably lived in the house. In 1964, the property was sold to Dean Mathey, the President of the Windham Foundation. Mathey's son David lived in the house and operated the Cricketers out of the rear ell (see "B"). The property was conveyed to the Windham Foundation in 1972, and since then has been an annex to the Old Tavern at Grafton across the street (#22).

A. Putnam Law Office, c. 1834, contributing

This diminutive one-story building stands southeast of the rear ell of the house and faces west toward Townshend Road. It has a rectangular footprint oriented perpendicular to Townshend Road, a fieldstone foundation, clapboard siding over brick walls, and an open-eave front-gable asphalt-shingle roof. Centered on the front gable wall is a four-panel wood door beneath a small vertical opening with a vertical-board hinged door. Centered on the side elevations are six-over-six wood windows.

The building was constructed about 1834, and reportedly originally stood in the location of Cricketers (B), which is where it is located on the 1869 Beers map. Post-1869 photographs show it both attached to the rear ell and standing closer to the street corner. At some point it was moved to a farmstead on Route 121 East before the farmstead was purchased by Dean Mathey in 1964. About 1965, Mathey moved the building to the location of the Windham Foundation's tennis courts on Pleasant Street, and then it was moved to its current location about 1971, with the intention of returning it to as close to its original location as possible.

The building was constructed as the law office of David Putnam, Grafton's first lawyer. Putnam (born 1807) practiced law in Grafton from about 1834 to 1848. After that, Charles Barrett used

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the building as the town clerk's office. Since 1971, the Windham Foundation has provided a seasonal interpretive exhibit of Putnam's law office in the building. It is the only example of an office building in the historic district.

B. Garage/Cricketers, 1967, non-contributing

This two-story wood-framed Dutch Colonial Revival building is located on the east side of Townshend Road at the south end of the Barrett homestead property and has a moderate setback from the street. The symmetrical building has a rectangular footprint oriented perpendicular to the street, a fieldstone-veneer underpinning, clapboard siding, a front-gambrel asphalt-shingle roof with boxed cornices, and an interior brick chimney rising just off-center on the roof ridge. The south roof slope has three gabled dormers, and the north roof slope has two gabled dormers. A hipped pent roof covers a centered bay window on the front gambrel wall.

Architectural trim includes molded eave cornices and cornice returns and flat stock cornerboards, friezeboards, gable rakes, and window and door casings. The bay window has a clapboard base, a twenty-eight pane center window and six-over-six side windows. The bay window is flanked by matching wood doors with lower panels and upper nine-pane lights. Elsewhere, the building has regularly-spaced six-over-six wood windows.

The building was constructed in 1967 as a two-bay garage. In 1972, it was converted to an antiques store called Cricketers, which was operated by Dean Mathey's son David, who lived in the Barrett House and for seven years prior had operated the store in the ell of the house. Cricketers closed in 1995, and the building became an annex of the Old Tavern at Grafton (#22). It contains conference rooms and bedrooms.

48. Tuttle-Barrett-Conant-Ayers House/Greenacre, 56 Townshend Road, c. 1835, 2000, contributing

This 1 ½ story wood-framed transitional Cape Cod/Classic Cottage former house is located on the west side of Townshend Road. It has a small setback from the street and there is a paved parking lot north of the building. The building has a main block and a modern rear wing. The sidehall-plan three bay wide main block has a rectangular footprint oriented perpendicular to the street, a fieldstone foundation clapboard siding, and a front-gable asphalt-shingle roof with boxed cornices. Centered on the north roof slope is an interior brick chimney, and there is a

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small exterior brick chimney to the left of the other chimney. At the right end of the north roof slope, there are two gabled dormers. There is a full shed dormer at the south roof slope.

Architectural trim includes molded eave and gable cornices and cornice returns, and flat-stock cornerboards and window and door casings. The front entry, which is at the left end of the front gable wall, has a wooden flat arch above a fanlight window that is within a horizontal transom window, and a paneled wood door. The main block also has regularly-spaced twelve-over-twelve windows.

The rear wing is offset to the north of the rear (west) gable wall of the main block. It has a rectangular footprint oriented perpendicular to the street, a concrete foundation, clapboard siding, and an asphalt-shingled gabled roof. The north elevation has a full-façade porch with square posts with tall bases. There is an off-center doorway with a modern door with a multi-pane upper light and ½ length sidelights flanked by six-over-six windows. At the right end of the north elevation, there is a paneled wood door.

The former house was constructed c. 1835 and does not appear to have had any major alterations, except the front entry casing and transom are probably not original, and the original front entry has been removed. The south eaves elevation was originally the front façade and had a centered front entry, and the house originally had twelve-over-twelve windows. A barn once stood to the southwest of the house.

Although the east gable wall of the house is now the front elevation, the house is classified as transitional Cape Cod/Classic Cottage because the front façade was originally the south eaves elevation. The house is transitional because it has Classic Cottage massing but retains earlier Federal style features such as simple trim rather than heavier Greek Revival trim. This transition generally took place in Vermont in the mid 1830s, the period that the house was constructed. The rear wing was constructed in 2000. A large shed once stood at the rear (west end) of the property. It was converted into a garage in the mid twentieth century, and then into a studio and art gallery in the 1960s. It was moved to a property on Main Street in 1998 and is now an art gallery and studio (#13A).

The house was constructed for Ebenezer Tuttle. In 1838, it was sold to Silas Barrett, who sold it in 1845 to Luther Conant and Shepherd Bailey. Conant (born 1793) came to Grafton with his family about 1808, and was a house joiner and farmer. He lived in the house with his wife Mary. Bailey was related to Conant by marriage. In 1868, the Conants sold the property to Stephen

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Ayers, and moved down the road to #55. Ayers lived in the house with his wife Maria and daughter Sarah. After the death of her parents, Sarah lived in the house alone, and then conveyed the property to Ernest B. Stowell in 1912 with the agreement that he would provide a home on the premises for Sarah during her lifetime. (Sarah never married, and her relation to the Stowells is unknown.)

Ernest B. Stowell (born 1881) was the son of James and Lucy Stowell of Main Street (#26). He was a carpenter for most of his adult life, a building painter from 1903-1917, and also owned a sawmill for a short period of time during the 1910s. He lived in the house with his wife Ella and their children. In 1925, the property was sold to Lucy Daniels, who already owned and resided at two other houses in the village (#9 and 12). She used the subject house as a place for guests to stay, and called it "Greenacre."

In 1937, Daniels sold the house to Josephine and Chapin Howard. In 1951, the Howards, who were living in New York City at the time, sold the property to Kingsley and Justine Perry, who moved there from Massachusetts. In 1983, Justine Perry sold the property to Marlene Whitacre, who sold it to the Windham Foundation in 1996. From 1994 to 1998, the studio/art gallery was rented to artist Jud Hartmann, who moved it to his property on Main Street. In 1998, the house was converted to a gift shop and information center, and the Windham Foundation added the rear wing to serve as a café.

49. Ayers, George & Louisa, House, 69 Townshend Road, c. 1867, contributing

This 1 ½ story wood-framed vernacular Italianate house is located on a sloped one acre lot at the northeast corner of Townshend Road and Pleasant Street and faces Townshend Road. It has a moderate setback from both streets and is comprised of a main block, side wing, and attached barn. The main block and wing have rectangular footprints oriented parallel to Townshend Road, and share a front elevation. The wing is set back from the rear elevation of the main block. The barn is attached to the northeast corner of the side wing and projects east of the wing.

The house has a granite block underpinning, clapboard siding, an open-eave side-gable asphalt-shingle roof, and brick interior chimneys in the rear roof slope of the main block and the ridge of the wing. There are two off-center cross gables at the front elevation, one at the main block and one at the wing. Under the wing's cross gable, there is a three bay wide recess that provides an entry to the house. There is also a more formal entry at the right end of the main block.

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Architectural trim includes molded eave and gable cornices and double-band friezeboards that follow the outline of the cross gables, and flat-stock cornerboards and window and door casings. The right entry also has a wide friezeboard, molded cornice, and $\frac{3}{4}$ height sidelights. The house has regularly-spaced window openings. To the left of the recess, there are two six-over-six wood windows, and the recess itself has an entry flanked by six-over-six windows. One side wall of the recess has a two-over-two wood window. To the right of the recess, under the right cross gable, there are three window openings. Two contain two-over-two wood windows and the third has been blocked up with clapboards, although the window casings remain. The cross gables each contain a six-over-six window. The three-bay wide south gable wall has two-over-two wood windows, except for the left window opening in the gable, which has been blocked up with clapboards, although the window casings remain. The north gable wall has a modern paired one-over-one window at the first story and a six-over-six window in the gable.

The barn is attached to the left end of the rear (east) elevation of the wing, and projects north and east of the wing. It has a rectangular footprint oriented perpendicular to Townshend Road and faces this street. It has a fieldstone foundation, rough vertical-board siding, and a front-gable corrugated metal roof with boxed cornices. Architectural trim is limited to friezeboards, thin gable rakes, and flat-stock window and door casings. There is a vertical-board barn door at the west gable wall, one twelve-pane window at the right end of the north elevation, and a variety of reused multi-pane window sash at the east and south elevations. Due to the slope of the property, the barn is a bank barn, with an exposed basement at the rear.

The house was constructed about 1867 and does not appear to have had any major alterations. It is in very good condition. Vernacular Italianate features include the cross gables, asymmetry, and open-eave roof. The house was constructed for farmer George W. Ayres on land subdivided from the John Barrett homestead (#47). He lived in the house with his wife Louisa. George Ayres died prior to 1870, and Louisa continued to live in the house until her death in the late 1880s or 1890s. At some point, Thomas Davis acquired the property, who sold it to Martha Redfield in 1897.

Martha Redfield lived in the house with her husband Marshall, who was a stagecoach driver. After their deaths, the house was sold in 1927 to Burtis Kierstaed. After his death, the house was sold in 1942 to Dean and Rosa Zeller, and in 1946 the property was sold to George and Pauline Smith. After their deaths, the property was sold to Robert and Frances Stewart of New York in 1957. Robert Stewart's parents owned a house on Main Street (#19). The house has been owned

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by their daughter since 2006, so the property has remained in the same family for over fifty years.

50. Sherwin-Barry-Wilbur House, 80 Townshend Road, c. 1835, contributing

This 1 ½ story wood-framed vernacular Greek Revival house is located on the west side of Townshend Road and faces the head of Pleasant Street. It has a small setback from the road and is comprised of a main block, side ell, and a modern attached side barn. The five bay wide slightly asymmetrical main block has a granite block underpinning, clapboard siding, a front-gable standing-seam metal roof with boxed cornices, and an interior brick chimney emerging from the roof ridge. There is also an entry porch at the slightly off-center front doorway. Architectural trim includes molded gable and eave trim, and flat-stock friezeboards, gable rakes, and window and door casings. The gabled porch has square posts, a standing-seam metal roof, a friezeboard, and X-pattern wood railings. The front entry has a paneled wood door, and there are regularly-spaced two-over-two windows.

The ell projects south from the left end of the south elevation of the main block, and has a rectangular footprint oriented parallel to the street. It has a parged underpinning, clapboard siding, and a side-gable standing-seam metal roof with no overhang. Architectural trim is limited to flat-stock window and door casings. The five-bay front elevation is symmetrical and has a center doorway with a paneled wood door, and twelve-over-twelve wood windows.

The two-story barn is attached to the south gable wall of the ell and projects south and east of the ell. It has a rectangular footprint oriented perpendicular to the street, a concrete block foundation, clapboard siding, and a front-gable standing-seam metal roof with no overhang. There is also a one bay by one bay shed-roofed projection at the left end of the south eaves elevation. The front elevation has a double-leaf diagonal-board barn door and a twelve-over-twelve window, and the gable has two twelve-over-twelve windows. The south elevation has a small five-pane horizontal window, and the projection has a matching window in the south elevation and a twelve-over-twelve window in the east elevation.

The house was constructed about 1835, and is in very good condition. The porch probably dates to the twentieth century. Vernacular Greek Revival features of the house include the front-gable orientation and the regularly-spaced windows. The barn was built in 2007 and replaced a similar barn that burned down in 2006. The historic barn had the same massing, materials and window

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placement as the new barn, including the projection, except that the historic door was made of vertical boards, and there was a hay door above the barn door.

The house was constructed by carpenter Amasa Sherwin, who moved to Grafton from Landgrove in 1834. He probably lived in the house, and later built at least two other houses in the historic district (#13 and 14). In 1838, he sold the property to Silas Barrett, who bought the property to the north (#48) that same year. In 1843, Barrett sold the subject property to Nancy Barry, who lived in the house with her daughter Joanna. Joanna married Timothy Bliss and moved to Massachusetts.

After Nancy Barry's death, the property sold in 1869 to Abby Stearns, who may have lived there with her husband Reuben Stearns and their son William. While remaining in the Stearns family, the house was probably rented out during the 1880s and 1890s. In 1903, the property was sold to dressmaker Mabel A. French, who had just sold her family's homestead on Kidder Hill Road (#78). French moved to Rockingham and in 1905 sold the property to John Divoll of Rockingham, who probably rented the house out. The building was reportedly a house of ill-repute during the 1920s.

Divoll's heirs sold the property to Harry Wilbur (1890-1931) in 1924, the year he married his wife Beatrice, and they probably lived there. Harry was Vestus Wilbur's son (#25). After Harry Wilbur's death, his wife, as Beatrice Wilbur Hicks, acquired the property. She sold it in 1946, and in 1948 the property was acquired by Harry Wilbur's brother Frank Wilbur and Frank's wife Helen. They lived in the house and conveyed the property to their son Everett Wilbur in 1960. In 1970, Everett Wilbur sold the property to Elizabeth and Robert Bolton, who in 1990 conveyed it to their son, the current owner.

51. Chapman-Rice House, 87 Townshend Road, c. 1874, contributing

This 1 ½ story wood-framed vernacular Italianate house is located at the southeast corner of Townshend Road and Pleasant Street and faces Pleasant Street. It has a small setback from Townshend Road and a moderate setback from Pleasant Street. The house is comprised of a three bay wide main block and a rear wing, and there is a detached barn just south of the wing (A).

The main block has a brick underpinning, clapboard siding, a front-gable open-eave asphalt-shingle roof, a brick interior chimney at the rear of the roof ridge, a full-façade front porch, a

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cross gable at the right end of the west eaves elevation, and a side entry porch under the cross gable. Architectural trim includes molded gable and eave cornices, friezeboards and gable rakes, and flat-stock cornerboards and window and door casings. The front and side porches have square posts, standing-seam metal shed roofs, and plain wood railings with square balusters. The front and side entries have modern wood doors with lower panels and upper multi-pane lights, and the house has regularly-spaced six-over-six wood windows, except for the modern multi-pane bay window at the left end of the east eaves elevation.

The rear wing shares a wall and west roof slope with the west elevation of the main block, and is set back from the east elevation of the main block. It has clapboard siding, an asphalt-shingle roof at the west roof slope and a standing-seam metal roof at the east roof slope, a full shed dormer at the east roof slope, and a partially recessed modern porch spanning 2/3 of the east elevation. The west elevation has a modern overhead garage door with square panels and a row of square windows, and regularly-spaced six-over-six wood windows. The east elevation has six-over-six wood windows and an entry from the porch. The porch has square posts and a plain wood railing with square balusters.

The house was constructed about 1874 and is in excellent condition. The house was rehabilitated in 1965, which is when the porches and doors were replaced and the bay window added. Vernacular Italianate features of the house include the open-eave roof and cross gable. The house was constructed for Parker A. Chapman, a local house developer who had several buildings constructed in the historic district (#37, 51, 54, 59, 60, 68, 70, 71, 72, and 73). He may have lived in the house, as it was not sold until after his death in 1877. That year, it was sold to farmer Oscar P. Rice, who lived in the house with his wife Isabella and son John, and owned seven acres of farmland behind the houses across Townshend Road from their home. After Oscar Rice's death, John Rice acquired the property in 1890. He was also a farmer, and lived in the house with his wife Matilda and her daughters.

In 1910, the Rices sold the property to Thaddeus and Lura Park, who lived on Main Street (#21). In 1930, Lura Park sold the property to George Alexander, who sold it in 1938 to Alma Eddy and Kenneth Wilcox. In 1946, the property was sold to Frank and Blanche Woodard, who sold it in 1964 to the Windham Foundation. The Windham Foundation renovated the house in 1965, employing William & Geoffrey Platt of New York City as architects and local residents Frank Jones and Fred Prouty as contractors. It was first used as an annex to the Old Tavern at Grafton (#22), and since 1978, it has been rented as a private home.

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A. Horse & Carriage Barn, c. 1874, contributing

This 1 ½ story wood-framed barn is located in close proximity to the south gable wall of the house and faces Townshend Road. It has a small setback from the street, a rectangular footprint oriented parallel to the streets, a concrete foundation, clapboard siding, and an asphalt-shingle side-gable roof with no overhang. Architectural trim includes cornerboards, friezeboards, gable rakes, and flat-stock window and door casings.

The front eaves elevation has two sets of paired vertical-board barn doors, and a vertical-board pedestrian door. Together, the doors span the entire elevation. The knee wall has three six-pane wood windows. The south gable wall has one six-pane window at the right corner, and the east eaves elevation has one six-over-six window and a paired six-over-six window. The barn may be contemporaneous with the house, is in very good condition, and except for the replacement of the original foundation, does not appear to have any major alterations.

52. Mayo-Jarvis House, 128 Townshend Road, c. 1951, contributing

This 1 ½ story wood-framed Neo-Colonial Revival house is located on a knoll on the west side of Townshend Road and has a large setback from the street. There is a stone retaining wall along the street and driveway. The asymmetrical house has a rectangular footprint oriented parallel to the street, a concrete block foundation, aluminum siding, a side-gable asphalt-shingle roof with boxed cornices and cornice returns, an interior brick chimney rising off-center from the roof ridge, a small enclosed porch at the north gable wall, and a small garage projecting east from the right end of the front elevation.

The slightly-recessed off-center front entry has paneled reveals, flat-stock casings, a thin molded cornice, and a paneled wood door with a row of small upper panes. The house has regularly-spaced eight-over-eight wood windows, including one window to the left of the front entry and two windows to the right.

The porch spans 2/3 of the north gable wall of the main block and has a concrete block foundation, a side-gable asphalt-shingle roof and aluminum siding in the gable. There is a paneled wood door with a multi-pane upper light centered on the front elevation, which is flanked by eight-pane vertical windows over paneled bases. The other elevations have banks of multi-pane windows over paneled bases. The garage is at the basement level and has concrete

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block and aluminum-sided walls, a front-gable asphalt-shingle roof with boxed cornices and cornice returns, and a modern overhead garage door.

The house was constructed about 1951, and appears to originally have had clapboard siding. It is in excellent condition. The house was built for Lucy Mayo, who died shortly thereafter. In 1955, the property was sold to Roy and Lucia Jarvis. Roy Jarvis was Grafton's postmaster from 1956 to 1971. Lucia Jarvis died in 2008, and the property remains in the Jarvis family.

The house replaced a c. 1841 house built for Abiel Stoddard. In 1849, Stoddard sold the house to Leverett Phelps (1821-1891), who lived in the house with his wife Mary (1826-1901) for the rest of his life. Leverett Phelps was a grandson of Elijah Phelps, who moved to Grafton in 1788, and the brother of Samuel, Francis, Charles and Harlan Phelps, who were all successful businessmen in the village during the latter half of the nineteenth century. Leverett Phelps was a tailor his entire adult life, and also partnered with his brother Charles in a general store on Main Street from 1876 until his death (#16). The property remained in the Phelps family until 1950, and the house was reportedly demolished to make way for the extant house.

53. Weeks, Nathan & Adaline, House, 148 Townshend Road, c. 1860, contributing

This 1 ½ story wood-framed Greek Revival house is located on the west side of Townshend Road and has a moderate setback from the road. The house is of continuous architecture and is comprised of a sidehall-plan main block, a side ell, and an attached barn. The three bay by two bay main block has a rectangular footprint oriented perpendicular to the street, a granite block foundation, clapboard siding, a front-gable standing-seam metal roof with boxed cornices, and an exterior brick chimney at the rear gable wall.

Architectural trim includes molded gable and eave trim and cornice returns, an entablature, double-band gable rakes, corner pilasters, and flat-stock window and door casings. The slightly recessed front entry has paneled reveals, pilasters, a friezeboard, a molded cornice, almost full-height sidelights, and a board-and-batten door with strap hinges. The house has regularly-spaced six-over-six wood windows, including three windows in the front gable.

The ell has a rectangular footprint oriented parallel to the street and projects south and west from the left end of the south elevation of the main block. It has clapboard siding, a side-gable standing-seam metal roof, a brick chimney rising from the right end of the roof ridge, and a two bay porch at the right half of the front elevation with turned Queen Anne posts. There is a

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vertical-board door at the left end of the front elevation, and under the porch there is a six-over-six window and a paneled wood entry door.

The 1 ½ story barn is attached to the south gable wall of the ell, and shares a front wall and roof with the ell. It has a rectangular footprint oriented parallel to the street, clapboard siding, and a side-gable standing-seam metal roof with boxed cornices. A shed-roofed projection spans the rear eaves elevation. Architectural trim includes molded gable and eave cornices and cornice returns, friezeboards and gable rakes, cornerboards, and flat-stock window and door casings. The front elevation is spanned by a pair of double-leaf barn doors. The left doors are clapboard, and one of the leaves has a three-pane horizontal window in it. The right doors are vertical board. There is a vertical-board hay door above the right doorway. The south gable wall has a six-over-six window at the first story and a six-pane window in the gable. The south elevation of the rear projection has a vertical-board pedestrian door.

The house was constructed about 1860 and does not appear to have had any major alterations except for the replacement of the original roof. The porch probably dates to the late nineteenth century. The house is in excellent condition. Greek Revival features include the front-gable orientation, the recessed doorway with paneled reveals, sidelights, and molded cornice, the corner pilasters, the entablature, and the regularly-spaced windows.

The house was constructed for Nathan S. Weeks, who served as Grafton's postmaster from 1857 to 1868. According to the 1860 census, he was also a tailor. He lived in the house with his wife Adaline and daughter Mary. Adaline died in the 1860s, and Nathan remarried to Elizabeth. He died in the 1890s, and Elizabeth died in 1901. In 1901, the property was acquired by Chastina Thompson, and then inherited by her heir Alice Thompson Pettengill. It is unclear if either woman lived in the house. From 1926 to 1982, the house was owned by members of the Wright family, including Sarah Wright and Emma Wright.

54. Chapman-Walker-Clark House, 151 Townshend Road, c. 1860, 1973, contributing

This 1 ½ story wood-framed Greek Revival house is located at the southeast corner of Townshend Road and School Street on a one acre lot. It faces Townshend Road and has a moderate setback from Townshend Road and a large setback from School Street. The house is comprised of a sidehall-plan main block and a rear wing, and there is a large modern addition attached to the rear wing, creating a T-shaped footprint.

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The three bay by three bay main block has a fieldstone veneer underpinning, clapboard siding, a front-gable slate roof with boxed cornices, and an interior brick chimney at the north roof slope. There is also a gabled dormer at the north roof slope. The slightly recessed front entry has flat-stock casings, a molded cornice, almost full-height sidelights, and a paneled wood door. Other architectural trim includes molded gable and eave trim and cornice returns, entablatures, double-band gable rakes, thin cornerboards, and flat-stock window casings with drip edges. The main block has regularly-spaced two-over-two wood windows.

The rear wing is attached to the rear gable wall of the main block. It shares a north elevation and roof with the main block, and is set back from the south elevation of the main block. A one-story shed-roofed addition spans the south elevation and projects south of the main block. The wing has clapboard siding, a gabled slate roof, a large gabled dormer at the south roof slope, a gabled dormer at the north roof slope, and an entry porch at the right end of the north elevation. The architectural trim matches that of the main block. The large dormer has a slate roof, molded gable and eave trim and cornice returns, and a triplet of one-over-one windows. The porch has a gabled roof, square posts and a plain wood railing with square balusters. The north elevation of the wing has two-over-two wood windows.

The modern addition is attached to the rear gable wall of the wing. It has three sections, which project north and south of the wing, and which telescope from the largest section at the south end to the smallest section at the north end. The addition has a fieldstone-veneer concrete foundation, vertical barnboard siding, a wood shingle roof, and a large brick interior chimney rising from the ridge of the south section. The north section is a two bay garage, with two garage doors and a pedestrian door at the front elevation. The rest of the addition is living space, and has a variety of modern windows and sliding glass doors.

The house was constructed in 1859 or 1860 and is in excellent condition. Greek Revival features include the front-gable orientation, sidehall plan, slightly recessed entry with sidelights and molded cornice, and regularly-spaced windows. The wing's side addition and large dormer appear to date to the late twentieth century, and the rear addition probably dates to 1973.

The house was constructed for Parker Chapman, who had several buildings constructed in the village in the 1860s and 1870s (#37, 51, 54, 59, 60, 68, 70, 71, 72, and 73); this was one of the first houses that he had built. He did not live there, and sold the house immediately after its construction to farmer Stephen Walker, who lived there with his wife Louisa and children, including daughter Louise. In 1871, the property was conveyed to daughter Louise M. Clark

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(1837-1892), with a deed covenant that Clark was to provide a home on the premises for her father. Louise Clark lived there with her husband Henry (1825-1906) and son Everett (born 1860), and father until he died in the 1870s.

Everett continued to live in the subject house as an adult, and acquired the house from his father, who by 1900 was living in another house he owned elsewhere in town. Everett Clark operated a livery in a barn attached to the house from 1888-1903. (In 1972, this barn was moved to School Street, #63A). He also manufactured textile bobbins from 1897-1902, and lasts for Dandy Shiners from 1903-1904, probably at the former Tenney mill at the east end of Mechanicsville. He then moved to the nearby town of Westminster.

In 1918, Everett Clark sold the property to George and Minnie Hobart, who lived there with their children. In 1925, their daughter Eva Adams acquired the property. The house remained in the Adams family until 1963, when Walter Adams sold it to Jane Marie and J. Kenneth Currier, who sold it in 1971 to Edwin and Mary Sutphen. The Sutphens donated the barn to the Windham Foundation, which moved it to its extant site. They then sold the subject property to the Windham Foundation in 1973. Since then, it has been an art gallery called Gallery North Star.

55. French-Chapman House, 170 Townshend Road, c. 1860, contributing

This 1 ½ story wood-framed vernacular Italianate house is located on the west side of Townshend Road on a 5.5 acre lot and has a moderate setback from the street. A stockade fence lines the street in front of the house. The house has continuous architecture, including a main block, a side ell, an attached side barn, and an attached side modern garage.

The main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, clapboard siding, an open-eave front-gable asphalt-shingle roof, and a modern exterior brick chimney centered on the front elevation. Architectural trim includes flat-stock cornerboards, friezeboards, gable rakes, and window casings, and there are regularly-spaced six-over-six windows.

The five bay wide side ell projects north from the north elevation of the main block and is set back one bay from the front gable wall of the main block. It has a rectangular footprint oriented parallel to the street, clapboard siding, a side-gable standing-seam metal roof, a full-façade porch, and a four-bay shed dormer. The porch roof projects slightly forward of the main block and has tripartite chamfered posts. The first and fourth bays of the front elevation have

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entryways with paneled wood door with multi-pane upper lights, and other bays have regularly-spaced six-over-six wood windows. The dormer has four paired multi-pane casement windows.

The small 1 ¾ story barn is attached to the north gable wall of the wing and has a rectangular footprint oriented perpendicular to the street. It projects slightly forward of the wing, and has a fieldstone foundation, clapboard siding, a front-gable open-eave standing-seam metal roof, and an exterior brick chimney centered on the rear gable wall. Architectural trim includes flat-stock cornerboards, gable rakes, friezeboards, and window and door casings. The barn door opening at the left side has been infilled with vertical boards (or is an interior sliding door), and to the right there is a six-pane stall window. Above the barn door is a vertical-board hay door. The gable has a triplet of six-pane windows. The two bay garage spans the north eaves elevation of the barn, and has a rectangular footprint oriented perpendicular to the street. It has clapboard siding and a side-gable standing-seam metal roof with an offset roof ridge. The front elevation has two modern overhead horizontal-ribbed garage doors.

The house was constructed about 1860 and is in very good condition. The main block originally had an entryway in the third bay, the location of the extant chimney. This chimney was added in 1944, as well as the porch and the dormer of the ell. The garage appears to have been built in two sections; the section behind the ridge may have originally been an old shed-roofed shed, and the front section appears to have been added in the late twentieth century.

The house was constructed for Reuben French, who lived there with his wife Betsey and son Edwin. In 1865, the Frenches sold the house. Within the next few years, there were three owners, and then in 1868 it was sold to farmer Luther Conant, who lived there with his wife Mary. In 1879, the property was sold to farmer Samuel Jefferson Green, who moved there from Massachusetts with his wife Sarah and family. Green had a partnership with Charles White in a 240 acre farm on Route 121 between Mechanicsville and Cambridgeport. According to an old labeled photograph, the house was occupied by Nellie Moore from 1880 to 1896.

In 1896, the Greens sold the property to William Bridges. Bridges then moved to the nearby town of Athens and sold the property in 1903 to Henry Blodgett. It is unclear if Blodgett ever lived in the house. After his death, the property was conveyed in 1919 to his daughter Annie Jackman, who lived in Massachusetts. She sold it five years later to Albert and Isabell Hart, who moved there from New Hampshire. In 1935, the Harts sold the property to Julia Fletcher of New Hampshire. She moved to New York and sold the property in 1944 to Bruce Chapman of the same town in New York as her. (The five acre mowing behind the house was also acquired this

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year.) The house was then occupied by Chapman's aunt, Katherine Mann, who was town clerk and held office in the house, and by Mann's mother, Helen Coleman. In 1948 the property was conveyed to Chapman's relative William Chapman, who is the current owner.

56. Grafton Grange No. 117, 186 Townshend Road, c. 1876, moved 1941, contributing

This 2 ½ story wood-framed vernacular Italianate grange hall is located on the west side of Townshend Road at the south end of the historic district and has a moderate setback from the street. The four bay by four bay grange hall has a concrete foundation, clapboard siding, an open-eave front-gable standing-seam metal roof, an interior brick chimney off-center on the roof ridge, and a one-story full-façade front porch.

Architectural trim includes a double-band friezeboard and gable rake, and flat-stock cornerboards and window and door casings. The porch has chamfered posts and a standing-seam metal flat roof. The second and fourth bays of the front gable wall have entryways. The left entry has a double-leaf wood door; each leaf has two lower vertical panels and a large vertical single-pane upper light. The right entry has an individual wood door with two lower vertical panels and large vertical two-pane upper lights. The north eaves elevation has two modern entry doors protected by modern gabled hoods. The rest of the building has regularly-spaced two-over-two windows, except for the front gable, which has a six-over-six window.

The building was constructed in 1876 and is in excellent condition. Vernacular Italianate features include the open-eave roof and vertical massing. The building was moved to this location in 1941 from Main Street where it stood in between and in close proximity to properties #12 and 15. The building was constructed as the Grafton Grange, sixteen years after a local farmers' club was organized in 1860, and two years after the Grafton Grange No. 117 of the Patrons of Husbandry was chartered in 1874. It was built by Franklin Woolley (#15) directly behind his house and facing Main Street, and contained a grange store on the first floor. The G.A.R., I.L. Clarke Post #87 and the Women's Relief Corps also met there.

The grange building's next-door neighbor Lucy J.C. Daniels (#12) was concerned about the building catching on fire and harming her house, so she funded its move, which took place in 1941. It was moved by contractor Will Cushman & Son. The building remains the Grafton Grange, and since 1989, it has also been the home of the Nature Museum at Grafton.

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57. Grey-Sparks House, 193 Townshend Road, c. 1859, 1993, contributing

This 1 ½ story wood-framed Greek Revival house is located on a one acre lot on the east side of Townshend Road and has a small setback from the street. The house is comprised of a sidehall-plan main block, a rear wing, and a rear addition, all with rectangular footprints oriented perpendicular to the street.

The three bay wide main block has a parged underpinning, clapboard siding, a front-gable standing-seam metal roof with boxed cornices, an interior brick chimney at the left end of the north roof slope, and a full-façade front porch. Architectural trim includes paneled corner pilasters, molded gable and eave cornices and cornice returns, friezeboards and gable rakes with bed moldings, and flat-stock window and door casings. The front entry has a paneled wood door, and there are regularly-spaced two-over-two wood windows. The porch has square posts, a plain wood railing with square balusters, and a standing-seam metal shed roof.

The rear wing spans most of the rear gable wall of the main block. It has a parged underpinning, clapboard siding, and a gabled standing-seam metal roof. There is a large entry porch centered on the north elevation, with a standing-seam metal shed roof, square posts, and a plain wood railing with square balusters. Architectural trim is limited to flat-stock window and door casings. The entryway has a wood door with lower panels and an upper four-pane vertical light. Flanking the door are two-over-two wood windows. The south elevation has a paired and an individual modern casement window.

The rear addition is attached to the rear gable wall of the rear wing. It is in the same plane as the north elevation of the wing and projects south of the wing. It has a concrete foundation, clapboard siding, a front-gable standing-seam metal roof with boxed cornices and cornice returns, and an interior brick chimney near the front of the roof ridge. There is an enclosed gabled entry vestibule at the left end of the north eaves elevation, and another entryway at the right end of this elevation. Both entryways have modern doors with multi-pane upper lights. In between the doorways are two modern six-over-six windows. There is an entryway at the left end of the south elevation with a modern door, and two modern six-over-six windows to the right of it.

The house was constructed about 1859 and is in excellent condition. Greek Revival features of the house include the front-gable orientation, the sidehall plan, the corner pilasters, and the regularly-spaced windows. The main block appears to be intact, although the porch posts

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probably date to 1978, when the house was rehabilitated. The porch and casement windows of the rear wing probably also date to 1978. The rear addition was constructed in 1993.

The house was constructed for Jacob Grey of New York, who may not have ever moved into the house, as when he sold it in 1862, he was also living in New York. In 1864, the property was acquired by farmer John L. Sparks, who lived there with his wife Susan and son Frank for many years. Frank Sparks inherited the property, and lived there with his wife Lizzie. Lizzie Sparks sold the property to William Grace of New York City in 1951, ending eighty-seven years of ownership by the same family. Grace sold the property to the Windham Foundation in 1969. The rear addition was originally the Windham Foundation's information center and conference room, and is now the Windham Foundation's fitness facility. The rear addition replaced a garage.

58. Thompson House, 225 Townshend Road, c. 1850, contributing

This 1 ½ story wood-framed Classic Cottage is located on a 15-acre parcel on the east side of Townshend Road at the south end of the historic district. The former house has a moderate setback from the street and faces south. There are open farm fields and a pond east of the house, and north of the house there is a lawn and a gravel parking lot. The house is comprised of a main block and renovated and expanded side wing.

The symmetrical five bay by three bay main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, clapboard siding, a side-gable asphalt-shingle roof with boxed cornices, an interior brick chimney off-center on the south roof slope, and two equidistant gabled dormers at the front roof slope. The main block is encircled by a full entablature, which creates a pedimented side gable. Other architectural trim includes corner pilasters, molded gable cornices, gable rakes, pedimented gables on the dormers, and flat-stock window and door casings with drip edges. The slightly recessed, centered front entry has pilasters, a paneled wood door, and 2/3 height sidelights. There are regularly-spaced six-over-six wood windows.

The wing projects east from the east gable wall of the main block. It shares a north wall with the main block and is set back from the south wall of the main block. It has clapboard siding and a side-gable standing-seam metal roof with boxed cornices. A secondary wing projects to the east. At the south elevation, the left end of the primary wing has four single-pane French doors, and the secondary wing is spanned by a matching set of doors. Both sets of doors are set within

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recesses. At the north elevation, there are two recesses; the left one provides the main entry to the building, a modern wood-framed glazed door. The north elevation of the secondary wing has a modern shed-roofed bay window with paired six-over-six windows in the center section and individual six-over-six windows in the sides.

The construction date of the former house could not be determined, as there may have been a house on the property as early as 1809, but the Classic Cottage appearance cannot date to earlier than 1835. The c. 1850 date was chosen based on a transfer of ownership in 1849. The building is in excellent condition. Classic Cottage features include the massing, symmetry, centered doorway, pilasters, entablature, pedimented gable, and regularly-spaced windows.

The main block historically had a wing with double-hung windows, a two-bay shed dormer at the north roof slope, a three-bay shed dormer at the south roof slope, and a shed-roofed three-bay porch at the south elevation, which spanned the center and right bays of the façade and had a gabled entry bay and turned posts. The building was renovated in 1976. Work included the removal of the shed dormers and replacement with the extant front dormers, and the replacement of the wing with the extant wing, which has the same footprint. This was the first renovation undertaken by the Windham Foundation that followed current federal preservation standards that recommend that an addition to a historic structure should be compatible with but not imitate the historic structure. (Previous renovations by the Windham Foundation updated buildings in a Colonial Revival manner.) The renovation was designed by Robert Burley Associates of Waitsfield, Vermont.

The house was constructed on land owned by the Thompson family since 1809, when John Thompson, Sr., acquired the empty parcel. In 1843, the children of John Thompson acquired the property, and in 1849, John Thompson, Jr. became the sole owner. Farmer John Thompson, Jr. (1824-1877), lived on the property with his wife Chastina (1827-1910), and their son Charles E. (1857-1900). Charles then acquired the property, and lived in the house with his wife Victoria, and mother. Victoria died young, and Charles remarried to Florence.

After Charles Thompson's death, the family sold the property to Fred O. Merrifield in 1901. Prior to moving there, Merrifield worked in Eaton's dry goods store on Main Street (removed 1934), and may have been living in the store building. Merrifield became a dairy farmer and lived in the house with his wife Ida and children. The Merrifields later moved to the nearby town of Rockingham, and sold the property in 1939 to Francis O. and Elizabeth Coburn. In 1954, the Coburns sold the property to Edgar Sr. and Edgar Jr. McWilliam. The McWilliams's

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sold the property to the Windham Foundation in 1974. The Windham Foundation renovated the building and since 1976 it has been the administration building of the foundation.

59. Chapman-Clark House, 15 School Street, 1871, contributing

This 1 ½ story wood-framed vernacular Italianate house is located at the northeast corner of Townshend Road and School Street, and faces Townshend Road. It has a small setback from Townshend Road and a moderate setback from School Street, and sits on a lot that descends to the east. There is a sidehall-plan main block, a rear wing, and an attached rear garage, which create a long footprint oriented parallel to School Street.

The main block has a granite block underpinning, vinyl siding, a front-gable open-eave standing-seam metal roof, an interior brick chimney at the north roof slope, and a full-façade front porch. The architectural trim has been concealed by the vinyl siding. The front entry has an Italianate wood door with two upper vertical round-arched lights, and there are regularly-spaced double-hung vinyl windows. The front porch has square posts, a plain wood railing with square balusters, and a standing-seam metal shed roof.

The wing projects east of the east gable wall of the main block. It shares a wall with the north elevation of the main block, and is set back from the south elevation of the main block. It has a concrete block foundation, vinyl siding, a standing-seam metal open-eave gabled roof, an interior brick ridge chimney, full-façade porch at the south elevation, and a shed dormer at the left end of the south roof slope. The three bay porch has a stone veneer base, square posts, and arched friezeboards between the posts. There are entryways from the porch at both the left and right ends of the north elevation. The wing has regularly-spaced double-hung vinyl windows.

The garage projects east from the east gable wall of the wing and sits at a lower level than the wing due to the slope of the lot. It has vinyl siding and a standing-seam metal gabled roof with no overhang. The south elevation has a modern wood veneer door with three upper horizontal lights, and two modern overhead garage doors with square panels and a row of square lights. There is a carport spanning the east gable wall of the garage.

The house was constructed in 1871 and is in very good condition. The vinyl siding and windows appear to have been added in the late twentieth century. The concrete block foundation of the wing suggests it was built in the mid twentieth century. The garage appears to date to the late

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twentieth century. Vernacular Italianate features of the house include the front-gable orientation, open-eave roof and Italianate door.

The house was constructed for local developer Parker Chapman, who had several buildings constructed in the village (37, 51, 54, 59, 60, 68, 70, 71, 72, and 73). He sold it in 1871 to Richard K. Clark, who lived there with his wife Louisa. After their deaths, their heirs sold the property in 1902, and in 1903 it was acquired by James Butters and his son Henry, who both moved there from the nearby town of Windham. James Butters was a cooper. After his death in the 1910s, Henry lived in the house with his wife Alberta. In 1918, they sold the property to Norma Jennison, who moved there with her husband Ray from the nearby town of Rockingham. Ray Jennison was a teamster. In 1938, the Jennisons sold the property to B.L. Crue of New Jersey, who probably used the house as a vacation home, as he was still living in New Jersey when he sold the property in 1945. Afterwards, the house had several owners until it was purchased in 1968 by the current owners.

60. Chapman-Aiken House, 47 School Street, c. 1873, contributing

This 1 ½ story wood-framed vernacular Italianate house is located at the northwest corner of the bend in the road of School Street and has a moderate setback from both legs of the road. The sidehall-plan house faces east and has a sidehall-plan main block, a rear wing, and an attached rear garage, which create a long east-west footprint.

The main block has a granite block underpinning, asbestos shingle siding, a front-gable open-eave standing-seam metal roof, and an interior brick chimney and two gabled dormers at the north roof slope. Architectural trim includes molded gable and eave cornices, flat-stock friezeboards and gable rakes, and thin architrave door and window casings. The front entry has a wood door with a multi-pane upper light, and there are regularly-spaced double-hung vinyl windows, as well as a small awning window at the south elevation.

The wing projects west of the west gable wall of the main block. It shares a wall and roofline with the north elevation of the main block, and is set back from the south elevation of the main block. It has asbestos shingle siding, a standing-seam metal open-eave gabled roof, and a two bay porch at the right half of the south elevation. The porch has a stone veneer base, square posts, and a shed roof. Within the porch, there is a modern multi-pane bay window and an entryway, and at the left end of this elevation there is a wood door with a multi-pane upper light.

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The garage projects west from the west gable wall of the wing. It has a concrete foundation, asbestos shingle siding with plywood siding in the gable, and a corrugated metal gabled roof with boxed cornices. The south elevation has two modern overhead garage doors with square panels and a row of square lights, and the west gable wall has two six-over-six windows.

The house was constructed sometime between 1871 and 1873 and is in very good condition. Vernacular Italianate features of the house include the front-gable orientation and the open-eave roof. The asbestos siding and garage were probably added during the third quarter of the twentieth century, and the vinyl windows probably date to the late twentieth century. An old photograph shows the house with clapboard siding, wood shingle roofs, and a full-façade recessed porch at the south elevation of the wing. There was also a full-façade front porch, and a small barn in the location of the garage.

The house was constructed for local developer Parker Chapman, who had several buildings constructed in the village (37, 51, 54, 59, 60, 68, 70, 71, 72, and 73). Chapman sold it in 1873 to John Blake, who sold it in 1877 to widow Fanny Aiken. She remarried and lived in the house with her husband Nathan Wyman, who was a carpenter, and her son Frank Aiken. Nathan Wyman died and Fanny remarried and became Fanny Shelley. After her death about 1919, the property was sold in 1920 to John Moody, who owned the house until 1932. It was a rental property until 1946, when it was sold to Edward and Mildred Willard. Ed Willard was a contractor for the Windham Foundation, and worked on about nine rehabilitation projects in the village. In 1997, the subject property was conveyed to the Willard Trust.

61. Grafton Elementary School, 58 School Street, 1988, non-contributing

This large wood-framed multi-section modern school is located on the south side of School Street. It has a large setback from the street and faces east. There is a large paved lot east of the building. The building has four sections creating an L-shaped footprint. All of the sections have concrete foundations, clapboard siding, and standing-seam metal gabled roofs. The northeast corner section is the tallest section and is a two-story structure with an almost square footprint and an east-west roof ridge. Its symmetrical east gable wall has randomly-placed banks of multi-pane casement windows, and the north elevation has an entryway with a solid panel door protected by a gabled hood.

Projecting south from the left end of the south elevation of the corner section, there is a one-story section with a long rectangular footprint oriented north-south. Its east eaves elevation has a bank

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of seven multi-pane casement windows and a secondary entry to the school. In the corner created by the intersection of these two sections, there is a three-story tower and a portico that provides the main entry to the school. The third story of the tower is a belvedere, with two-bay arcaded openings and a steep pyramidal roof. The entry portico projects east of the building and has cylindrical columns with square bases and a hipped roof.

Projecting west from the southern section, there is a one-story section with a rectangular footprint oriented east-west. Its symmetrical north elevation has two entryways with modern metal-framed glazed doors protected by gabled hoods. The entryways are flanked by banks of six multi-pane casement windows. Projecting north of the corner section, there is a smaller one-story section with a rectangular footprint oriented east-west and a north-south roof ridge. Its east eaves elevation has two entryways with modern solid panel doors that are protected by a shallow projecting roof.

The school was constructed in 1988 and opened in January 1989. It was designed by Group Design Architects of Rutland, Vermont, and built by the John A. Russell Corporation. It is the third school on this site. The first school was constructed in 1867, after the two schoolhouses in the village (#12 and 35) were consolidated into one new school. It was called the District No. 2 Schoolhouse, and was a 2 ½ story wood-framed symmetrical Greek Revival structure that faced north. It was five bays wide, and had clapboard siding, a side-gable roof, corner pilasters, entablatures, a centered doorway, regularly-spaced six-over-six windows, an entry porch, and a large cupola. The porch had fluted columns with small bases and capitals, and a flat roof with a molded cornice. The entryway had ¾ height sidelights and pilasters. The octagonal cupola had an octagonal base, a vertical window in each of the eight sides, and a concave roof with a ball finial. This school burned down in 1936.

The second school on the site was constructed in 1937 and was much smaller than the previous school, reflecting the reduction in Grafton's population since 1867. It was a 1 ½ story wood-framed symmetrical Colonial Revival structure that faced north. It had a raised basement, clapboard siding, a side-gable roof, and a centered front-gable pavilion. The pavilion had a centered double-leaf doorway, and there were regularly-spaced six-over-six windows at the front elevations, three large twelve-over-twelve windows at the east gable wall, and a bank of four large double-hung windows at the west gable wall. In the 1970s, a concrete block flat-roofed addition was constructed at the rear. This building was removed to make way for the extant school, and also reflects a change in population since 1937; this time, the population had increased to the degree that a larger school was necessary.

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62. Kent-Perkins House, 70 School Street, c. 1906, contributing

This 1 ½ story wood-framed vernacular Queen Anne house is located on the east side of School Street on a “landlocked” lot behind property #64. It has a very large setback from the street and is accessed by a long driveway. The house has a main block, a side ell, and an attached side barn. The four bay by three bay front-gable main block has a rectangular footprint oriented parallel to the street, a fieldstone foundation, clapboard siding, a front-gable open-eave standing-seam metal roof, an interior brick ridge chimney, an exterior brick chimney at the rear gable wall, and a full-façade front porch.

Architectural trim includes friezeboards, gable rakes and cornerboards, and flat-stock window and door casings. The front porch has square posts, a plain wood railing with square balusters, and a standing-seam metal open-eave shed roof. The front entry is in the third bay of the front gable wall, and has a wood door with lower panels and an upper Queen Anne light. The main block has regularly-spaced six-over-six wood windows.

The four bay wide side ell projects south of the south eaves elevation of the main block. It has clapboard siding and a standing-seam metal roof. The east roof slope has two levels; the lower level extends over a small one bay by one bay projection at the left end of the front elevation and incorporates a recessed porch. The three bay porch has square posts and a plain wood railings with square balusters. At the left end of the porch, there is an entryway with a modern wood door with a multi-pane upper light. The other two bays have six-over-six wood windows.

The barn projects south of the south gable wall of the side ell and has a rectangular footprint oriented parallel to the street. It has clapboard siding and a side-gable open-eave standing-seam metal roof. There is a shed-roofed garage spanning the south eaves elevation. Architectural trim includes friezeboards, gable rakes, cornerboards, and flat-stock window and door casings, including a horizontal band that spans the front elevation above the barn door. The double-leaf vertical-board hinged barn door is at the left end of the elevation, and is next to two square stall windows. Above the barn door, there is a vertical-board hay door. The garage has a modern overhead door.

Local resident Fred Prouty (1897-1983) claimed that the house was a woodworking shop before it was converted to a house. If so, the shop would have been constructed after 1892, when the amount of the property in a deed transfer is too low to include a building. About 1906, the

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building was either converted to a house or the extant house was constructed. Its vernacular appearance and structure do not help with this determination.

The house is in excellent condition. The main block originally had two-over-two windows and a porch with Queen Anne turned posts. The wing was originally a shed with a shed roof, and the barn retains its historic appearance. The house was rehabilitated in 1972; this is when the extant porch of the main block was replaced and the shed was converted to living space. The porch in front of the wing was added later. Although the house is vernacular, it is assigned the Queen Anne classification due to the front door, the original Queen Anne porch, and the time period the house was built (or updated from a workshop into a residence).

The house was converted/constructed for Delmer D. Kent and his bride Helen. Delmer Kent (born about 1875) moved to Grafton from the nearby town of Townshend and was a blacksmith in Grafton from 1901-1916 at the blacksmith shop in front of the house (#63). He lived above the shop before moving into this house.

In 1916, the Kents sold the property to Florence Hawley of Massachusetts, who probably used the house as a summer home. In 1921, Hawley sold the property to Lena M. Perkins, who lived there with her husband Edford. Edford lived there for over fifty years, and sold the property to the Windham Foundation in 1972. The Windham Foundation sold the property to the current owners in 2001.

63. Leonard Blacksmith Shop, 72 School Street, c. 1875, contributing

This small 1 ½ story wood-framed vernacular blacksmith shop is located on the east side of School Street. It has a small setback from the street, and a rectangular footprint oriented perpendicular to the street. The three bay by four bay building has a fieldstone foundation, wood shingle siding, a front-gable open-eave standing-seam metal roof, an interior brick chimney at the north roof slope, and a cupola. East of the shop, there is a livery stable (A).

Architectural trim includes friezeboards, gable rakes, cornerboards, and flat-stock window and door casings. The front gable wall has a centered double-leaf paneled wood door. To the left of this, there is a six-over-six wood window, and to the right, there is a paneled wood door protected by a small gabled hood. There is a six-over-six window in the front gable. The south elevation has an off-center sliding barn door with two cross-braced lower panels and two six-pane upper lights. To the left of the doorway, there is a six-over-six window, and to the right,

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there are two six-over-six windows. The north elevation has regularly-spaced six-over-six wood windows. The rear gable wall has a vertical-board door. The small square cupola is centered on the roof ridge and has square louvered openings in each face, a pyramidal wood-shingle roof, and an anvil-shaped weathervane.

The blacksmith shop was constructed sometime between 1875 and 1877 and is in excellent condition. The cupola was added about 1957. The shop was built for Jonathan D. Leonard, who was a blacksmith in Grafton until 1880 and lived on Pleasant Street (#66). About 1880, Leonard sold the shop to Wortley E. Clough, who was a blacksmith in Grafton from 1879 to 1880. In 1885, Clough sold the shop to Jerome Adams, who was a blacksmith in Grafton from 1885 to 1900. In 1901, the shop was acquired by blacksmith Delmer D. Kent, who was a blacksmith in Grafton from about 1901 to 1916. He lived above the shop until moving into his house behind the shop (#62).

In 1916, the shop was acquired by Harry A. Farnsworth, who according to the local business directory was a blacksmith in Grafton from 1910 to 1931. He also opened Grafton's second automobile service garage in the shop, which he operated from 1926-1939. Farnsworth lived on Pleasant Street (#64). In 1947, Farnsworth sold the shop to Alice and John Hough, who lived on Route 121 East (#46). (According to the records of the Windham Foundation, Farnsworth continued to operate the blacksmith shop until his death in 1957.)

In 1957, the Houghs sold the blacksmith shop to Mat Hall, who later became the first president of the Windham Foundation. Hall bought and restored it in order to save Grafton's only remaining intact blacksmith shop, and added the cupola. In 1966, ownership of the property was transferred to the Windham Foundation. Since 1987, the foundation has opened the shop for smithy demonstrations on a seasonal basis. The first smithy of this program was Hilton Dier, III, of Middlebury, Vermont.

A. Clark Livery Stable, c. 1888, moved 1972

This 1 ¾ story wood-framed stable is located directly behind (east of) the blacksmith shop and faces south. It has an almost square footprint, vertical-board siding, except for part of the front and rear gable walls, which have board-and-batten siding, and a front-gable open-eave corrugated metal roof. Architectural trim includes friezeboards, gable rakes, cornerboards, and window and door casings.

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The front gable wall has three double-leaf vertical-board barn doors, one at each end of the elevation and one off-center, and there are also a vertical-board pedestrian door and a nine-pane window to the right of the left door. The right end of the lower part of the front gable has a small square window, and the upper part of the gable has a six-pane window. There is a two-over-two wood window at the right end of the west eaves elevation, and four stall windows at the first story of the rear gable wall.

The stable was constructed no later than 1888, and could possibly date to the 1860s. The outer bays appear to have been added after construction. It is possible that the structure was built as a barn, and then enlarged in 1888. It is in good condition. In 1972, it was moved to its current location from Townshend Road, where it had been attached to the rear of the Clark House (#54). From 1888 to 1903, the structure was Everett Clark's livery stable (Clark lived in the house associated with the stable).

In 1972, the Sutphens, the new owners of the Townshend Road property, donated the stable to the Windham Foundation. After it was moved, it was used to store a collection of old carriages owned by the Windham Foundation. The carriages provided rides for guests of the Old Tavern at Grafton.

64. Blood, John & Mary, House, 18 Pleasant Street, c. 1868, contributing

This 1 ½ story wood-framed vernacular Greek Revival house is located on the south side of Pleasant Street and has a moderate setback from the street. A detached garage sits southeast of the house (A). The sidehall-plan house has a granite block underpinning, novelty siding, a front-gable asphalt-shingle roof with boxed cornices, and a full-façade front porch. There is a three-level one bay deep modern projection spanning the east eaves elevation of the house. The middle section, which is the tallest, also has a full shed dormer. Half of the west roof slope is spanned by a shed dormer.

Architectural trim includes molded gable and eave cornices and cornice returns, friezeboards, gable rakes and cornerboards, and flat-stock window and door casings. The porch extends in front of the side addition, and has square posts, a wood railing with turned balusters, and a hipped asphalt-shingle roof. The front entry has a paneled wood door and ½ height sidelights. The front and west elevations have regularly-spaced two-over-two replacement windows. The three sections of the east elevation each have one window; a two-over-two replacement window, a casement window, and paired six-over-six wood windows.

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The house was constructed in 1868 or 1869 and is in excellent condition. Greek Revival features include the front-gable orientation, sidehall plan, regularly-spaced window openings, and front entry sidelights. The house was completely renovated in 2006, when the side sections were added and all of the exterior fabric was replaced, including the clapboard siding. The house has lost some of its historic integrity due to the renovation, but has enough integrity to retain its historic status.

The house was constructed for Henry Holmes, who had previously built many other houses in the village (#31, 32, 40, 42 and 45). It may have been built by John R. Blood, as he was the first occupant and was a carpenter. He lived there with his wife Mary, and was conveyed ownership of the property in 1874 by Holmes. From 1877-1879 he sold tinware. In 1878, the Bloods sold the property to widow Emily "Emma" Davis, who lived there with her children. Davis remarried to Clifton Fairbank. They sold the property in 1894, and in 1897 it was acquired by Janette Shepardson.

In 1908, Shepardson sold the property to stagecoach driver Frank E. Aiken, who had previously lived on School Street with his mother (#60). He lived in the house with his wife Florence and daughter, and operated a livery from 1916 to 1920 in an unknown location, possibly Everett Clark's former livery (#63A). Florence Aiken was a milliner from 1914-1922.

In 1923, the Aikens sold the property to Harry and Harriet Farnsworth. According to the local business directory, Harry Farnsworth was a blacksmith from 1910 to 1931 (#63), and also operated an automobile service garage in the blacksmith shop from 1926-1939. He also operated a sawmill and lumberyard from 1938-1942. (According to the records of the Windham Foundation, Farnsworth continued to operate the blacksmith shop until his death in 1957.) In 1947, the Farnsworths sold the property to Alfred and Flora Hakey, who sold it to Jesse and Esther Lawrence in 1957. Jesse Lawrence sold the property to Catherine Wright and her daughter Cynthia in 1962, and then moved into his parents' house down the street (#71). The Wrights owned the house until 2006, when it was sold to the current owners.

A. Automobile Garage, c. 1964, 2006, non-contributing

This two-bay wood-framed detached garage is located southeast of the house and has a large setback from the street. It has a rectangular footprint oriented parallel to the street, a concrete foundation, novelty siding, and a front-gable open-eave asphalt-shingle roof. Architectural trim includes cornerboards, friezeboards, gable rakes, and flat-stock window and door openings. The

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front gable wall has two overhead wood garage doors with square panels, and there is a small square window opening in the gable. The garage was constructed about 1964 and was renovated in 2006, including the replacement of the original clapboard siding. The garage is non-contributing due to its age.

65. Leonard House, 26 Pleasant Street, c. 1872, contributing

This 2 ½ story wood-framed Italianate house is located on the north side of Pleasant Street and has a moderate setback from the street. East of the house, there are a detached former watch and jewelry-making shop (A), and a small shed (B). The house has a main block and a side ell. The three bay wide sidehall-plan main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, clapboard siding, a front-gable open-eave standing-seam metal roof, an interior brick chimney centered on the east roof slope near the roof ridge, and a full-façade two-story recessed porch under a projecting pedimented gable.

Architectural trim includes molded gable and eave cornices, flat-stock friezeboards, gable rakes and cornerboards, and flat-stock window and door casings with thin molded cornices. The gable window's casing has a segmental-arched lintel. The porch has tripartite chamfered posts, plain wood railings with square balusters, and a newel post with a ball finial. There are stacked entryways at both levels of the porch, which contain modern wood doors with large vertical multi-pane lights. The main block has regularly-spaced six-over-six wood windows.

The 1 ½ story two bay wide ell projects east from the right end of the east elevation of the main block. It has a parged underpinning, clapboard siding, an open-eave side-gable asphalt-shingle roof, a full-façade front porch, a modern exterior brick chimney centered on the east gable wall, and a shed dormer that spans most of the front roof slope. Architectural trim includes molded eave and gable trim, flat-stock friezeboards and cornerboards, and flat-stock window and door casings with thin cornices. The porch has thin chamfered posts and a plain wood railing with square balusters. The front elevation has an entryway with a modern wood door with a multi-pane upper light and a six-over-six wood window. The dormer has two eight-over-eight wood windows.

The house was probably constructed in 1872 and is in excellent condition. Italianate features of the house include the front-gable orientation, open-eave roof, chamfered tripartite porch posts, and segmental-arched window. The house does not appear to have had any major alterations. It was renovated in 1965, but probably retains its historic appearance.

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The house was constructed for Samuel Leonard (1841-1918), who moved to Grafton from Newfane, Vermont, in 1872. From 1873 until his death, he was a jeweler, silversmith, and watch and clockmaker and repairer in the shop next to the house (A), and was considered a “mechanical genius.” He was also a wheelwright from about 1891 to 1910; he probably took over the French carriage shop just down the street after the Frenches moved to Bellows Falls (#69). Leonard lived in the house with his wife Catherine and their children. His son Harlan continued to live in the house as an adult with his wife Daisy and children, and joined his father’s business. He was also the manager of the Grafton Tavern’s livery from 1902 to 1903 (#22), and spent a few years as a wheelwright after his father’s death.

In 1918, after his father’s death, ownership of the house was conveyed to Harlan Leonard. He continued the family businesses until the early 1920s. He also operated an automobile repair garage on Kidder Hill Road (#74), from about 1920 to 1924. In 1929, the subject property was sold to Curtis A. (1884-1962) and Maud N. Tuttle (1890-1964). They lived in the house for the rest of their lives, and then the property was sold to the Windham Foundation in 1965. Renovation work was undertaken by Fred Prouty (#72) and Ed Willard (#60). Since then, it has been an annex to the Old Tavern at Grafton.

A. Leonard Shop, c. 1872, contributing

This 1 ½ story wood-framed building is located east of the house and has a moderate setback from the street. It has a main block and a modern rear wing. The main block has a rectangular footprint oriented perpendicular to the street, a mortared fieldstone foundation, clapboard siding, and front-gable open-eave standing-seam metal roof. There is a recessed entry porch at the front right (southeast) corner with a chamfered corner post, and a modern bay window at the left side of the front gable wall.

Architectural trim includes molded eave and gable trim, flat-stock friezeboards and cornerboards, and flat-stock window and door casings. The bay window has a hipped sheet-metal roof and vertical multi-pane windows. The front entry is at the rear wall of the porch, and contains a wood paneled door with a six-pane upper light. The side wall of the porch has a twelve-pane window. The front gable and the side elevations have regularly-spaced six-over-six windows. The rear wing shares a wall and roof with the east elevation of the main block and is set back from the west elevation. It has a fieldstone foundation and clapboard siding. The first story of the east elevation has a six-over-nine wood window and a small six-pane window, and in the kneewall there are two pairs of modern sliding windows. The shop is probably

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contemporaneous with the house, and originally did not have the cut-out corner in the front. The cut-out corner, sliding windows of the rear wing, and bay window were added in 1981, when the building was rehabilitated.

The building was originally Samuel Leonard's jewelry, silversmith, and watch and clock making and repair shop. After his death in 1918, his son operated the business until the early 1920s. From 1981 to about 1999, the building served as the office for the adjacent Grafton Village Nursery (#68). From 1999 to 2008, the building was the headquarters of the Fanny Holt Ames and Edna Louise Holt Fund, which helps "meet the medical needs of the Grafton, Vermont, community and its surrounding towns." Sisters Fanny Ames and Edna Holt had moved to Grafton in the 1960s (#88), and created the endowment as part of their wills. The building is now a gift shop.

B. Shed, c. 1872, contributing

This small one-story wood-framed shed is located behind the former shop (A) and faces east. It has a rectangular footprint oriented parallel to the road, clapboard siding, an open-eave front-gable wood shingle roof, and flat-stock friezeboards, gable rakes, cornerboards, and window and door casings. There is a vertical-board door at the front gable, and paired twelve-pane windows at the side elevations. The shed may be contemporaneous with the house.

66. Elrick House/The Home Store, 30 Pleasant Street, 1947, contributing

This wood-framed vernacular house is located on a $\frac{3}{4}$ acre lot at the southwest corner of Pleasant Street and School Street. The house sits at the west end of the lot and has a moderate setback from the street. Southeast of the house is a detached garage (A). East of the house, at the street corner, there is a landscaped public park on a separate property. The house consists of three sections from front to rear; the front and rear sections are one story, and the middle section is 1 $\frac{1}{2}$ stories. All of the sections have poured concrete foundations, clapboard siding, front-gabled standing-seam metal roofs, and flat-stock friezeboards, gable rakes, cornerboards, and window and door casings.

The front section has a rectangular footprint oriented perpendicular to the street, a sidehall plan, a gabled entry porch with square posts, a twenty-five pane horizontal picture window at the front gable wall, and one small six-over-six window centered on each eaves elevation. The middle section projects south from the front section and has a rectangular footprint oriented parallel to

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the street, two bay shed dormers centered on each roof slope, a brick interior chimney at the rear of the roof ridge, a twenty-five pane horizontal picture window centered on the east elevation, two small six-over-six windows at the west elevation, and two pairs of multi-pane casement windows in the dormers. The rear section projects south from the middle section and has a rectangular footprint oriented parallel to the street, a full-façade recessed porch with square posts at the east elevation, and small six-over-six windows.

The house was constructed in 1947 and does not appear to have had any alterations. It was constructed for Charles and Mary Elrick as their home and as “Elrick’s Home Store.” In 1963, Mary Elrick sold the east part of the lot that is now the public park to the Bunbury Corporation, the predecessor of the Windham Foundation. This was one of the first properties acquired by Bunbury. The lot was a community vegetable garden until 1991, when the Windham Foundation converted it to a public park that displays a variety of types of New England foliage. Elrick sold the building lot to the Windham Foundation in 1967, which has been renting it out as a single-family home since.

The house replaced a c. 1873 Italianate tri-gable ell that burned down in 1946 or 1947, shortly after the Elricks opened their first store in it. This 2 ½ story house had a wraparound porch, a rear wing, and an attached rear barn. It was built for Jonathan Leonard, who lived there with his wife Mary. They sold it in 1880 to Charles H. Jellison, who worked for the Butterfield & Smith soapstone operation. In 1903, Jellison sold the property to Clifton Fairbank, who was a grocery store clerk and lived there with his wife Emma. In 1937, Fairbank’s estate sold the property to Frederick L. Osgood, and in 1946, it was acquired by the Elricks.

A. Automobile Garage, c. 1947, contributing

This two-bay garage stands southeast of the house and has a large setback from the street. It has a rectangular footprint oriented parallel to the street, novelty siding, and a front-gable asphalt-shingle roof with no overhang. Architectural trim includes cornerboards, friezeboards, gable rakes, and flat-stock window and door casings. There is a left-hand garage door in the front gable wall, with a three leaf door consisting of a two hinged leaves and one fixed leaf. Each leaf has two lower vertical panels and a four-pane upper light. The side elevations each have one one-over-one window. The garage may be contemporaneous with the house, and is a good example of a mid twentieth century garage.

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67. Grafton Village Nursery/Grafton Handmade Gift Shop, 55 Pleasant Street, 1965, non-contributing

This one-story wood-framed Neo-Colonial Revival store is located on the north side of Pleasant Street and has a small setback from the street. Attached to it are two greenhouses. The three bay wide symmetrical store has a rectangular footprint oriented parallel to the street, a concrete foundation, wide plank shiplap siding at the front elevation and clapboard siding at the side elevations, a side-gable open-eave asphalt-shingle roof, a centered brick ridge chimney, and a full-façade front porch with square posts and a shed roof. The centered front entry contains a modern wood door with a multi-pane upper light, and is flanked by multi-pane bay windows. The side elevations each contain one six-over-six window, and the east elevation also has another entryway.

The greenhouses have rectangular footprints oriented perpendicular to the street. One sits just northwest of the store and is attached to the store via a small connector building. The other is attached to the rear elevation of the store and projects north of the store. At its north end, there is a small one-store wood-framed structure with clapboard siding and a gabled roof.

All of the structures were constructed in 1965 by the Windham Foundation, on an empty lot first acquired by the Bunbury Corporation, the predecessor of the Windham Foundation, in 1963. The store was first occupied by a gift shop called Grafton Handmade, then by Junker Studios, and from 2000 to 2006 was occupied by the Rusty Moose gift shop. The buildings are non-contributing due to their age.

68. Chapman, Parker & Sarah, House, 66 Pleasant Street, c. 1870, contributing

This 1 ½ story wood-framed vernacular Italianate house is located at the southeast corner of Pleasant Street and School Street and has a moderate setback from both streets. It faces Pleasant Street and has a sidehall-plan main block, a rear ell, and an attached rear barn. The three bay wide main block has a rectangular footprint oriented perpendicular to Pleasant Street, a granite block foundation, clapboard siding, a front-gable open-eave asphalt-shingle roof, a full shed dormer at the east roof slope, an exterior brick chimney and cross gable at the west roof slope, and a front entry porch.

Architectural trim includes double-band friezeboards and gable rakes, flat-stock cornerboards, and flat-stock window and door casings with drip edges. The porch has thin ribbed posts and a

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gabled open-eave roof, and the front entry has a paneled wood door. The main block has regularly-spaced two-over-two wood windows, and there is also a small one-over-one window at the east elevation. The dormer has individual and paired six-over-six modern windows.

The rear wing projects south from the rear gable wall of the main block, shares a west elevation, west roof slope and architectural trim with the main block, and is set back from the east elevation of the main block. There are two gabled wall dormers at the west elevation, and an enclosed porch and shed dormer at the east elevation. The porch has a gabled hood supported by knee braces at the right-hand entry, and a bank of one-over-one windows over a half wall.

The 1 ½ story three bay wide barn stands southeast of the rear wing and is connected to the wing at the southeast corner of the wing's roof. Under the roof, there is a corner recess in the wing to allow passage between the house and the barn. The barn has a rectangular footprint oriented parallel to Pleasant Street, and faces north. It has a concrete block foundation, rough board-and-batten siding, and a side-gable standing-seam metal roof with boxed cornices. Architectural trim includes gable rakes, cornerboards, double-band friezeboards, and flat-stock window and door casings. The left and middle bays of the front elevation are spanned by two modern overhead garage doors with square panels. The right bay has a vertical-board pedestrian door. There is a multi-pane transom window centered on the front elevation. The side elevations have six-pane and small square stall windows.

The house was constructed sometime between 1869 and 1871 and is in excellent condition. Vernacular Italianate features include the front-gable orientation, open eave roof and cross gable. The house does not appear to have had any major alterations. The porches probably date to the late twentieth century, and the cornerboards, friezeboards and gable rakes appear to have been replaced. The house historically had a full-façade flat-roofed porch with thin posts, and the barn had one centered double-leafed barn door.

The house was constructed for local developer Parker Chapman (1830-1877), who was responsible for the construction of several other houses in the village (#37, 51, 54, 59, 60, 68, 70, 71, 72, and 73). He lived in the house for a short time, and probably married his wife Sarah (1845-1918) while living there. In 1872, the Chapmans sold the property to Mason Briggs, who moved there from Manchester, Vermont. In 1875, Briggs conveyed the property to Ulyssa Briggs, with the agreement that the two of them would live in the house together during the remainder of Mason's life, and that Ulyssa would serve as housekeeper. After Mason Briggs's

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death, Ulyssa moved to New York, and in 1885, sold the property to Jerome G. Adams, who moved there from the neighboring town of Townshend.

Jerome Adams also purchased the adjacent blacksmith shop in 1885, and was a blacksmith there until 1900. In 1898, Adams purchased the lot to the east of his house lot, which had previously had a c. 1870 house standing on it. This house had been constructed for Parker Chapman and then sold to Lyman F. Prouty in 1870. Prouty was a teamster, and lived in the house with his wife Harriette and children. It is unknown when the house was removed or burned down, but it was sometime between 1885 and 1898.

Jerome Adams died in 1901, and in 1908 his widow Mary sold the property to Solon W. Kendall. Shortly thereafter, Kendall moved to the nearby town of Westminster, and in 1920, the property was sold to Albert R. Tuttle. In 1947, Tuttle's widow Laura sold the property to Ralph and Ariana Paterson, who moved there from Massachusetts. They sold the property in 1956, and after ownership was conveyed a few more times, the property was sold in 1965 to the Windham Foundation. In 2001, the Windham Foundation sold the property to the current owners, who use it as a vacation home.

69. Blodgett-Martin-Allard House, 67 Pleasant Street, c. 1899, contributing

This 1 ¾ story wood-framed vernacular Italianate house is located on the north side of Pleasant Street and has a large setback from the street. The house has a sidehall-plan main block and a rear wing. The three bay wide main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, clapboard siding, an open-eave front-gable standing-seam metal roof, a full-façade front porch, a full shed dormer at the west roof slope and a large gabled dormer at the east roof slope.

Architectural trim includes a double-band gable rake, and flat-stock friezeboards, cornerboards, and window and door casings. The porch has chamfered posts, a plain wood railing with square balusters, and a shed standing-seam metal roof. The front entry has a paneled wood door with two small square upper lights. The front gable wall has regularly-spaced twelve-over-twelve windows, and each side elevation has one twelve-over-twelve window. There is also a six-pane window in the gable, the shed dormer has two single-pane awning windows, and the gabled dormer has a paired six-over-six window.

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The rear wing projects north from the north gable wall of the main block and has a rectangular footprint oriented perpendicular to the street. It shares a west elevation with the west elevation of the main block and is set back slightly from the east elevation of the main block. Where the wing meets the main block, there is an interior brick ridge chimney. There is a full-façade screened porch at the east elevation, which projects east of the main block, and each roof slope has a gabled dormer. The porch has a beadboard half-wall, square posts, and a shed standing-seam metal roof. The dormers have individual six-over-six windows.

The house was constructed about 1899 and is in very good condition. It does not appear to have had any major alterations. Vernacular Italianate features include the front-gable orientation and open-eave roof. The house was built for Henry Blodgett, who probably didn't live there. It was rented to farmer Ira Martin and his wife Nellie by 1900, and sold to them in 1903. In 1937, after their deaths, the property was sold to Frederick Osgood, who lived in Rockingham. He sold it in 1941 to Lucy Unwin, who lived there with her husband Simon. They sold the property in 1949 to Clara Allard, who moved there from Connecticut. She sold it in 1973 to the Windham Foundation with the agreement that she could live on the premises for the remainder of her life. The house was rehabilitated in 1979, and the first couple that lived there after Allard ran the Grafton Nursery.

The house was constructed on the site of local carriage manufacturer George French's house. It was built in 1869 and was a 2 ½ story Italianate tri-gable ell with bracketed cornices, an Italianate porch, a rear ell, and an attached rear barn. The Frenches moved to Bellows Falls in 1889 and moved the house with them. Just east of the house stood the carriage factory, which had been constructed about 1867. Although the Frenches moved their business to Bellows Falls, the carriage factory may have been taken over by Samuel Leonard (#65), who operated a carriage factory from 1891 to 1910. The factory was removed at an unknown time.

70. Chapman-Burgess House, 94 Pleasant Street, c. 1867, contributing

This 1 ½ story wood-framed vernacular Italianate house is located on the south side of Pleasant Street and has a moderate setback from the street. The house has a sidehall-plan main block, a rear wing, and an attached rear barn. The three-bay wide main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, clapboard siding, a front-gable open-eave standing-seam metal roof, an interior brick chimney at the west roof slope, a gabled wall dormer at the west roof slope, and a full-façade front porch.

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Architectural trim includes double-band gable rakes and friezeboards, molded gable and eave cornices, flat-stock cornerboards, and window and door casings with drip edges. The porch has square posts, plain wood railings with square balusters, and a flat roof. The front entry has $\frac{3}{4}$ height sidelights and a paneled wood door. There is also a double-leaf French door at the west elevation, and there are regularly-spaced two-over-two wood windows.

The rear wing spans the rear gable wall of the main block and has a rectangular footprint oriented perpendicular to the street, shares a west elevation and roof with the main block, and has a full-façade recessed porch at the east elevation. It has clapboard siding and a standing-seam metal gabled roof. The right bay of the porch has a raised deck, a square post, and a plain wood railing with square balusters. The left bay is at ground level and provides access to the barn.

The barn is attached to part of the rear gable wall of the wing and projects east of the wing. It faces the road and has a rectangular footprint oriented parallel to the road. There is a one bay by one bay shed attached to the right end of the east elevation. The barn has a fieldstone foundation, board-and-batten siding, and a front-gable sheet metal roof with an off-center ridge. There is a modern overhead garage door at the left end of the front gable wall, and just off-center on the front wall there is a wood pedestrian door with two lower vertical panels and a vertical four-pane upper light. In the gable, there is a large ten-pane horizontal window next to a six-pane window. The front of the side shed has a double-leaf braced barn door.

The house was constructed in 1867 or 1868 and is in excellent condition. The front porch appears to be a reconstruction. Vernacular Italianate features include the open-eave roof and front-gable orientation. The house was constructed for local developer Parker Chapman, and judging by the 1869 Beers map of the village, he was living there that year. However, there is a deed of December 1868 in which the property is sold by Chapman to Foster G. Burgess.

Burgess was a farmer and lived there with his wife Annie until the 1870s, and by the 1890s it was owned by Andrew (possibly Foster's brother) and Lucy Burgess. However, they did not live there. Andrew Burgess sold the property in 1906 to Hattie Haskell, who probably lived on Chester Road and Houghtonville Road during her ownership. In 1918, she remarried and moved to New York, and seven years later sold the property to George Martin of Rockingham, who did not move there. Martin sold it in 1929 to Eliza Gale and Maybelle Hazelton of Townshend, who sold it in 1939 while living in Brattleboro to Nell Etta Wolaver of Ohio. Wolaver probably also did not live there, and sold the property in 1951 to Ernest and Grace Morse of Grafton. The Morses moved to Massachusetts and sold the property in 1963 to Ruth Swann of Massachusetts.

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The house remained in the Swann family until 1973, until it was sold to the Windham Foundation. The first occupants after this were Grafton Village Nursery (#67) managers Wally and Edie Brown. After 1979 it was occupied by the Old Tavern at Grafton (#22) staff. The Windham Foundation sold the property to the current owners in 2003.

71. Chapman-Bixby-Lawrence House, 108 Pleasant Street, 1867, contributing

This 1 ½ story wood-framed vernacular Italianate house is located on the south side of Pleasant Street and has a moderate setback from the street. The house has a sidehall-plan main block, a rear wing, and an attached rear shed. The three-bay wide main block has a rectangular footprint oriented perpendicular to the street, a parged underpinning, clapboard siding, a front-gable open-eave corrugated metal roof, and an interior brick chimney at the west roof slope.

Architectural trim includes double-band gable rakes and friezeboards, molded gable and eave trim, flat-stock cornerboards, and window and door casings with drip edges. The slightly recessed front entry has full height sidelights and a four-panel wood door. The first story of the front gable wall has triple-hung two-over-two-over-two wood windows and elsewhere there are regularly-spaced two-over-two wood windows.

The rear wing projects south from the rear gable wall of the main block and has a rectangular footprint oriented perpendicular to the street. It shares a west elevation and roof with the main block and is set back slightly from the east elevation of the main block. The wing has an asphalt-shingle roof, vertical-board siding at the east elevation, and clapboard siding at the west elevation. There is a recessed porch at the right half of the east elevation. There is a modern one-over-one window at the east elevation and regularly-spaced six-over-six wood windows at the west elevation.

The shed is attached to the rear gable wall of the wing and projects east of the wing. It faces the road and has a rectangular footprint oriented parallel to the road. The barn has rough vertical-board siding and a corrugated-metal shed roof. The front of the shed has a double-leaf rough vertical-board door and the east elevation has two small square windows.

The house was constructed in 1867 and is in very good condition. The side porch was probably originally a full-façade porch that was partially infilled in the late twentieth century. The shed replaced an attached front-gable barn with an attached side wagon shed. Vernacular Italianate features of the house include the open-eave roof and front-gable orientation. The house was

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constructed for local developer Parker Chapman, and sold by him to attorney Nelson Bixby in 1868. Bixby lived there with his wife Sophia for three years, and then sold the property in 1871. In 1872, it was acquired by Susan Blodgett and her son Allen Osgood, who moved there from the neighboring town of Townshend. Osgood was a mechanic and woodworker. They moved to Massachusetts in the early 1880s and lost the property due to foreclosure in 1889.

In 1904, the property was sold to George A. Dunham, who lived there with his wife Emily. He sold the property to Adah J. Solter in 1913. Solter moved to the neighboring town of Chester and sold the property in 1925. The property then had several successive owners until 1942, when it was sold to Edwin W. and Hazel P. Lawrence. Their son currently owns and occupies the house.

72. Chapman-Townshend-Munn House, 123 Pleasant Street, c. 1865, contributing

This 1 ½ story wood-framed Greek Revival house is located at the northwest corner of Pleasant Street and Kidder Hill Road, faces Kidder Hill Road, and has a moderate setback from both streets. The house has a sidehall-plan main block, a rear wing, and an attached rear garage. The three bay by four bay main block has a rectangular footprint oriented perpendicular to Kidder Hill Road, a granite block underpinning, clapboard siding, a front-gable asphalt-shingle roof with boxed cornices, an interior brick chimney at the north roof slope, and a full-façade front porch.

Architectural trim includes molded gable cornices and cornice returns, eave entablatures, a double-band gable rake, cornerboards, and flat-stock window and door casings. All of the windows except those under the porch have peaked lintelboards with thin cornices. The porch has a shed roof, square posts, segmental-arched friezeboards between each post, and a wood railing with square balusters. The front entryway has a wood door with two three-pane vertical upper lights and 2/3 height double-pane width round-arched sidelights. The windows under the porch are triple-hung windows with two-pane sash, and the rest of the main block has regularly-spaced six-over-six wood windows. There is an oculus window in the front gable.

The rear wing projects west from the west gable wall of the main block and has a rectangular footprint oriented parallel to Pleasant Street. It shares a north elevation with the main block and is set back slightly from the south elevation of the main block. It has a fieldstone foundation, clapboard siding except for the rear gable wall, which has novelty siding, and a gabled asphalt-shingle roof with boxed cornices and a four-bay shed dormer at the south roof slope. There is also recessed porch at the right half of the south elevation. The south elevation of the wing has a

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double-leaf vertical-board door, a six-over-six wood window with a peaked lintelboard, and in the porch there is a modern wood door with a multi-pane upper light. The dormer has small square windows.

The garage projects west from the west gable wall of the wing and has a rectangular footprint oriented parallel to Pleasant Street. It is set back from both elevations of the wing and faces Pleasant Street. It has a clapboard siding, an open-eave standing-seam metal gabled roof with an off-center ridge, two modern overhead horizontal-board garage doors, and two square two-pane windows at the west gable wall.

The house was constructed about 1865 and is in excellent condition. Greek Revival features include the front-gable orientation, sidehall plan, regularly-spaced window openings, and peaked lintelboards. The house was rehabilitated in 1983 under the direction of Black River Design. It is possible that the sidelights, porch and shed dormer date to this time. The garage replaced a large attached rear barn at an unknown time.

The house was constructed for developer Parker Chapman, and sold in 1866 to tea and spice peddler Lafayette Townshend. He lived there with his wife Lucinda. In 1889, after moving to Florida, they sold the property to Susan Munn and her sister Mary Moulthrop. Moulthrop quit-claimed her right to the property in 1895, and Munn then lived in the house alone. By 1910, her stepdaughter Clara Treadwell was living with her. Munn died about 1919 (at the age of 96), and Treadwell acquired the property. Treadwell moved to California and then sold the property to Fred M. Prouty in 1939.

Fred Prouty (1897-1983) lived in Grafton for most of his life, starting at his parents' house on what is now Route 121 East (#46). He held many local offices, such as selectman, town auditor, and school director, and represented Grafton the Vermont legislature. He was also one of the original founders of the Grafton Light and Power Company, and was a contractor for the Windham Foundation, working on about ten village rehabilitation projects. In 1975, Prouty sold his house to the Windham Foundation with a life tenancy agreement, and remained living in the house until his death. The house is now a private rental property.

73. Chapman-Blodgett House, 130 Pleasant Street, c. 1864, contributing

This 1 ½ story wood-framed vernacular Italianate house is located at the southwest corner of Pleasant Street and Kidder Hill Road and faces Kidder Hill Road. It has a moderate setback

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from both streets and consists of a sidehall-plan main block, a one-story rear wing, and a 1 ½ story additional rear wing. West of the house, there is a detached garage (A).

The three bay wide main block has a rectangular footprint oriented perpendicular to Kidder Hill Road, a granite block underpinning, clapboard siding, a front-gable open-eave standing-seam metal roof, a full shed dormer at the south roof slope, an exterior brick chimney at the right end of the south elevation, an interior brick chimney at the south roof slope, and a full-façade front porch.

Architectural trim includes molded gable and eave cornices, friezeboards and gable rakes, and flat-stock cornerboards, window and door casings. The front entry has full-height sidelights with large panes and a paneled wood door, and there are regularly-spaced six-over-six wood replacement windows. The porch has square posts with tall bases, a flat roof, and plain wood railings with square balusters.

The first rear wing projects west from the west gable wall of the main block and is set back from the north elevation of the main block. It is three bays wide and has a rectangular footprint oriented parallel to Pleasant Street, and has a poured concrete foundation, clapboard siding, a gabled standing-seam metal roof with a double slope at the north side, and an interior brick ridge chimney. At the right end of the north elevation, there is an entryway with a paneled wood door, full-height sidelights, and a shed-roofed porch with a square column with a tall base. To the left of the entryway, there are two six-over-six wood windows.

The second rear wing has three sections; the middle section is 1 ½ stories, spans the west gable wall of the first wing, and has a rectangular footprint oriented parallel to the street. Its north and south eaves elevations are spanned by matching one-story shed-roofed projections. All three sections have poured concrete foundations, clapboard siding, and open-eave standing-seam metal roofs. Each roof slope of the middle section has an off-center shed dormer. The north elevation has a small square four-pane window and three six-over-six wood windows, the shed dormers have squat one-over-one windows, and the west elevation of the structure has French doors at each projection and six-over-six wood windows at the middle section.

The main block has constructed about 1864, and the rear wings were constructed in 2007. The house is in excellent condition. Vernacular Italianate features include the open-eave roof and front gable orientation. The rear wings replaced a combined rear wing/barn. The barn had a

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rectangular footprint oriented parallel to Pleasant Street, and at the right end of the street elevation, there was a cross gable that contained the barn door.

The house was constructed for local developer Parker Chapman. In 1865, he sold it to Susan Osgood. Shortly thereafter, the house was acquired by Susan Blodgett, who sold the house in 1870 to Mary Blodgett. It is unclear if either woman lived in the house or not, as the 1870 census lists them living outside of Grafton, and in the 1870s, Susan Blodgett lived with her son in a neighboring house (#71), and Mary Blodgett lived in Newfane, Vermont.

At some point, Moses and Mary Ann Joy acquired the house. They may have been related to the Blodgetts because a Norman Blodgett was the administrator of the estate of Mary Ann Joy in 1909, when the property was sold to Lura Colburn. At the time, Colburn was living with Fannie Hall (#30) as her servant, and it is unclear if she ever lived in the house. In 1924, after her death, the property was conveyed to Colburn's sister Edith Butler, who lived in Massachusetts. In 1926, Butler sold the property to Charles and Alice Willard, who lived in the house.

Alice Willard remarried to Fred Smith and moved to the neighboring town of Rockingham. In 1933, she sold the property to Agnes Barnes, who lived in the house with her husband Leighton. Leighton Barnes sold electrical supplies in town from 1948-1953. They sold the house in 1956, and in 1958, it was acquired by Truman and Margaret Hayes. The property remained in the Hayes family 1983.

74. Blacksmith Shop/Holden Barn/Leonard Garage/Fire House, 55 Kidder Hill Road, c. 1895, c. 1960, 1976, contributing

This wood-framed Colonial Revival building is located on the east side of Kidder Hill Road, across from the intersection with Pleasant Street. The building is in close proximity to the street, and backs up to the retaining wall of the north branch of the Saxtons River. It consists of a 2 ½ story front-gable center section with matching 1 ½ story side ells. The two bay wide sidehall-plan center section has a rectangular footprint oriented perpendicular to the street, and the three bay by two bay ells have rectangular footprints oriented parallel to the street, and sit back slightly from the center section. The center section has a fieldstone foundation, the north ell has a concrete block foundation at the front and a fieldstone foundation elsewhere, and the south ell has a concrete foundation. The building has clapboard siding, corrugated metal gabled roofs with boxed cornices, an interior brick chimney at the south end of the north ell's roof ridge, and

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an exterior brick chimney centered on the south gable wall. Both ells have full-façade porches, and there is a modern bay window next to the center section's entryway.

Architectural trim includes molded gable and eave cornices and cornice returns, friezeboards and gable rakes, corner pilasters at the center section and cornerboards at the ells, flat-stock window and door casings, and a denticulated molded cornice above the front entry, which also has a two-pane transom and a six-panel wood door. The oriel bay window has a hipped roof, a denticulated cornice, and multi-pane vertical windows. The second story of the center section has two six-over-six wood windows, and there is a fanlight window in the gable. The exposed side elevations of the center section have six-over-six wood windows.

The porches of the ells have thin square posts and standing-seam metal roofs. The north ell is symmetrical and has a center entry with a six-panel wood door flanked by nine-over-six wood windows. In the kneewall above the porch roof, there are three regularly-spaced three-pane horizontal windows. The north gable wall has two nine-over-six wood windows at the first story, and a nine-over-six window flanked by multi-pane casement windows in the gable. The south ell is identical to the north ell except that there are three front windows and no front entryway, two six-over-six windows in the gable, and the south gable wall has a one-story shed-roofed projection that contains a two-bay porch and a one-bay enclosed space with an entryway.

The north ell and center section may have been constructed as early as the 1890s. The north ell originally had rough vertical siding, which was probably replaced with clapboards by the 1920s. At this point, it had different window and door openings than today's, and an open-eave asphalt-shingle roof. The north gable wall had a similar window configuration as today, but the windows were different and had slightly different sizes.

The center front-gable section has always had clapboard siding, and originally had an open-eave roof, a double-leaf hinged vertical-board door in the location of the extant entryway, a six-over-six window adjacent to the door, two-over-two windows in the locations of the rest of the extant six-over-six windows, and no fanlight window. The current appearance of the center section and north ell dates to about 1960. The south ell was constructed in 1976.

The building is in excellent condition. Colonial Revival features, which date to about 1960 and 1976, include the general symmetry of the building, the architectural trim details, the multi-pane oriel bay window, the fanlight window, and the regularly-spaced multi-pane windows. Although the building has undergone an extensive renovation, it retains its historic status because it is

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significant to the history of the development of Grafton, and because the current appearance of the center section and north ell will be fifty years old in two years (2010).

The north ell and center section were constructed as a blacksmith shop, and possibly also living space. The north gable wall historically had a second story entryway; this could have led to separate living space. The 1900 census lists blacksmith John McGreen among other residents in the immediate vicinity, probably here, and a Catherine McGreen, probably his sister, owned the property in 1908 (while living in Rockingham). John McGreen was a local blacksmith until 1906.

In 1908, Catherine McGreen sold the property to Alfred H. Holden, who lived across the street (#75). Holden was a teamster, so it is possible he converted the building to a horse and carriage barn. In 1911, Holden sold the building to Daisy and Harlan Leonard. Leonard was a watch, clock and jewelry maker, and lived in Pleasant Street (#65). By 1920, Leonard was an automobile repairer, and used this building as a garage.

In 1924, the property was sold to the Town of Grafton, and converted to Grafton's first fire house. Grafton's first fire department, the Grafton Fire Company, was organized in 1924, and its first fire chief was Harry A. Farnsworth (#64). The first two pumpers were not motorized, and in 1933 the fire company bought a 1926 Cadillac that was altered and converted to a pumper. At the same time, the first fire hoses were acquired. The first pumper is on display at the Grafton Historical Society Museum. The Grafton Firemen's Association was organized in 1934 with the purpose of operating the new pumper equipment, and its first chief was Earl E. Wright (#44). About 1939, the fire department moved to larger quarters up the street (#35), but the Town did not sell the subject property until 1951, when it was acquired by Pearl and Carrie Stark.

In 1959, the Starks sold the property to Mathew Hall (1907-1974), one of the founders of the Windham Foundation and its first president. Hall had first visited Grafton in 1936, and in 1941, he and his wife Elizabeth purchased a farm on Townshend Road as a summer home. The Halls undertook a comprehensive renovation of the subject building about 1960, and in 1962, opened an antiques store called the Village Pump there. Mathew Hall died in the early 1970s, and Elizabeth lived there after the completion of the south ell in 1976 until her death in 1991. The building is now owned by the Village Pump, Inc., and is a private residence.

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The site was the location of a c. 1865 blacksmith shop that was operated by Elon Carpenter, who lived across the street (#75). In 1871, Carpenter sold the shop to blacksmith Samuel Brown, who worked there until the building burned down in 1878.

**75. Tuttle-Holmes-Hinds-Wilson House/Bearfoot, 72 Kidder Hill Road, c. 1810,
contributing**

This 1 ½ story wood-framed Cape Cod house is located on the west side of Kidder Hill Road on a ¾ acre lot and has a moderate setback from the street. The house consists of a symmetrical main block and a large 1 ½ story rear ell. The five bay by four bay main block has a rectangular footprint oriented parallel to the street, a fieldstone foundation, clapboard siding, a side-gable standing-seam metal roof with boxed cornices, a centered brick ridge chimney, and an entry porch at the south gable wall.

Architectural trim includes molded gable and eave cornices and cornice returns, bed moldings at the eaves, gable rakes, and flat-stock window and door casings. The centered front entry has a six-panel wood door and a multi-pane transom. The side porch is at the second bay of the south gable wall and has square posts, a gabled asphalt-shingle pedimented roof, molded eave and gable trim, a clapboard tympanum, and a friezeboard. The side entry has a paneled wood door. The main block also has regularly-spaced two-over-two wood windows, except for the gables, which have six-over-six windows.

The rear ell has two sections, one is a two bay wide structure spanning the rear eaves elevation of the main block, and the rear section is slightly wider and has a longer footprint. The ell has a concrete foundation, clapboard siding, and gabled asphalt-shingled roofs with boxed cornices. A large rectangular chimney emerges from the south roof slope of the larger section. The south elevation of the smaller section is spanned by a screened-in porch that has a fieldstone foundation, screened sides, clapboard ½ gables, and a standing-seam metal roof. At the left end of the south roof slope of the larger section, there is a large gabled dormer. Architectural trim includes molded gable and eave cornices, cornerboards, and flat-stock window and door casings. The south elevation has a triplet of six-over-six wood windows, an entryway with a wood-framed glazed door, and two sets of paired six-over-six wood windows. The dormer has a triplet of single-pane casement windows.

The main block was constructed about 1810 and is in very good condition. The side porch of the main block appears to date to the early twentieth century. The rear ell was constructed in 1995;

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the front smaller section may be part of the original ell, which was five or six bays deep. The rear ell is in excellent condition. When constructed in 1995, the ell did not have a porch, and in place of the extant first story windows, there were sliding glass doors. The porch was added and the windows replaced the sliding glass doors about 2004.

This is one of the oldest houses in the village. The origins of the house are unclear. It was probably constructed for Leverett Tuttle, although he also sold the original section of the Butterfield house (#33) to John Butterfield in 1811. Either one of those houses could have been a real estate venture, as he did not own either for more than a couple of years. Tuttle owned a store that was probably at the intersection of Main Street and Kidder Hill Road. The subject house also could have been constructed earlier, about 1807, for David Cottrell and Philander Fuller. Cottrell owned a sawmill and gristmill, which were probably next to the Kidder Bridge (#79). It has also been reported that the house was moved down the hill from Middletown village.

By 1812, Tuttle had moved to Hartland, Vermont, and sold the one acre property to Thomas Austin and Jeremiah Thayer of Boston. It is unlikely either man moved to Grafton. At that point, there was a "water privilege" on the property, which supplied water power to a mill owned by James Dickey, which was also near the Kidder Bridge. This was probably the canal that ran behind the houses on the east side of Kidder Hill Road. In 1823, Austin's widow sold the property to blacksmith Joseph Christy. At some point, Christy sold the property to Ebenezer Baker Buswell, who sold it in 1831 to Henry Holmes (1806-1879). Holmes may have been a tin peddler at the time, and later became a developer, and then a churn manufacturer. This is the first known residence of Holmes, who later lived in some of the other houses he built in the village.

In 1837, Holmes sold the subject property to blacksmith Charles C. Hinds and moved to his new home on Main Street (#31). At the same time, Holmes sold to Hinds a large parcel of land that later became parts of Pleasant Street and School Street, which contained a blacksmith shop. This may be the shop that appears north of the subject house on the 1856 McClellan map of the village. Hinds lived in the house with his wife Lorena. The 1850 agricultural census also shows that Hinds was a farmer with a 123 acre farm. In 1855, the Hindses sold the property to blacksmith Stephen M. Dimond, who lived there with his wife Mary. At this point, the property was three acres, and included both parcels that Hinds had acquired from Holmes.

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In 1859, Charles Barrett (#47) bought the property as a real estate investment, and sold it in 1860 to Parker Chapman, who also acquired it as a real estate investment. Chapman subdivided the land to build new houses on Pleasant and School Streets and reduced the size of the house lot to about a half acre. In 1865, Chapman sold the subject property to blacksmith Elon Carpenter, along with the lot that contained a new blacksmith shop (now #74). Carpenter lived in the house with his wife Jane. The Carpenters moved to Springfield, Vermont, and sold the property in 1877.

In 1878, the property was acquired by Clarendon Marsh and his son-in-law John Leland, both of the neighboring town of Townshend, and Clarendon's son Alvah Marsh of Grafton. All three families moved into the house. John Leland and Alvah Marsh were partners in Marsh & Leland, manufacturers of black ash chair splints (probably in the former French factory near the Kidder Bridge, #78), and Clarendon Marsh was a farmer.

In 1885, Alvah Marsh and his wife Hattie sold their share in the house and moved to Main Street (#20). The chair splint factory closed in 1888, and John Leland and his wife Ella moved to Massachusetts. They sold the property in 1900, and after a couple more owners, the property was sold in 1904 to Alfred H. Holden. Holden lived in the house with his wife Catherine and daughter Mary, and was a teamster. He also acquired the blacksmith shop across the street (#74), which he later converted to a horse and carriage barn.

In 1916, the Holdens sold the house lot to their daughter Mary and her husband Guy Blood, who was a fur trader. In 1922, the Bloods lost the property due to foreclosure, and after a couple more owners, the property was acquired by George Grafton Wilson in 1930. Wilson also acquired the lot to the south, which was the site of a house that had burned down. He also owned the property to the south of this (#78), which he had owned as a summer home since 1903. The house across the street also became a summer home for the Wilson family (#76).

The subject house was occupied as a summer home by Wilson's son Brayton Fuller Wilson (1900-1940) of Massachusetts, who acquired the property from his father at an unknown time. It was called "Bearfoot" by the Wilsons. Brayton Wilson vacationed there with his Sylvia and children George Grafton, II, Laura, and Brayton Fuller, Jr. In 1942, ownership of the property was transferred to Sylvia Wilson, and she and the family continued to live in Massachusetts and use the house as a summer home. In 1976, her children Brayton, Jr. and George Wilson of Massachusetts and Laura Wilson Heller of Putney, Vermont, were added to the deed. Sylvia

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Wilson passed away in 1978. In 2003, the property was sold out of the Wilson family, and is now the home of a full-time resident.

The house lot to the south became the location of a 1951 tennis court shared with the family members of the other Wilson houses. The court was built by Grafton Lee Wilson, Jr. (#76), George Grafton Wilson's grandson, and Don Lawrence. They established a tennis court and swimming pool construction business in 1954. This business remains in operation in Grafton, and is now called Wilson & Lawrence.

The tennis court lot was the location of the c. 1810 David Bancroft house. This was a 2 ½ story wood-framed Federal style house with a Georgian plan. Bancroft was a farmer and lived there with his wife Elizabeth and family until his death in the 1870s. His daughter Mary owned the house until 1889, when it was sold to farmer Norman Adams, who lived there with his wife Hannah. Norman died in 1908, and Hannah continued to live in the house. In 1917, the property was conveyed to their daughter Amy Wright, with the agreement that Hannah was to live in the house until her death. Amy Wright lived there with her husband Charles. The house burned down in the 1920s.

76. Bancroft-French-Wilson House, 105 Kidder Hill Road, c. 1810, contributing

This wood-framed Federal style house is located on a one acre lot on the east side of Kidder Hill Road. It has a moderate setback from the street and from the north branch of the Saxtons River at the rear of the house. The house has a northern 1 ½ story section and a southern two-story section, which form a long, two bay deep rectangular footprint oriented parallel to the street. The house has a fieldstone foundation, clapboard siding, side-gable asphalt-shingle roofs with boxed cornices, an exterior chimney centered on the north gable wall, and an interior brick chimney at the rear roof slope of the two-story section. Each section has a rear porch, and there is an entry porch at the south gable wall. There is also a shed wall dormer centered on the front elevation of the north section.

Each section has a front entry with fluted casings and square corner blocks. The northern entry is just off-center on the elevation, and the southern entry is at the left end of this section. Other architectural trim includes molded eave cornices and cornice returns, gable rakes, friezeboards and cornerboards, and flat-stock window casings. The northern front entry contains a paneled wood door with a multi-pane upper light, and the southern front entry contains a seven-paneled wood door.

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The northern entry is flanked by two pairs of twelve-over-twelve windows, and the dormer has modern one-over-one windows. The north gable wall has twelve-over-twelve windows under stacked awning windows separated by a large mullion. The entry of the southern section has $\frac{3}{4}$ height sidelights. To the right of the entry, there are three sets of regularly-spaced, paired one-over-one wood windows, and to the right of them is a triplet of one-over-one windows. The second story has four regularly-spaced twelve-over-eight wood windows. The south gable wall has a door and two windows at the first story and a pair of twelve-over-eight windows at the second story. Each gable of the southern section has a twelve-over-eight wood window. The northern rear porch is enclosed and has clapboard siding, an open-eave shed roof, and banks of single-pane casement windows. The southern rear porch and side entry porch have square posts, open-eave shed roofs, and plain wood railings with square balusters.

The house appears to have been built in at least two stages. It is possible that part of the house dates to as early as 1810, and was enlarged in the 1820s. An old photo, which dates to no later than the early twentieth century, shows the house with a similar appearance as today's, with the same massing, doorways, and most of the window openings. In this photo, the north section had no exterior chimney, all the window openings contained two-over-two units, and there was only one small window in the north gable. The first story of the southern section did not have the paired and triplet windows; instead, there were three two-over-two windows centered on the elevation, and the right end of the elevation had a doorway and an individual window. There was also a large front-gable barn south of the house, which was connected to the house via a small one-story shed.

The house may have been constructed for David Cottrell, although he was also part owner of a house just up the street at the time. Cottrell owned a sawmill and gristmill that may have stood near the Kidder Bridge (#79). In 1816, Cottrell sold the property to Putnam Perley, who sold it to Fabius Bancroft in 1822. If the house had not yet been constructed, it was definitely built for Bancroft soon after he bought the property.

Bancroft (1792-1866) was born in New Hampshire, and may have moved to Grafton as early as 1797. Early on he was a harness maker, and from 1841 to 1857 served as Grafton's postmaster. In 1841, he permanently changed the location of Grafton's post office from Middletown to Grafton village, moving the office into John Barrett's store (#23). The 1850 census lists Bancroft as a farmer by profession, and the agricultural census reveals he owned a forty acre farm. About 1855, he built a post office on Main Street (#34), and also sold insurance there. Bancroft lived in the house with his wife Nancy and daughters.

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In 1857, Fabius Bancroft sold both the house and the post office building and moved to the nearby village of Bellows Falls. The house was sold to Lyman French, Jr., and he also acquired six other parcels of land that Bancroft had purchased over the years. French lived in the house with his wife Lucia and daughter Flora. The 1850 census lists him as a farmer, and the 1860 census lists him as a carriage maker. His father, Lyman Sr., had established a wheelwright shop across the street about 1833, which later became a carriage manufactory. Lyman Sr.'s three sons joined him in the business, and after one of sons, George, started his own carriage manufactory on Pleasant Street, Lyman Jr. and his brother Dexter continued working at the Kidder Hill Road factory. The 1884 business directory lists Lyman French, Jr. as a "patentee and manufacturer of hammock frames."

Lyman French died in the early 1900s, and in 1912, his daughter Flora, who was living in Bellows Falls at the time, sold the property to Alfred Holden, who lived up the street (#75). In 1916, Holden sold the property to Clarence Brown, who may have already been renting the house. Brown was a farmer and lived in the house with his wife Emily and family. The Browns later moved to the nearby town of Rockingham and sold the property in 1924 to Guy and Mary Blood, who had previously lived up the street (#75). Elizabeth Rose Wilson, who owned a house across the street (#78), and Carrie Neill, both descendants of Fabius Bancroft, heard of the Bloods' acquisition of the house, and they decided to attempt to buy the house from the Bloods because they claimed that Guy Blood was a bootlegger and a degenerate. In 1926, Elizabeth Wilson did indeed buy the house, but unfortunately for her family, the Bloods moved to the house to the south and lived there until 1933 (#77).

Elizabeth "Lily" Wilson and her husband George Grafton Wilson vacationed at the house across the street (#78), and used the subject house for "overflow" when their large extended family came to visit. They named it "Bancroft" after Fabius Bancroft. In 1941, after the death of Lily Wilson, the property was conveyed to her son Grafton Lee Wilson (1894-1968) and his wife Dorothy (1892-1987), who may have already been using the house as a summer home. In 1951, their son Grafton Lee, Jr., and Don Lawrence built the tennis court across the street and founded Wilson & Lawrence, Inc. tennis court builders. This business remains in operation. After Dorothy Wilson's death, the property was conveyed to her son Roger and his wife Rosalys, who had recently started living in the house all year round. They sold the property in 2006.

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77. Sherwin-Evans-Briggs-Kidder House, 135 Kidder Hill Road, c. 1803, contributing

This 2 ½ story wood-framed Federal style house is located on a 2 ½ acre lot on the east side of Kidder Hill Road. The open flat lot is bounded on the northeast and southeast by the north and south branches of the Saxtons River, which converge at the east corner of the lot. The house has a large setback from the street, and a detached garage sits north of the house (A). The house consists of a main block, a two-story rear ell, and an attached one-story former barn at the rear.

The symmetrical five bay wide main block has a fieldstone foundation, clapboard siding, a side-gable asphalt-shingle roof, an off-center brick ridge chimney, and a full-façade one-story front porch. The eaves of the roof extend slightly past boxed eave soffits. Architectural trim includes molded gable and eave cornices, friezeboards, gable rakes and cornerboards, and flat-stock window and door casings. The centered front entry contains a paneled wood door, and there are regularly-spaced six-over-six wood windows. The north gable wall has one window per story, and the south gable wall has three windows per story, except for the gables, which have one window each. The porch has square posts, slightly arched friezeboards, a plain wood railing with square balusters, and a membrane shed roof.

The two-story narrow rear ell is centered on the rear elevation of the main block and is three bays wide. It has clapboard siding, a gabled standing-seam metal roof, and a one-story full-façade porch at the south elevation. The ell has regularly-spaced six-over-six wood windows. The porch has square posts, slightly arched friezeboards, a plain wood railing with square posts, and a corrugated metal shed roof.

The one-story small former barn at the rear projects east from the east gable wall of the ell, and sits at a lower level due to the slope of the lot. It has clapboard siding and a standing-seam metal shed roof. The symmetrical south elevation has centered French doors with transoms flanked by six-over-six windows.

The construction date of the house was difficult to determine. The house reportedly dates to 1803, which is possible, although the open-eave roof more likely dates to the 1860s or later. The rear ell and attached former barn were built after the hurricane of 1938, which damaged the original attachments. A 1943 photo of the house shows the extant porches, the rear ell with three gabled wall dormers, and the rear section as a small barn. The barn was converted to living space in the last one or two decades. The house is in very good condition. Federal style features include the 2 ½ story side-gable massing, symmetry, simple trim, and regularly-spaced windows.

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It is possible the original house on the property was built for James Dickey before 1811, or for Willard Evans shortly thereafter, or for Samuel Cox in the late 1810s. At the latest, a house was built there by Jonathan Sherwin about 1823. This is probably Jonathan Sherwin, Jr., a local carpenter, as opposed to his father Jonathan Sherwin, Sr. Sherwin had a cabinet shop on the property, and then moved to his new house on Main Street about 1835 (#24), where he built a new cabinet shop.

In 1833 the property was sold to Susan Evans, and it is known that she did live there. In 1848, after Evans' death, the property was acquired by Oscar Briggs. Briggs sold the property in 1850 to John K. Briggs of Michigan. It is unknown if John Briggs moved to Grafton, but the house is labeled with his name on the 1856 McClellan map of the village. In 1857, while living in Michigan, Briggs lost the house in chancery court to a Julia Kidder of Albany, New York. The 1869 Beers map of the village labels the house "E.J. Kidder," but no information on this person could be found.

In 1886, after Julia Kidder's death, the property was sold to Leverett Phelps, who lived elsewhere in the village (now the site of #52). Phelps' widow sold the property in 1892 to Addie Park, who died about 1900, when the property was sold to Ellen Unwin. Ellen and her husband Daniel had moved to Grafton from Canada in the early 1890s, and lived on the Town Farm before moving into this house. They were farmers and lived with their daughter Eva and their son Simon and his wife Lucy. Lucy and Eva inherited the property after their parents' deaths, and then moved out of town by 1920. The property was sold out of the family in 1924, and in 1926, it was acquired by Guy and Mary Blood, who had just sold the house next door (#76). This was their third house on Kidder Hill Road. Guy Blood was reportedly a bootlegger during Prohibition.

In 1933, the Bloods sold the property to Harriet "Hattie" LaPierre Hayes of Massachusetts, who probably used it as a summer home. In 1957, after her death, the property was conveyed to Donald and Margery Heindel, who moved there from Ohio. In 1995, Margery Heindel sold the property to Larry and Nancy Middleton, who had been the caretakers of Windham Foundation founder Dean Mathey's estate in Princeton. The Middletons named this property Pretty Brook after the name of Mathey's estate. In 2004, the Middletons sold the property to the current owners.

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A. Automobile Garage, c. 1970, non-contributing

This two-bay garage is located north of the house and has a large setback from the street, a rectangular footprint oriented parallel to the street, T-111 plywood siding, a front-gable membrane roof, and two modern overhead paneled garage doors. The garage appears to have been constructed about 1970 and is non-contributing due to its age.

78. Whitcomb-French-Wilson House/Green Hollow, 136 Kidder Hill Road, c. 1816, contributing

This wood-framed modified Cape Cod house is located on a 65 acre lot on the west side of Kidder Hill Road at one of the southern boundaries of the historic district. The south branch of the Saxtons River runs through the property, and the house lies north of the river. The house has a large setback from the street, and has continuous architecture consisting of a Cape Cod main block, a side wing, and an attached side barn. The symmetrical five bay wide main block has a rectangular footprint oriented parallel to the street, a fieldstone foundation, clapboard siding, a side-gable open-eave slate roof, a projecting center cross gable over a three-bay recessed entry porch, a full-façade porch at the north gable wall, and a centered brick ridge chimney.

Architectural trim includes molded gable and eave cornices, friezeboards, gable rakes and cornerboards, and flat-stock window and door casings. The centered front entry has almost full-height sidelights and a paneled wood door, and there are regularly-spaced two-over-two wood windows, including one in the cross gable. The porches have square posts with square bases and capitals, and the side porch has a shed roof.

The side wing projects south from the south gable wall of the main block and is set back from both elevations of the main block. It has a rectangular footprint oriented parallel to the street, a fieldstone foundation, clapboard siding, and a side-gable asphalt-shingle roof with boxed cornices. A concrete block chimney emerges from the roof ridge adjacent to the main block's south gable wall. The wing has a centered front entry with a shed-roofed entry porch and a wood door with lower vertical panels and two upper vertical lights. To the right of this, there is a modern triplet of small six-over-six windows, and to the left of this, there is a vertical-board door and a two-over-two window.

The barn projects south from the south gable wall of the wing. The main part of the barn has a rectangular footprint oriented perpendicular to the street and projects slightly forward from the

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wing. A shed addition spans the south wall of the barn. The main part of the barn has clapboard siding and an open-eave front-gable asphalt-shingle roof. There is a vertical-board barn door with a twelve-pane window at the right end of the front gable wall. Above this, there is a double-leaf door and a two-over-two window. The addition has rough horizontal siding, a shed roof that meets the roof of the main part of the barn, and a double-leaf barn door.

The construction date of the house was difficult to determine. Although the cross gable and open-eave roof are not original, the Cape Cod main block could date to the first decade of the nineteenth century, but it was likely that it was built about 1816. The cross gable and open-eave roof were added before 1889, and the original front porch had low clapboarded railings and different square posts. The side porch was added in the early twentieth century. The house is in very good condition. Cape Cod features of the house include the 1 ½ story five-bay wide symmetrical massing, eaves that are slightly above the window lintels, and the centered front entry.

The first structures on the property were a sawmill and gristmill that may have been built by William Wier in the late eighteenth century. Wier also probably built the dam that appears on the 1869 Beers map. Wier sold the property to David Cottrell in 1804, who took over operation of the sawmill and gristmill. Cottrell then sold the gristmill to Joseph Whitcomb, Jr., and then in 1816 sold the subject property and the sawmill to Whitcomb in 1816. It is likely that Joseph Whitcomb built a house on the property shortly thereafter, if Cottrell had not already done so. (Cottrell also owned two other properties on Kidder Hill Road so it is unclear where he lived.)

In 1833, Whitcomb sold the property to Lyman French, Sr., who was living in the neighboring town of Westminster at the time. French (1796-1852) moved to the property with his wife Sophia and lived there with their children, including daughter Sophia and sons Lyman, Jr., George and Dexter. French converted the sawmill to a wheelwright shop, and then a carriage manufactory, which was run by George and Dexter after his death. In 1857, their brother Lyman French, Jr., who had moved in across the street (#76), joined the business.

After Lyman French's death in 1852, Dexter and George French acquired the property and Sophia French lived in the house until her death in the 1880s. In 1857, George moved into a house on Main Street (now the site of #69), and Dexter remained in the subject house. George built a new carriage manufactory on Pleasant Street in 1867, and the three brothers continued the carriage making business at both factories. The mill on the subject property may have been

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strictly a woodworking shop, and the other shop was where the carriages were produced, as well as wagons and sleighs.

Dexter French (1833-1889) lived there for the rest of his life, with his wife Sophronia and sister Sophia. Sophia left in the 1860s, and Sophronia died in the 1870s. Dexter remarried to Abbie, and they had a daughter, Mabel. After Dexter's death, Abbie and Mabel lived in the house until Abbie's death about 1903, when the property was sold to George Grafton Wilson.

George Grafton Wilson (1863-1951) was probably the first person to acquire a home in the village as a vacation home, and he was the first member of the Wilson family of Massachusetts to buy a property on Kidder Hill Road; eventually three homes on the street were owned by the Wilson family (also #75 and 76), first as summer homes and later as full-time residences. Wilson first vacationed in Grafton in the late 1880s, and spent his honeymoon at the Grafton Tavern (#22) in 1891, and then began renting the subject house for vacations. His wife Elizabeth "Lily" Wilson was a descendent of Fabius Bancroft, who lived across the street in another house that was eventually acquired by the Wilsons (#76).

After acquiring the property in 1903, Wilson continued to vacation at the house with Lily and their children Grafton, Miriam, Rose, and Brayton. He named the house Green Hollow after his childhood home in Connecticut. Wilson was a well-known professor of international law at institutions such as Brown, Harvard, and the Naval War College in Newport, wrote several books about law, and was editor-in-chief of the American Journal of International Law. He also purchased a plot of land in the village next to the Village Bridge, and donated it to the Town as a public park (#37).

After retiring from work, George Wilson moved permanently into the house about 1936. He became involved in many local organizations, and was for several years the president of the Grafton Improvement Association and town moderator. After his death, the property was conveyed to his grandson Grafton Lee Wilson, Jr. (1920-2000). He was a lawyer in Massachusetts, vacationed at Green Hollow, and then lived there during the 1950s with his wife Elizabeth Cabell Wilson, who was a Grafton native. He established a tennis court and swimming pool construction business in 1954, which is still in operation in Grafton and is called Wilson & Lawrence. The tennis court on the adjacent Wilson family property to the north was the first court built by this company. The Wilsons then moved to the Cabell family homestead in Houghtonville. The house remains in the Wilson family as a vacation home.

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79. Kidder Bridge, Kidder Hill Road, c. 1870, contributing

This small covered bridge carries Kidder Hill Road over the south branch of the Saxtons River and is at one of the southern boundaries of the historic district. It is 66' long and 15' wide and is skewed 15 degrees from perpendicular. The bridge is a single span timber frame bridge supported by two flanking queen post through trusses, is supported by stone slab abutments parged with concrete, and has a standing-seam metal roof and vertical-board sheathing with no side openings. Modern iron suspension rods supplement the vertical timbers.

The bridge was constructed about 1870. In 1973, the bridge was listed on the National Register of Historic Places as part of a thematic listing for Vermont's covered bridges. In 1994, it was supplemented with new laminated beams, and received a new roof and siding. The bridge is the only surviving bridge of thirteen that once stood between Grafton and Bellows Falls on the Saxtons River and is the only covered bridge remaining in Grafton. It is also the shortest covered bridge in Windham County and is the county's only example of queen post bridge construction. It is also one of the only covered bridges in Vermont built on a skew.

80. Fay, Allen & Betsey, House, 7 Chester Road, c. 1845, contributing

This 1 ½ story wood-framed Greek Revival house is located on the northeast corner of Chester Road and Route 121 East and faces west toward Chester Road. It has a moderate setback from Chester Road and a large setback from Route 121 East. The house consists of a front-gable symmetrical main block and a small rear wing. The five bay by four bay main block has a rectangular footprint oriented parallel to Chester Road, a granite block foundation, clapboard siding, a standing-seam metal roof with boxed cornices, an interior brick chimney at the north roof slope, and two small equidistant gabled dormers at each roof slope.

The slightly recessed centered front entry has a full entablature, wide casings, a six-panel wood door, and 2/3 height sidelights. Other architectural trim includes molded eave and gable cornices and cornice returns, tall friezeboards with bed moldings, cornerboards, and flat-stock window casings. There are regularly-spaced six-over-six wood windows.

The 1 ½ story rear wing is two bays wide and is set back from both elevations of the main block. It has clapboard siding, a standing-seam metal gabled roof, an interior parged ridge chimney, a full-façade porch at the south elevation with square posts and a shed roof, and an off-center gabled wall dormer at each roof slope. Each side elevation has two small six-over-one windows.

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The house was constructed about 1845 and is in very good condition. It was rehabilitated in 1968; the front entry entablature probably dates from this time. Greek Revival features include the front gable orientation, slightly recessed entry with sidelights and entablature, and the regularly-spaced windows. A large barn once stood on the property in the location of the Grafton Village Garage (#39).

The house was constructed for farmer Allen Fay, who lived there with his wife Betsey. Betsey died in the 1860s, and Fay married his second wife Calista. Fay died about 1900, and Calista lived there until her death about 1912, when the property was sold to dairy farmer Frank V. Wilbur. Wilbur was born in Grafton in 1886, and married his wife Helen in 1911. They lived in the house with their son Everett.

In 1933, the Wilburs sold the property to Marcellus and Laura Jones, who lived there with their son Frank until he moved into his own house up the street (#85). In 1965, the Joneses sold the property to the Windham Foundation, who undertook the 1968 rehabilitation. The rehabilitation was designed by architects William & Geoffrey Platt of New York City, and the work was done by local contractors Henry Lake, Fred Prouty (#72), and the home's former resident, Frank Jones (#85). The Windham Foundation leases the house as a private home.

81. Bailey, Samuel & Mary, House, 24 Chester Road, c. 1846, contributing

This 1 ½ story wood-framed Greek Revival house is located on the east side of Chester Road and has a moderate setback from the street. The house consists of a front-gable sidehall-plan main block, a rear wing, a breezeway, and an attached garage. The three bay by four bay sidehall-plan main block has a rectangular footprint oriented perpendicular to the street, a granite block foundation, vinyl siding, a front-gable asphalt-shingle roof, a slightly projecting front gable, a front porch that is partially recessed under the pediment and partly projecting under a shallow porch roof, and an interior brick chimney at the north roof slope.

Architectural trim includes molded gable and eave cornices, tall friezeboards, gable rakes, bed moldings, cornerboards, flat stock window casings with drip edges, and grooved casings with corner blocks at the front entry. The front entry also has a paneled wood door and 2/3 height sidelights with paneled bases. There are regularly-spaced six-over-six wood windows. The porch has tripartite chamfered columns and a hipped standing-seam metal roof.

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The rear wing projects east from the east gable wall of the main block and has a rectangular footprint oriented perpendicular to the street. It is set back from the north elevation of the main block and projects south of the main block. The left end of the projecting bay has a one bay recessed entry porch. The wing has a mortared fieldstone foundation, vinyl siding, an asphalt-shingle roof with boxed cornices, and a two-bay shed dormer at the south roof slope. The entryway faces the street and has a paneled wood door with a multi-pane upper light. The south elevation has two six-over-six wood windows, and the dormer has two small six-over-six wood windows.

The breezeway projects south from the right end of the south elevation of the rear wing. It has a rectangular footprint oriented parallel to the street, a symmetrical front elevation, T-111 plywood siding, a standing-seam metal roof with boxed cornices and a small cupola, and a centered segmental-arched doorway with a screen door flanked by screened vertical openings.

The two bay garage projects south from the south gable wall of the breezeway and faces the street. It has a rectangular footprint oriented parallel to the street, T-111 plywood siding, and a front-gable standing-seam metal roof. The front gable wall has two modern overhead garage doors with square panels and a row of square windows.

The house was constructed about 1846 and is in very good condition. Greek Revival features include the front-gable orientation, sidehall plan, projecting pediment, grooved doorway casings, and regularly-spaced windows. The porch appears to date to the late nineteenth century, and it is possible that there were originally posts directly under the projecting pediment, as was typical of Greek Revival buildings of this type. The breezeway and garage date to the late twentieth century.

The house was constructed for Samuel S. Bailey, Jr., who lived there with his wife Mary and family. Bailey was part owner of a local woolen mill that stood across the north branch of the Saxtons River from the house (behind #29). He sold his partnership in the mill in the 1860s, and was a house painter and paper hanger until he retired. Bailey died about 1894, and the property was conveyed to his daughter Mary E. Fairbank with the agreement that if she moved out, the property would be conveyed to the local Baptist Church. Mary lived there with her husband William. The Baptist Church acquired the house in the early 1920s, and sold it in 1926 to Rowland and Sylvia Willard. After their deaths, the property was sold in 1968 to Bruce and Marion Sweet, who lived there until 1971.

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82. Holmes Churn Factory, 30 Chester Road, c. 1846, contributing

This 2 ½ story wood-framed Greek Revival building is located on the east side of Chester Road and has a moderate setback from the street. The structure consists of a sidehall-plan main block and a rear wing, and there is a detached garage (A) and a detached shed (B) at the rear of the property. The lot backs up to a small wooded hillside. The three bay by four bay main block has a rectangular footprint oriented perpendicular to the street, a concrete block foundation, except for the south elevation, which has the original granite block underpinning, and a front-gable standing-seam metal roof with boxed cornices. An interior brick chimney emerges from the center of the south roof slope, near the roof ridge.

Architectural trim includes molded eave entablatures, cornice returns, molded gable trim, double-band gable rakes, cornerboards, and flat-stock window casings with drip edges. The front entry has a molded wood cornice, wide flat-stock casings, a wood door with a lower horizontal panel and a multi-pane vertical light, and sidelight openings that have been infilled with wood paneling. There are regularly-spaced six-over-six wood windows.

The rear wing spans the rear gable wall of the main block and is two bays wide. It has a concrete block foundation, clapboard siding, a standing-seam metal open-eave gabled roof, and an interior brick chimney at the northeast corner. The south elevation has two regularly-spaced paired sliding windows at each story, and the north elevation has one paired sliding window at each story.

The building was constructed about 1846 and is in very good condition. Greek Revival features include the front-gable orientation, entablature, and regularly-spaced windows. The building was originally an industrial building, and its original appearance is unknown. It was converted to a residence in the early twentieth century, which is probably when the extant architectural trim was added. The rear wing appears to date to the late twentieth century.

The building was probably constructed as Pratt Lincoln's shoe and boot factory. Lincoln lived just north of the factory, in a house that was removed about the mid twentieth century. It is also possible that this is a barn or carriage house that was moved from a location across the street in 1849, as implied in a deed of this year, and then converted to the shoe factory.

The shoe factory closed in 1855, and in 1857 the factory and house lot were sold to Loring Edson. In 1860, the factory was sold to Henry Holmes (1806-1870s), who started his Fyler

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Churn manufacturing business there. At the time, Holmes was living on Route 121 East (#40). His son Sidney (1839-1897), joined him in the business in the 1870s, and acquired the property after the death of his father. Sidney Holmes operated the business until his death.

In 1903, the property was acquired by Everett Clark, who at the time was a local real estate dealer. It is possible that Clark converted the former factory to a residence, in order to market it. In 1907, the property was acquired by Emma J. White. She probably lived there at first, but she acquired another property up the road in 1919 (#90) and it is unclear where she lived after that. In 1924, she sold the property to James Arthur Waite, who lived there with his wife Lillian and son Harold. Waite operated a sawmill at the east end of Mechanicsville (the hamlet just east of the village), and produced shingles and chair stock. After the deaths of his parents in the 1940s, Harold Waite acquired the property in 1949, and lived there with his wife Eva and daughter Martha. Martha Waite Wisnosky inherited the property from her parents, and lived there until selling it in 2002.

A. Automobile Garage, c. 1960, non-contributing

This garage stands southeast of the house and has a large setback from the street. It has a rectangular footprint oriented parallel to the street, clapboard siding, an open-eave front-gable asphalt-shingle roof, and a double-width overhead garage door with square panels and a row of square lights. Architectural trim includes cornerboards, friezeboards, gable rakes, and flat-stock door casings. The garage appears to have been constructed about 1960, and is non-contributing due to its age.

B. Shed, c. 1960, non-contributing

This small shed is located northeast of the house and has a large setback from the street. It has a rectangular footprint oriented perpendicular to the street, a concrete foundation, clapboard siding, and an open-eave front-gable asphalt-shingle roof. Architectural trim includes cornerboards, friezeboards, gable rakes, and flat-stock window and door casings. The front gable wall has a paired sliding horizontal window and an entryway. The shed appears to have been constructed about 1960, and is non-contributing due to its age.

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83. Fuller-Weir House/Doll House, 47 Chester Road, c. 1810, contributing

This 1 ½ story brick Cape Cod house is located on the west side of Chester Road, and the rear property line of the lot is the north branch of the Saxtons River at the back of the property. The house has a moderate setback from the street and is comprised of the brick main block, a modern wood-framed rear ell, which is connected to the main block via a wood addition at the north end of the main block, and a side porch. The three bay by two bay slightly asymmetrical main block has a rectangular footprint oriented parallel to the street, a fieldstone foundation, brick walls, a side-gambrel standing-seam metal roof with boxed cornices, brick end chimneys, and two shed dormers. A garage/office building associated with this property stands across the street (A).

Architectural trim includes molded eave cornices, gable rakes and cornice returns, and flat-stock window and door casings. The almost centered doorway has a flat brick arch and a wood door with a large multi-pane upper light. Flanking the doorway are a one-over-one wood window and a ten-over-ten wood window. The dormers have ten-over-ten wood windows. The south gambrel wall has stacked doorways to the porch and its roof deck, and the first story also has a one-over-one wood window and the second story has a six-over-six wood window. The first story side doorway has a single-leaf French door, and the second story has a wood door with a multi-pane upper light. The north gambrel wall has a ten-over-ten window at the first story and two one-over-one windows in the gambrel.

The three bay porch spans most of the south gambrel wall and has square fluted posts with small bases and capitals, a flat roof with a full entablature, and a roof deck with a railing of square posts and cross-bracing. The modern rear ell projects northwest of the northwest corner of the main block and was built in two phases. It has a concrete foundation, clapboard siding, and a gabled standing-seam metal roof over the original section with a shed-roofed addition spanning the south eaves elevation. The ell has casement windows and a rear doorway leading to a small deck. The ell is accessed by a small shed-roofed structure that projects north from the north gable wall of the main block. This wood-framed connector has clapboard siding, a shed roof, and lacks fenestration.

The main block may have been constructed in the first or second decade of the nineteenth century as a workshop. It was converted to a house in 1824. The wood-framed sections appear to date to the late twentieth century, and the porch is of recent construction. The house is in excellent condition. Cape Cod features include the massing, centered doorway, gambrel roof and

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simple architectural trim. The house is the only gambrel-roofed building in the historic district, and is the oldest surviving house on Chester Road within the historic district.

The building may have been constructed as a shop for Bartholomew Fuller (1763-1837), who moved to Grafton about 1805 and was one of the first residents of Grafton village, in a house that once stood just north of #82. Fuller was a tanner, and his tannery stood north of the subject property, before any other buildings stood on the west side of Chester Road within the village.

The brick building is mentioned in an 1824 deed, when Fuller conveyed the property to his son Martin L. Fuller (1803-1888) just after the latter's wedding to his wife Edna. The Fullers lived in the house, and then moved to Rupert, Vermont. In 1835, Fuller sold the property to William Smith, who sold it to John Weir in 1839. Weir was a shoemaker, possibly in the shoe shop across the street (#82), and lived in the house with his first wife Fanny and his second wife Catherine. John Weir died in the 1870s, and Catherine moved out of the house.

The property remained in the Weir family until 1914, when John Weir's heirs Frederick and Charles Weir sold it to Eliza B. Townshend, who moved there from Connecticut in the 1920s. The house was remodeled by local contractors Ernest and Henry Stowell (#26), although it is unknown what kind of work was done. Townshend named the house the Doll House due to her large doll collection.

In 1941, Townshend sold the property to Everett and Mae Jewett, who lived in Massachusetts and probably used the house as a summer home. The Jewetts acquired a small lot across the street, which remains a part of this property. In 1946, she sold the properties, which were acquired in 1947 by Dorothy Lausser of New York. Lausser moved into the house, and then sold the properties in 1975 to John and Beatrice Stuart, who sold the property in 1984. There have been several owners since then.

A. Garage/Office, 1996, non-contributing

This one-story wood-framed building is located on the east side of the street, across the street from and a little north of the house. It stands in close proximity to the street and faces south. The building has a concrete foundation, board-and-batten siding, and a side-gable roof with a double-pitched south roof slope that incorporates a shallow recessed full-façade front porch. There is an interior brick chimney at the north roof slope.

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Architectural trim includes flat-stock gable and eave cornices, cornerboards, and window and door casings. The symmetrical front (south) elevation has single-pane French doors flanked by paired casement windows with false muntins. The west gable wall has a paneled overhead garage door and another paired casement window. The porch has square posts. The building is a garage/office that was constructed in 1996 and is non-contributing due to its age.

The building was constructed in the location of the c. 1805 Bartholomew Fuller house, which was a 2 ½ story Federal style house. Fuller (1763-1837) came to Grafton about 1805, bought the land that is now abuts both sides of the lower end of Chester Road, and built the first house there. He probably operated a tanyard across the street from his house. After his death, the house and tanyard were acquired by Pratt Lincoln, who operated a shoe and boot factory in building south of the house lot (#83).

In 1857, after Lincoln's death, his house lot was sold to Theron Wheelock, who was a soapstone manufacturer. In 1860, Wheelock sold the property to farmer Stephen White, who lived there until his death in the early 1870s. In 1874, White's heirs sold the property to carpenter Alden Gibson, who lived there until his death in the 1890s. After passing through a few more owners, the house was removed or burned down about 1940.

84. Cloth Shop/Dwinnell House, 63 Chester Road, c. 1830, moved c. 1840, contributing

This 1 ¾ story wood-framed Greek Revival house is located on the west side of Chester Road on a 1 ¼ acre lot that descends toward the north branch of the Saxtons River. The house has a moderate setback from the street, and there is a detached shed just northwest of the house (A). The symmetrical five bay wide house has a rectangular footprint oriented parallel to the street, a granite block underpinning, clapboard siding, and a front-gable standing-seam metal roof with boxed cornices. Each roof slope has two large matching gabled dormers.

Architectural trim includes eaves entablatures, cornice returns, cornerboards, double-band gable rakes, and flat-stock window casings. The slightly-recessed centered front entry has an entablature, fluted pilasters, paneled reveals, full-height sidelights, and a six-panel wood door. The dormers have molded eave and gable cornices and cornice returns. There are regularly-spaced six-over-six wood replacement windows at the front gable wall. The dormers and north elevation have multi-pane paired casement windows. A deck spans the rear gable wall of the house.

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The construction date of the house was difficult to determine, and could range from 1835 to 1855. Greek Revival features include the front-gable orientation, large two-story gable, recessed front entry with entablature and paneled reveals, and the regularly-spaced windows. The house is in excellent condition. In the late twentieth century, the house underwent a comprehensive exterior rehabilitation, including the replacement of all the exterior finishes with matching finishes, except for the front entry, which originally was narrower and had flat-stock casings, the replacement of all the two-over-two windows, and the addition of the dormers.

The house was reportedly a “cloth shop” associated with Alexander and Dean’s woolen mill that stood across the river from the house. The shop originally stood just east of Alexander’s house on Main Street (#30), and was moved across the river when Alexander’s house was expanded to the east about 1840. If this is true, then the building probably dates to the 1830s.

After the building was moved and converted to a residence, the first known occupant was O.W. Dwinnell, who rented the property from Sally Townshend in the 1850s. Townshend sold the house to Fernando Dwinnell in 1859, and O.W. Dwinnell continued to live in it. In 1869, Fernando Dwinnell sold the property to George Willard and Warren Archer, who lived there with their families and operated a grist mill together.

In 1871, the Willards sold their half interest in the property to David Rhoades. Rhoades’s daughter Martha married Levi Derby, and the Derbys eventually acquired full ownership of the property. By the early 1880s, the house was rented by teamster Alfred Luzo, who lived there with his wife Margaret. They acquired the property in 1885, and then moved to New Hampshire. The Luzos sold the property in 1889. At some point, the property was acquired by L.W. and Elmira Tuttle.

According to an 1899 newspaper article, three houses on the west side of Chester Road burned down that year, and the L.W. Tuttle house is mentioned as one of those properties. However, the 1900 census lists the Tuttle living in their own house, probably in this location, and judging by the Greek Revival appearance of the house, it does not date to as late as 1900. It is possible the newspaper article should have stated that the Edwin Tuttle house burned down, which was one house to the north.

In 1904, the Tuttle sold the property to Philena Waterhouse, who moved there from the neighboring town of Townshend with her husband Frank. Frank died in the 1910s, and Philena moved to Rockingham. She died in the 1920s, and in 1927, the property, along with the house

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lot to the north, which was the site of a house that burned in the 1899 fire, was sold to Hattie Perry. In 1942, Perry sold the property to Norris and Lillian Bragg. After their deaths, the property was sold in 1994. At this point, the property also included another house lot to the north, which was also the location of a house that burned down in the 1899 fire, and then was the location of a house that was moved there in 1905 then demolished about 1990.

The house that stood just north of the subject house was a c. 1850 house built for Hannah Axtell. Its appearance is unknown. Later owners included Willard Lindsey, Samuel S. Bailey, who leased the house to shoe and harnessmaker Joseph Page, and Myra and Edwin Tuttle, who sold the house in 1898, just one year before it burned down.

The next house to the north was a c. 1840s house, and its first known resident was shoemaker Francis L. Edson. Its appearance is also unknown. Later owners included Loring Edson, Edwin French, and Henry Carpenter. Carpenter died in 1888, and his wife Lucy was living in the house when it burned down in 1899. In 1905, the property was acquired by carpenter David Hakey, who moved a house there, reportedly from the former Grafton hamlet of Howeville. This was a 1 ¾ story side-gable five bay wide symmetrical Federal style house with a side shed wing. The property remained in the Hakey family until 1965, when it was acquired by the Windham Foundation, which used it as an antiques shop. However, the site did not support water and sewer services, so the Windham Foundation removed the building about 1990.

A. Shed, c. 1900, contributing

This shed is set into a bank just northwest of the house. It is two stories in height, with only the upper story exposed at the front (east side) of the building. The shed has a rectangular footprint oriented perpendicular to the street, a concrete block foundation, clapboard siding, and a front-gable open-eave standing-seam metal roof. Architectural trim includes flat-stock cornerboards, gable rakes and friezeboards, and window and door casings. The front gable wall has two six-over-six wood windows and a sliding vertical-board barn door, and there is a double-leaf vertical-board hay door in the gable. The rest of the elevations have a mix of modern and old doors and windows. A door at the right end of the second story of the south elevation leads to a walkway that connects the shed to the house's rear deck. The shed's date of construction cannot be determined, but it appears to be at least fifty years of age. The foundation appears to date to the late twentieth century.

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85. Blodgett-Sherwin House, 103 Chester Road, c. 1864, contributing

This 1 ½ story wood-framed Greek Revival house is located on the west side of Chester Road and has a small setback from the street. There is a wooded hillside north of the house. The house consists of a main block and rear wing, and there is a modern barn/garage (A) attached to the rear of the house via a covered walkway. The three bay wide sidehall plan main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, clapboard siding, and a front-gable standing-seam metal roof with boxed cornices. Each eaves elevation has an off-center two-bay gabled wall dormer, and there is an interior brick ridge chimney where the main block meets the rear wing.

Architectural trim includes eaves entablatures that follow the rooflines of the cross gables, matching gable rakes, cornice returns, corner pilasters, and flat-stock window casings with drip edges. The front entry has flat-stock casings under a molded cornice with a bed molding, ¾ height sidelights, and a four-panel wood door. There are regularly-spaced eight-over-eight wood replacement windows.

The rear wing shares a south elevation and roofline with the main block and is set back from the north elevation of the main block. It has a rectangular footprint oriented perpendicular to the street, clapboard siding, a standing-seam metal roof, and a two-bay gabled wall dormer at the south elevation. The architectural trim matches that of the main block. A large entry porch is centered under the cross gable. It has an asphalt-shingle shed roof and square posts, and the doorway has a paneled wood door. The wing has regularly-spaced eight-over-eight replacement windows.

It was difficult to determine the construction date of the house. It is possible it was built as early as 1855, or as late as 1869, when it appears on the Beers map of the village. The Windham Foundation records note that it was built about 1864. The rear wing was originally larger, extending west to almost the length of the extant garage/barn structure. A detached barn once stood southwest of the house. In 1964, the house was rehabilitated, the wing was shortened to its current length, the two-over-two windows were replaced with eight-over-eight wood windows, and the side entry porch was added. In 2007, the eight-over-eight windows were replaced with new eight-over-eight windows.

The house was constructed for farmer and carpenter Cutler Blodgett (1814-1885), who may have constructed the house, but it is unclear if he ever lived there, because he was already living up

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the street (#94) when he acquired the subject property in 1855, as well as a nine-acre lot across the street. Blodgett had a cider mill on the west side of the street in an unknown location, so perhaps he first purchased the property to build the mill. In 1858, he acquired the meeting house in Middletown, with a deed covenant that he must move the building, but it is unknown what he did with this structure; perhaps he reused the materials from the meeting house to build the subject house. The 1869 Beers map labels both houses owned by Cutler Blodgett as being occupied by him.

In 1877, Blodgett sold the property to carriage painter Charles Sherwin, who moved there with his wife Julia from the nearby hamlet of Mechanicsville. Sherwin was also a farmer, and had a large bean field on the agricultural lot across the street, which had been expanded to thirty acres. The Sherwins rented rooms to siblings Mark and Eveline Fairbrother in the 1890s, and in 1896, the Sherwins sold both lots to Eveline Fairbrother.

In 1904, Eveline Fairbrother sold the lots to farmer Ezra W. Gove, who lived there with his wife Anna. In 1924, they sold the properties to Hannah W. Jenkins of Rockingham, who lost the land in chancery court. The agricultural land on the east side of the street was sold off as well. In 1946, the house lot was acquired by Frank E. Jones, who grew up down the street (#80). Jones was a logger.

In 1960, Jones's son Frank, Jr., acquired the property, and lived there with his wife Ruby. In 1964, they sold the property to the Windham Foundation, which undertook the rehabilitation work as one of its first projects. Frank Jones helped the Windham Foundation find other properties in the village to buy, and was also a contractor for many of its rehabilitation projects. In 1999, the Windham Foundation sold the property to the current owners, who use it as a vacation house.

A. Garage/Barn, 1964, non-contributing

This 1 ½ story wood-framed garage/barn is attached to the rear of the house via a covered walkway and stands askew to the house, facing southeast. It has rough vertical board siding, an asphalt-shingle gabled roof, three modern overhead garage doors at the south eaves elevation, and three nine-pane windows at the rear gable wall. The structure was built in 1964 and is non-contributing due to its age.

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86. Wriston, John & Hildreth House, 112 Chester Road, 1964, non-contributing

This ranch house is located on a wooded hillside on the east side of Chester Road at the end of a long, steep driveway. It has a rectangular footprint oriented east-west, faces south, and has a concrete foundation, clapboard siding, an open-eave standing-seam metal side-gable roof, and an off-center brick ridge chimney. There is an exposed basement at the west gable wall.

The three bay wide front elevation has a centered doorway covered with closed shutters, flanked by a paired six-over-six wood window and a triplet of six-over-six wood windows. The west gable wall, which faces the driveway, has a modern overhead garage door with square panels and a row of square windows, and a modern metal pedestrian door with a multi-pane upper light. The doors are protected by a shallow porch with square posts. The upper story of the west gable wall has two six-over-six wood windows trimmed with round-arched upper panels and rectangular lower panels. The rear (north) eaves elevation has regularly-spaced six-over-six windows.

The house was constructed in 1964 and is in very good condition. It is non-contributing due to its age. It was constructed for John and Hildreth Wriston after they sold the Grafton Tavern (#22) to the Windham Foundation. They named the house Hi Pines. In 1968, the Wristons sold the property to Pauline Dickison, who was the sister of the Windham Foundation's first president, Mat Hall. Pauline's husband Frank was a founding board member of the foundation. The Dickisons lived in the house to the north (#87) and rented this house out. In 1996, Pauline Dickison sold the house to the current owner.

87. Dickison, Frank & Pauline, House/Swiss Meadow, 196 Chester Road, 1957, 2003, non-contributing

This 2 ½ story wood-framed Neo-Colonial Revival house is located at the end of a very long steep driveway on a twenty-eight acre lot on the east side of Chester Road, and overlooks a large field to the south. The house has an T-shaped footprint created by four distinct sections, and has a concrete foundation, clapboard siding, and standing-seam metal gabled roofs with boxed cornices. A one-story flat-roofed porch with square posts spans the west gable wall, and covers an enclosed entry vestibule. Architectural trim includes flat-stock eave and gable trim, gable rakes, friezeboards, cornice returns, cornerboards, and window and door casings.

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The front (south) elevation has three sections, the original saltbox section of the house flanked by recent additions. A one-story sunroom spans the south elevation of the right section, which is set back from the center section. The first story of the center section has a large multi-pane bow window and the second story has one-over-one windows. The sunroom has large horizontal multi-pane windows infilling the spaces above the low half-wall and square posts. The second story of the right section has two sets of paired one-over-one windows. The first story of the left section has a pair of French doors with sidelights, and the second story two one-over-one windows.

Within the west porch of the south section, the centered vestibule contains the main entry to the house, which has a wood door flanked by sidelights. Flanking the vestibule are large paired one-over-one windows. The second story of the west gable wall has a bank of four squat one-over-one windows. The fourth section of the house projects north from the north eaves elevation of the other three combined sections. Its west elevation contains two garage bays and a covered porch with square posts. Above the garage doors, there are two paired one-over-one windows.

The center saltbox section of the south row of structures was constructed in 1957. It had wood shingle siding, a small one-story wing at the east gable wall, and a one-story screened porch at the west side. The house was enlarged to its current appearance in 2003. The house was built for Pauline and Frank Dickison. Pauline was the sister of the Windham Foundation's first president, Mat Hall, and Frank was a founding board member of the foundation. They named the house Swiss Meadow. The house remained in the Dickison family until 2002.

88. Wright-Ames House/Highbrook, 258 Chester Road, c. 1952, contributing

This two-story wood-framed Colonial Revival house is located at the end of a long driveway on a 3 ½ acre lot on the east side of Chester Road. It backs up to woods and faces south toward a large lawn. The house has an L-shaped footprint, a concrete block foundation, wood shingle siding, a cross-gambrel roof, and an interior brick chimney where the two roof ridges meet. The L-shape is created by the intersection of an east-west main block and a shallow cross-gambrel projection at the right end of the front elevation of the main block. The house also has one-story enclosed porches at each gambrel-end wall, and a two-bay garage is attached to the west porch.

Architectural trim is limited to flat-stock gable rakes, friezeboards, cornerboards and window and door casings. The front entry is off-center on the front elevation of the main block and has a paneled wood door. To the left of the entry, there are two eight-over-eight wood windows. A

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shed dormer is centered on the exposed part of the front roof slope of the main block and has two eight-over-eight wood windows. The symmetrical front gambrel wall of the cross-gambrel has a hipped-roof bay window with a large single-pane horizontal window flanked by six-over-six wood windows in the side faces. On each side of the bay window, there are six-over-six wood windows. At the second story, there is a triplet of eight-over-eight wood windows.

The east porch is centered on the east elevation of the house and has a hipped asphalt-shingle roof. A single-leaf French door is centered on the front elevation, and the rest of the porch has full-height six-over-six windows. The west porch is partially enclosed with wood shingle walls. The garage sits askew from the west porch and faces southwest. It has a concrete foundation, wood shingle siding, and a front-gable asphalt-shingle roof. Architectural trim is limited to flat-stock gable rakes, friezeboards, cornerboards and window and door casings. The front gable wall has a double-width overhead wood garage door with square panels and a row of square lights. The side elevations have paired eight-over-eight wood windows.

The house was constructed about 1952 and is in very good condition. Colonial Revival features include the gambrel roofs, wood shingle siding, shed dormer, bay window, and multi-pane windows. This is the only intact high-style Colonial Revival house in the historic district, and is a good example of a gambrel-roofed Colonial Revival house.

The house was built for Earl and Doris Wright. The Wrights also owned a house on Route 121 East, where they probably lived. Earl Wright was a real estate agent, and may have had this house built as an investment. In 1957, the Wrights sold the property to Fanny Holt Ames. Either the Wrights or Ames named the house "Highbrook."

Fanny Holt Ames, a wealthy widow and philanthropist, moved to Grafton with her sister Edna Louise Holt, and in 1999, the Fanny Holt Ames and Edna Louise Holt Fund was established, with Bank of America as trustee. Its mission is to "meet the medical needs of the Grafton, Vermont, community and its surrounding towns." The organization was located in a building on Pleasant Street until 2008 (#66A). Fanny Holt Ames died about 1991, and the property was conveyed to Edna Louise Holt. In 2000, the Edna Louise Holt Trust sold the property to the current owners.

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89. Gilson-Wright House, 275 Chester Road, c. 1849, contributing

This wood-framed Classic Cottage is located on the west side of Chester Road and has a small setback from the street. A barn/garage sits northwest of the house (A). The house consists of a 1 ½ story main block and a side wing. The five bay wide symmetrical main block has a rectangular footprint oriented parallel to the street, a granite block underpinning, plank wall construction, clapboard siding, a side-gable open-eave standing-seam metal roof, and an exterior brick chimney centered on the north gable wall.

Architectural trim includes gable rakes, friezeboards, cornerboards, and flat-stock window casings. The centered front entry has grooved casings with corner blocks, narrow 2/3 height sidelights, and a paneled wood door. The front and north elevations have regularly-spaced six-over-six wood windows. The first story of the south gable wall, where not concealed by the side wing, has a multi-pane Chicago window.

The side wing projects south from the south gable wall of the main block and has a rectangular footprint oriented parallel to the street. It is offset to the west of the main block, and has clapboard siding and an open-eave standing-seam metal gabled roof. The south gable wall and most of the front elevation have full-height banks of windows. These windows have a horizontal mullion that separates the windows into two different types. Both types have large horizontal panes; but the lower half has larger panes. At the right end of the front elevation, there is a six-over-six window and an entryway with a paneled wood door with a four-pane upper light. The entryway is protected by a hood that slopes away from the main block, and is supported by a diagonal knee brace. The south gable has two small awning windows.

The main block was constructed about 1849 and does not appear to have any major alterations. The Chicago window appears to date to the mid twentieth century. The wing is difficult to date, but the banks of windows appear to date to the mid twentieth century. Classic Cottage features include the five bay symmetrical high-post massing, the centered front entry with grooved Greek Revival casings, and the regularly-spaced windows.

The house was constructed on land owned by Daniel and Mahulah Gilson, and was first occupied by Elnora Gilson. In 1853, the Gilsons sold the property to carpenter Marshall M. Wright, who lived there with his wife Francis. In addition to being a carpenter and a farmer, Wright also made violins. In 1860, the Wrights sold the property to Jesse Rider, who lived on Route 121

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East (#38). In 1864, Rider sold the property to Ann Spring, who lived there with her daughter Mary Noice and Mary's husband Joseph.

In 1883, Ann Spring sold the property to her son Marshall, who then moved to New Hampshire. He rented the house to Henry Willard, and then sold him the house in 1886. Willard lived there with his wife Delia. Henry Willard died in the 1890s, and Delia remarried to Richard Bullard. They both died in the early 1900s, and the property was conveyed to Maria Smith in 1910. She lived there with her husband William, a farmer. They died in the 1920s, and in 1927, the property was acquired by Leon and Edith Croteau. They sold it in 1932, and the house had several more owners until 1955, when it was sold to James and Margaret Cawley, who named the house "Longview." They owned the property until 1960, and in 1974, published a book called *Tales of Old Grafton*. The property has had several owners since then.

A. Barn/Garage, c. 1950, 2003, non-contributing

A barn/garage stands northwest of the house. It has two sections, both with rectangular footprints oriented perpendicular to the street. The front garage section is smaller and projects east from the east gable wall of the larger barn section. The structure has a concrete block foundation, T-111 plywood siding, and front-gable asphalt-shingle roofs with boxed cornices. Architectural trim includes cornerboards and flat-stock window and door casings, and the rear section has gable rakes and friezeboards. The front section has a small cupola, and the front gable wall has an overhead metal ribbed garage door. The two bay side elevations of the rear section have regularly spaced one-over-one windows. The front garage section was constructed about 1950 and the rear section was added in 2003. The garage appears to have been resided in 2003. The barn/garage is non-contributing due to the 2003 addition and the alteration of the earlier garage.

90. Ayers, John & Sarah, House, 333 Chester Road, c. 1841, contributing

This 2 ½ story wood-framed Federal style house is located on a thirty-three acre parcel on the west side of Chester Road and has a moderate setback from the street. The property has continuous architecture including a main block, a side wing, a rear ell, and an attached rear barn. The symmetrical Georgian-plan five bay by two bay main block has a parged underpinning, clapboard siding, a standing-seam metal side-gable roof with boxed cornices, and an exterior brick chimney at the left end of the south gable wall.

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Architectural trim includes molded gable and eave cornices and cornice returns, flat-stock gable rakes, friezeboards, cornerboards, and door casings, and flat-stock window casings with drip edges. The centered front entry includes 2/3 height sidelights and an eight-panel wood door. There is a mix of regularly-spaced six-over-six wood windows and double-hung replacement windows, except for the first story of the south gable wall, which has a multi-pane Chicago window.

The rear ell was constructed in three phases. Two adjacent sections span the rear eaves elevation of the main block and have a rectangular footprint oriented perpendicular to the street. The third section is narrower and projects west of the other two sections, sharing a north wall with the rest of the house. The ell has a parged underpinning, clapboard siding, and asphalt-shingle roofs. The north roof slope of the sections that abut the main block has a double slope, and the rear section has its own gabled roof. The north elevation has a modern multi-pane oriel bay window, and modern double-hung windows.

The modern side wing projects south from the south eaves elevation of the rear ell and has a long rectangular footprint oriented parallel to the street. The south half of the ell is a garage and the north half has a shallow recessed porch. The ell has a concrete foundation, vertical shiplap siding, and a side-gable asphalt-shingle roof with boxed cornices.

Architectural trim of the ell includes molded gable and eave cornice and cornice returns, and within the porch the door and windows have flat-stock casings. The four bay porch has square posts and segmental-arched openings. Within the porch there is a six-over-six wood window and a single-leaf French door. At the southeast corner of the ell, there is a one-bay recessed vestibule with a square corner posts and arched openings. At the north edge of the vestibule, there is a modern wood paneled door with a multi-pane upper light. The south gable wall contains two modern overhead wood veneer garage doors and a vertical-board door in the gable.

The bank barn projects west from the west gable wall of the rear ell, is offset to the north of the ell, and faces the street. The north half of the front elevation is exposed. The barn has a rectangular footprint oriented perpendicular to the street, board-and-batten siding, and a front-gable open-eave asphalt-shingle roof. The basement is exposed at the sides and rear, and there are shed-roofed porches at the basement of the north elevation. The front gable wall has a modern overhead garage door with square panels and a row of square windows. The door is in the location of the original barn door.

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The main block of the house was constructed about 1841 and except for the replacement windows and the addition of the chimney, it does not appear to have had any alterations. It is in excellent condition. Federal style features include the five bay wide 2 ½ story side-gable symmetrical massing, Georgian plan, simple trim, sidelights, and regularly-spaced windows. The clapboards and architectural trim appear to be original. Historically, the house probably had a rear ell and side wing, but they have both been altered, probably in the late twentieth century. The garage section of the side ell was added in 1975. The barn appears to date to the nineteenth century.

The house was constructed for farmer John Ayers (also spelled Ayres), who lived there with his wife Sarah and children. Ayers was also the innkeeper of the Grafton Tavern around 1850. His daughter Hattie married Alonzo Haskell in 1884, and they also lived in the house. In 1906, the property was sold to real estate investor Edward Walker of Rockingham, who owned it until 1919, when he sold it to Ryland Devoll and Emma White. The Whites also owned a house down the road (#82), but they probably lived in the subject house. In 1945, Devoll and White sold the property to the Eastern Lumber Company, which in 1951 sold it to Irma Schwatzenbach of New Jersey, who used the house as a vacation home. In 1963, she sold the property to Dr. Ralph Gause, who owned it until 1986.

91. Lamphear-Rice House, 355 Chester Road, c. 1871, contributing

This 1 ¾ story wood-framed Greek Revival house is located on the west side of Chester Road and has a moderate setback from the street. The house has a main block and a side ell. The symmetrical five bay by two bay house has a rectangular footprint oriented parallel to the street, a granite block underpinning, clapboard siding, and a front-gable open-eave asphalt-shingle roof. Architectural trim includes molded gable and eave cornices, gable rakes and friezeboards, cornerboards, and flat-stock window and door casings with drip edges. The centered front entry has 2/3 height sidelights and a wood paneled door. There are regularly-spaced six-over-six wood windows.

The side ell projects south and west from the southwest corner of the main block, wrapping around the corner. It has a rectangular footprint oriented parallel to the street, a fieldstone foundation, clapboard siding, a side-gable open-eave asphalt-shingle roof, and an interior brick ridge chimney. There is a full-façade shallow front recess under the eaves, and the left 1/3 of the ell is a shed with an exposed basement. The front elevation of the shed has a double-leaf vertical-board door at each story. The finished section of the ell has a six-over-six wood window

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and a paneled wood door. Under the recess of the finished section, there is a porch with one square post. The south gable wall has a small square window.

The house was constructed about 1871 and is in good condition. Greek Revival features include the front-gable orientation, 1 ¾ story massing, symmetry, and regularly-spaced windows. The house does not appear to have any major alterations. Although local lore states that the house was built during or just before the Civil War, and then sold to Minerva and Alonzo Rice during the Civil War, the deed records indicate that this was an empty lot until 1871. Local lore also states that the house was built by a man who intended to live in it with his bride-to-be. This could have been Marshall Lamphear, who lived with his parents in the house to the north (#93), and then bought the lot in 1871. The story goes that when his fiancé saw that there was no place in the house for her organ, she broke off the engagement. In 1877, when Lamphear sold the house, he moved back in with his parents, so perhaps this is true.

Lamphear sold the house in 1877 to the widow Minerva Rice, whose husband Alonzo died in the Civil War. Minerva and her son Alonzo, Jr., then moved from the neighboring town of Chester into the house. By 1880, Alonzo Jr. was married and living in Massachusetts, and Minerva lived in the house by herself. She later moved to live with her son, and then died in the 1910s. By 1920, Alonzo Rice had moved back into the house with his wife Mary, and was a farmer. Alonzo died in 1935, and his son Alonzo, III, inherited the property. In 1977, Alonzo III's heirs Gladys Forbes Rice and Richard Rice of Massachusetts acquired the property, and then conveyed it to Richard and Marie Rice, still living in Massachusetts, in 1989. In 1991, the Rices sold the property, ending 114 years of ownership by the Rice family.

92. Howard-Eddy House, 370 Chester Road, c. 1845, c. 2002, non-contributing

This wood-framed Classic Cottage is located on a wooded five acre lot on the east side of Chester Road and faces south. It has a moderate setback from the street and is separated from the street by a steep embankment and a row of trees. There is a lawn in front of the house, a long driveway that curves around the lawn and begins about one hundred yards south of the house, and woodlands to the east of the house. The house consists of a main block, a side wing, another side wing that also incorporates a two-bay garage, and a rear ell behind the main block.

The five bay by two bay symmetrical main block has a rectangular footprint oriented perpendicular to the street, a granite block underpinning, clapboard siding, a side-gable wood-shingle roof with boxed cornices and two front gabled dormers, and a centered brick ridge

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chimney. Architectural trim includes flat-stock eave and gable cornices with bed moldings, friezeboards, gable rakes and cornerboards, and window casings with molded cornices. The centered front entry has dog-eared architrave casings framing a vertical-board door with strap hinges and a multi-pane transom with crown glass, and a molded cornice. There are regularly-spaced twelve-over-twelve wood windows, except for the dormers, which have six-over-six wood windows.

The 1 ¾ story first side wing projects east from the east gable wall of the main block and is offset to the north of the main block. It has a rectangular footprint oriented perpendicular to the street, clapboard siding, a side-gable wood-shingle roof with boxed cornices, and a deep shed-roofed full-façade porch. The asymmetrical front elevation has an entryway with a paneled wood door with a multi-pane horizontal upper light, a nine-over-six wood window, and two six-over-six wood windows. The second story has three irregularly-spaced eight-over-eight wood windows. The porch has chamfered posts.

The 1 ¾ story second side wing projects east from the east gable wall of the first wing and is set back from and projects to the rear of the main block. It has a rectangular footprint oriented perpendicular to the street, clapboard siding, a side-gable open-eave wood-shingle roof, an off-center brick ridge chimney, an off-center entry porch, and a large gabled dormer at the left end of the front roof slope. The right half of this structure is a garage. The front elevation has a multi-pane picture window, a vertical-board wood door, an eight-over-eight wood window, and two vertical-board garage doors. Above the left garage door, there is a paired multi-pane casement window with a vertical-board shutter. The porch has chamfered posts and a pedimented gable. The dormer has paired eight-over-eight wood windows and the east gable wall has two small square windows at the first story and a Chicago window in the gable.

The rear ell projects north from the west end of the rear eaves elevation of the main block and has a rectangular footprint oriented parallel to the street. It has a concrete foundation, novelty siding, and a wood-shingle gambrel roof with two small shed-roofed dormers at the west roof slope. The west elevation has two six-over-six windows with molded cornices.

The main block was constructed sometime between 1840 and 1855. Classic Cottage features include the five bay by two bay high-post massing, centered doorway, and side-gable roof. The main block was altered in the late twentieth century: the entryway enframingent is new and does not have the appearance of a mid nineteenth century enframingent in Vermont, and all of the architectural trim has been replaced. The rest of the house dates to the late twentieth century or

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early twenty-first century; the rear wing dates to 2002. The house is in excellent condition. Because of the substantial additions to the main block and the alteration of the main block, the house is non-contributing resource to the historic district.

The house was difficult to date because it was built for Stephen and Ann Howard on land owned by Ann's father John Parks since 1840. Parks lived across the street (#93). The Howards lived in the subject house with their many children. After Parks passed away, the widowed Ann Howard (1820-1902) was conveyed ownership of the property in 1855. She continued to live in the house with some of her children until they were all married by the 1870s. When her daughter Luella Eddy was widowed in the 1890s, she moved in to the house with her own children.

After Ann Howard's death, Luella Eddy inherited the house. After her death about 1927, the property was conveyed to her daughter Anna B. Eddy. Anna married Fred Keller, and in 1939, they sold the property to Edward Clifford of Washington D.C., ending almost one hundred years of ownership by members of the same family. Clifford probably used the house only as a vacation home. In 1953, Clifford sold the property to Stuart and Freda Heinritz, and in 1979, Freda Heinritz sold it to the current owners, who use it as a vacation home.

93. Parks-Lamphear-Wright House, 375 Chester Road, c. 1840, contributing

This wood-framed Classic Cottage is located on a three acre parcel on the west side of Chester Road at the north end of the historic district and has a moderate setback from the street. The house consists of a main block and side wing. The five bay wide main block has a rectangular footprint oriented parallel to the street, a granite block underpinning, clapboard siding, a side-gable open-eave wood-shingle roof, and a large exterior brick chimney off-center on the south gable wall. There is also a small detached garage north of the house (A).

Architectural trim includes gable rakes and tall friezeboards, thin cornice returns, cornerboards, and flat-stock window and door casings with drip edges. The centered front entry contains a vertical-board wood door, and there are regularly-spaced twelve-over-twelve wood windows at the front elevation and a six-pane window paired with a six-pane awning window in the south gable.

The 1 ½ story side wing projects south from the south gable wall of the main block and has a rectangular footprint oriented parallel to the street. It is offset to the rear of the main block. The wing has a fieldstone foundation, clapboard siding at the front elevation and vertical-board siding

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at the south gable wall, and a side-gable open-eave wood shingle roof with an offset roof ridge. The front elevation has a multi-pane horizontal window and an entryway flanked by tall multi-pane casement windows. The knee wall has two multi-pane horizontal strips of windows. Centered on the south gable wall is a tripartite multi-pane window with a large fixed center window and side casement windows. All of the window panes on the wing are particularly small. At the rear of the wing, there is an open porch.

The house was constructed about 1839. Classic Cottage features include the five bay wide kneewall massing, centered doorway, and side-gable roof. The windows of the wing appear to date to the mid twentieth century. The house is in very good condition. It was constructed for farmer John Parks, who owned a large parcel of land in the area and lived there with his wife Sally. In 1858, Parks sold the house lot to farmer Foster Burgess, who lived there with his wife Annis and daughter.

In 1868, the Burgesses sold the property to George O. Lamphear of Boston. Farmer Henry Lamphear (relation to George unknown), his wife Experience, and their seven children, including only son Marshall, moved into the house. Marshall Lamphear acquired the house lot to the south and built his own house (#91), but then moved back into his parents' house. In 1882, George Lamphear sold the property to the widowed Experience Lamphear. In 1889, she sold the property to the widow Sarah Wright. In the 1910s, Wright remarried and moved to Townshend Road, but she retained ownership of the subject property until 1945. In 1946, the property was sold to Natalie and Arthur Gale of New York City. Natalie Gale, while living in Boston, sold the property in 1951. From 1967 to 1999, it was a vacation home.

A. Garage, c. 2000, non-contributing

This small garage is located north of the house and is in close proximity to the street. It has a rectangular footprint oriented perpendicular to the street, a concrete block foundation, clapboard siding, and a front-gable open-eave asphalt-shingle roof. There is a vertically-ribbed overhead garage door in the front gable. The garage appears to be of recent construction and is non-contributing due to its age.

94. Blodgett, Cutler & Harriet, House, 438 Chester Road, c. 1846, contributing

This wood-framed Classic Cottage is located on the east side of Chester Road at the north end of the historic district and has a moderate setback from the street. The house faces south and

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includes a main block, two side wings, and a rear ell. The five bay by two bay symmetrical main block has a rectangular footprint oriented perpendicular to the street, clapboard siding, and a side-gable open-eave wood shingle roof with an off-center brick ridge chimney. There is a three bay shed dormer at the left end of the rear roof slope. Architectural trim includes gable rakes and friezeboards, cornerboards, and flat-stock window and door casings with drip edges. The slightly recessed centered front entry has paneled reveals and contains a two-panel wood door flanked by narrow 2/3 height sidelights. There are regularly-spaced twelve-over-twelve wood windows.

The first side wing projects east of the east gable wall of the main block, has a rectangular footprint oriented parallel to the street, and is set back from the front elevation of the main block. It has a full-façade front porch that reaches the front elevation of the main block. The wing has a fieldstone foundation, clapboard siding, a side-gable wood-shingle roof, and a brick chimney at the left end of the roof ridge. The roof of the porch is an extension of the wing's roof, with a gentler roof slope. The porch has a low vertical-board half-wall, an off-center screen door, and vertical screen windows separated by wood mullions.

The second side wing projects east from the east gable wall of the first wing, has a rectangular footprint oriented perpendicular to the street, and shares a front and rear eaves elevation with the first wing. It has a fieldstone foundation, clapboard siding, a side-gable wood-shingle roof, and a brick chimney at the left end of the roof ridge. Slightly off-center on the front elevation is a multi-pane picture window flanked by small six-over-six windows.

The rear ell projects north and east from the rear eaves elevation of the second wing. It has a rectangular footprint oriented parallel to the street and faces the street. The north 2/3 of the ell serves as a two-bay garage. The ell has a concrete foundation under the garage section and a fieldstone foundation under the living space, T-111 plywood siding at the garage section and clapboard siding at the living space, and a side-gable wood-shingle roof with a small cupola that is centered over the garage section. The front elevation has two T-111 plywood siding overhead garage doors and a modern pedestrian door with a multi-pane upper light.

The main block was constructed about 1846 and is in very good condition. Classic Cottage features include the five bay wide high-post massing, recessed centered doorway, side-gable roof, and regularly-spaced windows. The wings probably date to the nineteenth century, and it is possible that the second wing was originally a shed. The garage appears to date to the late

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twentieth century. The main block does not appear to have had any major alterations. The windows of the second wing appear to date to the late twentieth century.

The house was constructed for farmer and carpenter Cutler Blodgett (1814-1885), who may have constructed the house. Blodgett's family had lived in Grafton since the late eighteenth century. He lived there with his wife Harriet, and they had no surviving children. He also operated a cider mill in an unknown location on the west side of Chester Road, probably closer to the village, and built another house on Chester Road (#85). After Blodgett's death, the property was sold to John Ayers, who lived nearby on Chester Road (#90).

John Ayers rented the house out, and by the 1900s his granddaughter Alice Wilson and her husband Otis were living there. They were granted ownership in 1919. The Wilsons then moved to Rockingham and sold the property in 1924 to Leland and Laura Wright. They lived there until 1935, and since then the house has been a vacation home for residents of New York City and Massachusetts, including Mary Hoeck, Robert and Rachel Marshall, Doris Eaton, Albert and Margaret Kaupp, and Harold and Mary Tincher.

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Statement of Significance

The Grafton Village Historic District is significant for its distinctive characteristics as one of the most well-preserved rural villages in Vermont. The historic district is a densely-settled collection of intact historic resources, which as a cohesive unit represent the development of Grafton's principal residential and commercial village. The historic resources depict the architecture and landscape of an intact nineteenth century Vermont village, with the loss of few historic resources and the intrusion of even fewer modern resources. Eighty-eight of the ninety-four (94%) primary resources in the village contribute to its significance, and eighty-two of these eighty-eight historic resources date to the 1870s or earlier. Most of the non-contributing primary resources date to the 1960s and are of classical designs that suit the nineteenth century appearance of the village, and there is only one house that dates to the period of significance that has lost its historic status due to alterations. The period of significance of the historic district is 1795-1958, which begins with the estimated construction date of the oldest surviving building, and ends fifty years ago, the most recent year allowed under National Register guidelines. This period of significance is also suitable as the last historic building to be constructed in the village dates to 1957. The historic district meets National Register Criterion A for its representation of a pattern of town development, and National Criterion C as an excellent example of an early and intact rural Vermont village. Because of its distinction as one of the most well-preserved rural villages in Vermont, the historic district holds its significance at the state level.

The historic district also holds significance in Vermont's historic context of historic architecture and patterns of town development, and to a smaller extent, historic contexts of industry and commerce, education, and culture and government. The village's development began just before the turn of the nineteenth century, and several late eighteenth century and early nineteenth century structures survive. The village grew slowly from the 1790s to the 1830s, and since the 1830s, Grafton village has been the town's principal residential and commercial center. The largest growth spurt occurred from the 1830s to the 1870s, and most of the historic resources built during this time period survive intact. There are also scattered late nineteenth century and early twentieth century resources that also contribute to the significance of the historic district. Grafton village was also an important crossroads that connected Bellows Falls and Saxtons River to the east to points west, and the town of Townshend to the town of Chester.

The rich history of the village also includes its economic downtown starting in the late nineteenth century and the rise of local tourism in the early twentieth century, which was common in many rural Vermont villages. This early tourism ultimately continued throughout the

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century. The current vitality and intact state of the village are a result of tourism, preservation-minded residents, many of which whose families have resided in Grafton for several generations, and the activities and dedication of the Grafton Historical Society and the Windham Foundation.

The significance of the historic district also lies in its collection of classical architectural styles such as the Federal style and the Greek Revival style, and of the later Victorian-era Italianate style, and for its intact streetscapes and undeveloped surrounding rural area. Also, very few of the historic resources have been resided with vinyl or have had vinyl replacement windows installed. Particularly significant resources include the village's centerpieces: the Grafton Hotel (#22), the John Barrett House (#47) and the John Barrett Store/Town Hall (#23). Others include the Congregational Church (#11) and Baptist Church (#18), the Barrett-Palmer Store (#28), the John Butterfield House (#47), Milldean (#29), the Alexander Davis House (#30), the three "Wilson houses" (#75, 76 and 78), the Grafton Post Office (#34), the Grange (#56), the Leonard Blacksmith Shop (#63), the Village Cemetery (#2), and the Kidder Bridge (#79).

Grafton received its first charter in 1754, and was originally named Thomlinson after two of the original grantees, John Thomlinson Jr., and John Thomlinson, Esq. It was the last town chartered by Benning Wentworth of New Hampshire prior to the outbreak of the French & Indian War. As in all other Windham County towns, the conditions of the Thomlinson charter were not fulfilled, and a new charter was granted in 1763. The first settler, a Mr. Slack, arrived in 1768. He resided in Howeville, one of Grafton's first hamlets, which is now long since abandoned. Three other families arrived about this time, the Hinkleys, Hills, and Waltons, who lived near the Hinckley Brook west of Grafton village. All of these families left after a few years.

According to Hamilton Child's 1884 *Gazetteer*, Grafton's first permanent settlers arrived in 1779 and were Asa Fisher of Hopkinton, Massachusetts, Aaron Putnam, James Guild and William Parkhurst of Winchendon, Connecticut, and Thomas Kinney of Marrowfield, Connecticut. Town records were first kept in 1782, and the first town meeting was held in 1783. The first burial took place in 1780 at the town's first cemetery on Middletown hill. The first birth was recorded in 1783, and the first marriage in 1784. Most of the eighteenth century residents of Grafton were farmers. The 1791 census, the first census recorded in Vermont, documents the population of Grafton as 561 people.

Grafton's first village was called Middletown, due to its location; as in many of Vermont's early towns, this first village was settled near the center of the township, and atop a hill. This village

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was located about one mile northwest of Grafton village on Middletown Road. Most of its above-ground historic resources have vanished over time, leaving scattered historic farmsteads and the town's first cemetery. Two early hamlets in town were Howeville, which was located west of Grafton village, also atop a hill, and has no remaining above-ground historic resources, and Houghtonville, which survives and is located about three miles northwest of Grafton village. Other early settlers lived on farmsteads scattered throughout the hills.

Middletown contained Grafton's first meeting house, tavern, parsonage, cemetery, store, and school, which was actually in a barn. However, the first two framed houses in Grafton were not located in Middletown, or in Howeville or Houghtonville. One is the 1782 James Rhoades house on Townshend Road, which reportedly remains standing (outside of the historic district), and the other is the 1787 house built for Job Gleason in the northern part of the town, which is probably no longer standing.

In 1791, the town's name was changed to Grafton. This occurred when many residents decided that the town should be named after their own hometown in Massachusetts or Connecticut, and the name was offered at auction to the highest bidder. Joseph Axtell was the winning bidder, and he reportedly paid "five dollars and a jug of rum" to name the town Grafton after his hometown in Massachusetts.

Until the 1790s, it is likely that there was no building or road development in what is now Grafton village. The first Grafton resident (as opposed to the original town proprietors, who probably never stepped foot in Grafton) to own the land in what is now Grafton village was Moses Cole. He acquired the 120 acre Lot 7 in the 4th range of the original Grafton survey in 1780 while living in Grafton. The part of Lot 6 in the 4th range within the village may have also been acquired by Cole. It is unlikely that any development took place during his ownership.

In 1794, after moving to the neighboring town of Rockingham, Cole sold most of what is now Grafton village, a ninety-eight acre parcel, to Enos Lovell, who probably built the first home in the village about 1795 (#22). This was a brick Federal-style Georgian-plan home at what is now the southwest corner of Main Street and Townshend Road. The bricks probably came from a brickyard near the intersection of Middletown Road and Houghtonville Road.

Lovell was also from Rockingham, and both he and Cole must have realized the value of this undeveloped land that contained both the south and north branches of the Saxtons River. As in many other Vermont towns in the late eighteenth century, entrepreneurs took advantage of the

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waterways to power mills such as sawmills and grist mills. Starting in the late 1790s, six dams were constructed along the Saxtons River to provide waterpower for new mills. Three of the dams and mill sites were in Grafton village and within the historic district.

In 1798, the first dam was constructed on the south branch of the Saxtons River just west of what is now the Kidder Bridge (#79). A short flume led east from the dam and rejoined the south branch just west of its confluence with the north branch of the river. Adjacent to the flume, a sawmill and gristmill were constructed just west of Kidder Hill Road. They were probably built for William Wier, and then shortly thereafter sold to David Cottrell.

A year or two after the Kidder Hill Road dam was constructed, a second dam was constructed on the north branch of the Saxtons River, behind what is now Property #8 on Houghtonville Road. A long flume started at this dam, ran parallel to the south bank of the river, and reentered the river behind what is now Property #30 on Main Street, near Chester Road. This dam was built on Enos Lovell's land, and the flume served William Wier's second mill site, a wool fulling mill located at the east end of the flume.

A canal, which was dug no later than 1804, began within the village at an unknown point along the north branch of the river, and ran south to the south branch, crossing between properties #32 and 33 on Main Street and continuing south behind the properties on the west side of Kidder Hill Road. It remained in use until about the 1840s, and is still slightly discernible.

A grist mill was reportedly constructed in 1790 by Dr. Amos Fisher at the west end of Mechanicsville, the hamlet just east of Grafton village. However, no documentation recording this mill could be found. It is certain that William Wier built a dam just east of the confluence of the south and north branches of the Saxtons River in 1807 (just east of the historic district), and that a long flume led east to the west end of Mechanicsville. At the east end of the flume, Wier probably built his third mill site (or took over Fisher's grist mill), which included a sawmill and a gristmill. There are a few deeds from 1809 to 1826 in which members of the Fisher family acquired what could be this mill site. (Wier later also built a cider mill in Mechanicsville, at the fourth mill site along the river.) None of the mill structures or dams remains standing.

By the end of the eighteenth century, there was a road from Middletown to what is now Grafton village, which is probably Route 121/Houghtonville Road. Kidder Hill Road dates to no later than 1795, as its bridge is mentioned in a deed of that year. There would also have been at least a trail that is now Main Street, and a probably a trail leading to Saxtons River Village and

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Bellows Falls Village, both in the town of Rockingham. Kidder Hill Road has also been called Water Street, Quarry Road, and Ledge Road. Its current name comes from the Kidder family that lived on the road. By the first decade of the nineteenth century, the south end of Chester Road, or perhaps the entire length of it, was also in existence.

The commerce created by the mills, as well as the existence of new roads, which connected Grafton to the Connecticut River and the Connecticut River Road (now Vermont Route 5), resulted in the appearance of Grafton village's first tavern and store, which were open around the turn of the nineteenth century. The first tavern was opened in 1801 in the home of Enos Lovell (#22), who as mentioned above, owned most or all of the land in Grafton village and historic district. The first store probably stood on Main Street across from the foot of Kidder Hill Road. It was operated by Leverett Tuttle, who built the original section (possibly now the ell) of the house across the street (#33) and also owned a house on Kidder Hill Road (#75).

Kidder Hill Road, not Main Street, had the first "neighborhood" of houses in the village, which may have all been constructed by the first decade of the nineteenth century. They were owned by the local mill owners, such as David Cottrell, James Dickey, and Joseph Whitcomb (#75, 76, and 77). David Bancroft, who may have been a tanner at the time, built a house on Kidder Hill Road about 1810. (This house burned down in the 1920s.) It is possible that early on, William Wier lived on Kidder Hill Road as well.

In addition to grist, saw, and woolen mills, by the first decade of the nineteenth century there was also a tannery in the village, which was one of the first structures built at the bottom of Chester Road. It was operated by Bartholomew Fuller, who also built the first house on this section of the road, which stood in the location of #83A. About this time, Don Lovell, Enos Lovell's son, built a home next to his father's, which may now be the ell to a later house (#47). Don owned the sawmill near the Kidder Bridge for a short time, and acquired William Wier's fulling mill. About 1810, a workshop of unknown use was built on Chester Road. Shortly thereafter, it was converted to a residence (#83). In 1811, the village's first physician, Dr. John Butterfield, acquired Leverett Tuttle's house on Main Street and enlarged it, possibly into a Cape Cod type house. Across the street, the village's first school may have been built as early as 1810 (#35).

By 1814, the trail from Bellows Falls Village to Grafton village had been improved to the point that it was considered a true road. The road continued north from Grafton village along what is now Route 121, through Houghtonville, and onto the towns of Windham and Londonderry.

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Grafton then became an important trading area, and the existing collection of buildings continued to grow into a true village with a Main Street.

Within a few years of becoming an important crossroads, Grafton village gained a church, a second store, a cemetery, and at least four additional dwellings. The Baptist Church was constructed in 1814 (#18), eleven years after the first local Baptist society was organized. The new store (#23) was built in 1816 for Captain John Barrett, who had previously been a partner in Middletown's principal store with Nathan Wheeler. Barrett recognized the potential profitability of opening a store in the burgeoning village, while his partner did not. Barrett turned out to be correct, and also built what is now one of the principal landmarks in the center of the village as his home (#47), probably adding the extant main block onto Don Lovell's house. At this time, Barrett owned all of the land on the south side of Main Street east of Townshend Road, except for the Butterfield House property (#33), as well as most of the area that later became Pleasant Street and School Street. He was one of Grafton's most successful businessmen.

Other new homes included one that was built about 1815 on Main Street west of the church (#15), possibly for Don Lovell, although as mentioned above, he already owned another house nearby. About 1816, a house was constructed east of the Baptist church for Henry Chase, which in 1824 became the village's first parsonage (#20). Also about this time, a house was added to the neighborhood on Kidder Hill Road (#78).

The early growth of Grafton village contributed to the town's peak population of 1,482 in 1820, which is about 225% higher than Grafton's population in 2000. The population of the entire town then gradually dropped each decade while the population of the village grew, as evidenced by the numerous dwellings that were constructed from the 1820s to the 1870s. The population outside of the village was reduced, as Middletown, Howeville, and outlying farmsteads were abandoned.

By the 1820s, another important road was created, connecting Main Street to the town to the south, Townshend. This is now Townshend Road, and was originally called South Street. Stagecoach service connecting Bellows Falls to Chester and points west reportedly ran through the village as early as the 1820s. During this decade, several dwellings were added to the village, the tavern was doubled in size, a store was built that was attached to the tavern, the town gained its first blacksmith shop, if it had not done so previously, and a soapstone quarry at the south end of Grafton began to be commercially mined.

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The addition to the tavern (#22) and the attached store (#9) were both constructed for Hyman Burgess, who had acquired the tavern in 1823. At this time, Burgess owned most or all of the land within the historic district west of the tavern. He also had two houses built west of the store, probably during the 1820s (#17 and 19).

About 1826, a house was built for Lucius Alexander on Main Street (#30). Alexander was part owner of the woolen mill on the north branch of the Saxtons River near Main Street, and his house was built in front of the mill facing Main Street. Alexander had acquired the mill, along with John Woolley, in 1816, which was during the advent of Vermont's sheep boom. Alexander became sole owner of the mill in 1829.

The earliest known blacksmith shop in Grafton village was that of Joseph Christy (#75), and was in operation no later than 1823. It probably stood on the west side of Kidder Hill Road, where the Pleasant Street intersection is now located. About a mile south of the village on Kidder Hill Road, the soapstone quarry opened for commercial mining before 1823, the year that Zadock Thompson wrote about the quarry in his book *A Gazetteer of the State of Vermont*. He commented on the immense size of the quarry, and how the stone was transported one mile to a mill (in an unidentified location) and then sawn into sinks, stoves, mantles, water pipes (which he called "aqueducts"), and smaller household items. It is likely this mill was in Cambridgeport, a hamlet that straddles the Grafton/Rockingham town line, because this is the known location of the soapstone mill in the mid nineteenth century.

Thompson also reported in 1823 that Grafton contained three grist mills, five sawmills, two carding machines, two fulling mills, two tanneries, and two stores. Out of these, one grist mill and one sawmill were in the historic district, adjacent to each other on Kidder Hill Road, one fulling mill and carding machine were part of Alexander and Woolley's mill site, one tannery was at the bottom of Chester Road, and one store was on Main Street.

By the 1830s, residents of Grafton began to recognize that what is now Grafton village, then called the "lower village," the "south village" and the "east village," was becoming the new center of town. It was common in Vermont during the early nineteenth century for hilltop village centers to become isolated in favor of the newer villages developed near the best sites for water power. Other Windham County towns that experienced this included Brattleboro, Newfane, Wilmington, Dover, and Rockingham.

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Many residents of Middletown objected to the “move downhill,” but resistance was futile. The change was symbolized first by the 1816 construction of John Barrett’s store and then by the 1834 construction of Grafton’s second Congregational Church, which replaced the 1792 church in Middletown, and was partially funded by no other than John Barrett. As Nathan Wheeler had refused to acknowledge Grafton village’s potential as the new center of town, the Middletown Congregationalists did not want to give up worshipping in their meeting house on the hill, but they also lost that battle. Also, in 1837, the village gained a second schoolhouse (#12), as at the time, the village had two school districts. The village many have had two school districts due to the fact that the town was divided into school districts before Grafton village was settled. In 1841, the location of the Grafton post office was moved from Middletown into John Barrett’s store, which benefited the village and was yet another victory for Mr. Barrett.

However, the battle over the location of town meetings lasted for quite some time. Even after it was clear that Grafton village was the community center, with the majority of the town’s businesses and a rapidly growing residential area, about every other town meeting was held at the “center meeting house” in Middletown. The other half of the town meetings were held in the Grafton village schoolhouses. From 1847 to 1857, the townspeople voted again and again to consider building a “town house” in Grafton village, next to the Baptist Church, but this idea never came to fruition. Finally, in 1857, the Barrett store was sold to the Town and it became the town hall (#23). In 1858, the Middletown meeting house was disassembled or moved to another location by Cutler Blodgett, who lived on Chester Road. It is possible that he used the materials from the old structure to build another house on Chester Road (#85), or possibly to build a cider mill (which stood in an unknown location on the west side of Chester Road).

Once Grafton village had been established as the principal village in town, Hyman Burgess and John Barrett subdivided their properties, and during the 1830s, Main Street between the Congregational Church and Chester Road became lined with at least twenty-three buildings, including two churches, at least three stores, one tavern, two schoolhouses, one law office, one cabinet shop, a cloth shop, a boardinghouse for the woolen mill workers, and twelve dwellings (#15, 16, 17, 19, 20, 24, 29, 30, 31, 33, 38, and 47). There was also the existing woolen mill behind the buildings on Main Street. Townshend Road at this point had three houses (#48, 50 and 58), and Chester Road had two (#83 and the Bartholomew Fuller house).

The three stores included the Barrett general store (#23), the Burgess store, which reportedly sold hay and grain (#9), and a store built by Henry Holmes about 1838, which stood between #28 and 31, and which may have originally been a tinware shop. The first store in the village had very

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likely disappeared by the 1820s. In its place was a cloth shop associated with the woolen mill. This shop was later moved to Chester Road and converted to a house (#84).

In the 1830s, the schoolhouse at the east end of Main Street was replaced or enlarged (#35). Grafton's first lawyer, David Putnam, worked out of a tiny c. 1834 building on the Barrett house property (#47A). This building became the most-moved building in Grafton's history. It reportedly stood in six locations over the years, starting in the location of Cricketers (#47B). It was also attached to the rear ell of the house, stood near the intersection of the road, was moved to the road to Cambridgeport, then back to the village, where it stood on Pleasant Street, and has been in its current location, close to its original location, since about 1971.

In 1831, Lucius Alexander rebuilt the village woolen mill with his new business partner, Peter Dean. About this time, a home was built for Peter Dean (#29), and named Milldean. It was identical to and adjacent to Alexander's home. In 1839, their mill burned down, and was rebuilt by Peter Dean and his new business partners, including Samuel S. Bailey (#81). The woolen business was booming in Vermont at this time, with sheep outnumbering the human population in Vermont many times over. In 1840, there were over 10,000 sheep in Grafton, compared to the human population of 1,439. In either the 1830s or 1840s, a boardinghouse was constructed for the woolen factory just west of Milldean. Another successful industry during the 1830s was Lyman French's carriage factory. In 1833, French acquired the Kidder Hill Road mill site and the adjacent house (#79) and established a carriage factory at the mill. His sons Lyman, Jr., George and Dexter later joined him in the business.

Other 1830s buildings on Main Street include carpenter Jonathan Sherwin's house (#24), which is the only building in the village to remain in the same family for its entire history, his cabinet shop, which may be the current Grafton Historical Society building (#26), and the first dwelling constructed for Henry Holmes (#31). Henry Holmes was the son of Given Holmes, an early settler of Grafton. Henry Holmes was first a blacksmith, then a tinware merchant, then a churn manufacturer, and was also a developer of sorts. He was responsible for the construction of six homes within the village, and he probably lived in most of them for at least a short time.

By the 1840s, Henry Holmes owned all of the undeveloped land on the south side of what is now Route 121 East within the village. As mentioned above, Holmes also built the village's fourth store, adjacent to the first house he had built, but for a short time he also sold wares out of the first home he constructed. The only house on the south side of Route 121 East within the village

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that was not constructed for Henry Holmes was the c. 1838 Hadley house, the first house built on Route 121 East within the village (#38).

Grafton village continued to grow during the 1840s. Thirteen new dwellings were constructed during this decade, filling in the empty lots on Main Street and spreading the village to the west past the end of Main Street and north along Chester Road to the northern boundary of the historic district. Henry Holmes had two additional houses constructed during this time, one on Main Street (#32) and the first house he had built on Route 121 East (#45). Rev. Moses Bradford of the Congregational Church moved into a new home overlooking the village about 1843 (#3). Cutler Blodgett, whose father was born in Grafton in the late eighteenth century, built a house on Chester Road (#94) and operated a cider mill somewhere nearby. The area south and east of Main Street (except for Kidder Hill Road) remained undeveloped at this point, and was probably used as farmland by the Barrett family.

During the 1840s, all of the original mill sites remained in operation with their original uses, the original blacksmith shop remained in operation, and in 1846 Pratt Lincoln opened a shoe and boot factory on Chester Road, which is probably the same building as #82. As a result of the influential local temperance society, Thomas Davis opened Grafton village's second tavern in 1840, in the enlarged and updated former home of Lucius Alexander (#30). Unlike the other tavern, this was a temperance tavern, and was short-lived as Davis is listed as a farmer in the 1850 census. The opening of railroad service through Bellows Falls in 1848 helped support Grafton's industries and village development.

John Barrett's nephew George Barrett worked for him in his store, and then in 1849, George Barrett opened his own store across the street and built himself a home next door (#27 and 28). This store was part of the New England Protective Union, which was a cooperative movement established in 1847 in which rural goods were provided to city markets in exchange for goods for local stores. Vermont had two hundred union stores, but by the end of Civil War this type of store had disappeared. The George Barrett store then became a typical general/dry goods store, and has remained in operation as such since then. It is now the longest-running retail establishment in the village. Professionals practicing in the village during the 1840s include attorney David Putnam, who practiced until 1848 (#47B), and Dr. Benjamin H. Bridgman (#16), who practiced until 1859.

Ten new dwellings were constructed in the village during the 1850s. The first map to show the village and its buildings is the 1856 McClellan map. It shows that all of the buildings now

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standing on Main Street had been constructed (two of these were later enlarged). Route 121 was almost fully developed, and four houses stood on Townshend Road. In 1852, Lyman French died, and his sons Lyman, George, Dexter took over his carriage factory. Lyman, Jr., lived across the street from his parents (#77), George lived on Main Street (#31) and Dexter acquired his parents' house (#79).

Non-residential construction also continued during the 1850s. In 1854, the woolen mill was enlarged and updated with new machinery. By this time, production changed from fulling of wool to the weaving of woolen cloth. The driveway to the mill ran between the original mill owners' homes (#29 and 30), and there was also a scale for weighing wool in between the homes. By the 1850s, possibly earlier, a harness shop stood on the west side of Chester Road just north of #84. It may have been operated by Lucius Edson, who is listed in the Grafton business directory as a harness maker until 1863. The shop was removed by the time the 1869 Beers map of the village was printed.

Fabius Bancroft was Grafton village's first postmaster (#76), and served this duty from 1841 to 1857. In 1855, he had a separate post office building constructed on Main Street (#34), but left his position two years later. The post office is an intact and rare example of a rural Vermont one-room post office, as most historic post offices around the state also share a building with a general store, town hall, or courthouse. From 1871-1940, three members of the Hall family served as postmaster; first Nathan Hall, then his wife Elizabeth, and then their daughter Fannie. The seventy years of postmaster service by one family may be a national record.

In 1858, one year after John Barrett's former store had been converted to the Town Hall, the Grafton Library Society was formed and established a library in the basement of the town hall. In 1859, the 1814 Baptist Church was replaced with a new building, on the same site. In 1860, a parsonage (#5) was constructed for the Congregational Church just west of the church. It remained a parsonage until 1927. On the local agricultural front, in 1860, the Grafton Farmers' Club was organized and was reportedly the first of its kind in Vermont.

The soapstone industry grew as the century progressed. By the 1840s, the soapstone quarry was owned by Benjamin Smith of the nearby village of Saxtons River, who operated the quarry with his sons Charles and Benjamin, Jr. In 1850, Benjamin Smith's daughter Jane married John L. Butterfield, Jr. (#33), the son of Dr. Butterfield, one of the village's first residents. Butterfield became a partner in the business with Charles Smith, and the business was renamed Butterfield & Smith. The soapstone was transported down the hill into Cambridgeport and finished as

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marketable products. At this point, these products included stoves, hearths, sinks, griddles, inkwells, mantels, lintels and sills, pipes, and foot warmers. By the 1860s, soapstone was Grafton's largest industry, and ultimately its most lucrative, and Butterfield & Smith were reportedly the most successful producers of soapstone in Vermont and one of the two most successful in the United States. Smith died in 1885, and Butterfield carried on the business until his death in 1892. Butterfield's success enabled him to enlarge and update his home in the late 1860s, and it is now an important landmark of the village.

During the 1860s, Francis Daniels (#3) was responsible for the construction of an underground aqueduct (1-1/2" pipes, presumably of soapstone) that served a large section of the village. The pipes ran from the Hinckley Brook near his house along both sides of Main Street to the corner of Chester Road, and also ran down both sides of Townshend Street to the south end of the historic district. On Townshend Road, the lots that were yet to be developed in the 1850s were mostly developed by the 1860s, as the village continued to expand during this period (as documented on the 1869 Beers map). While the population of Grafton gradually decreased from 1820 on, Grafton village grew as the residents of rural Grafton moved into the village.

In the 1860s, Pleasant Street was created on the Barrett family property (#47), and most of the land in this area, as well as some undeveloped land on the east side of Townshend Road, was acquired by Parker Chapman and subdivided into lots. Within the historic district, almost every extant primary building on Main Street, Route 121, Kidder Hill Road, Hinckley Brook Road, Middletown Road, and Chester Road appears on the 1869 Beers map, dating the majority of the extant village structures to pre-1870. At this point, Pleasant Street (first called New Street, and then called School Street until today's School Street was created) was about halfway developed, and Townshend Road was almost fully developed. The map shows Houghtonville Road as West Street, Townshend Road as South Street, Chester Road as North Street, Pleasant Street as School Street, and Kidder Hill Road as Water Street.

Parker Chapman (1830-1877) was responsible for the construction of at least thirteen buildings in Grafton village between 1856 and the mid 1870s (mostly built after he returned from serving in the Civil War), the most built by any other developer in the village (#51, 54, 59, 60, 66, 68, 70, 71, 72, and 73). Twelve of these were houses and one was a store. He also had two houses constructed which are no longer standing, one that stood on what is now property #43, which was probably the first house he had built, and one that stood on what is now #68. Chapman lived in at least a few of these buildings, such as #43, the only house he built on Route 121 East (which burned down in the 1920s), #68, and #51, which he may have been living in at his early

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death in 1877. Chapman's store was constructed in the early 1860s on Main Street next to the Main Street bridge, on what is now property #37. Chapman operated a grocery store on the first story and may have lived on the second story. After his death, the store building was converted to a tenement.

Although tradition states that Chapman was a contractor, it is more likely that he was a developer that hired carpenters to undertake the construction. In the 1860 and 1870 census records, which were years that houses built on his lots were constructed, Chapman is listed as a farmer and merchant, respectively. He is also not listed in the local business directory as a carpenter, while many other village residents are.

In 1862, the Hyman Burgess store, which was attached to the local hotel (#22), was moved to Houghtonville Road and converted to a house (#9). During the 1860s, the post office was temporarily relocated back into the town hall, and Bancroft's post office building became a store. About 1863, before he became postmaster, Nathan Hall established a books and stationery store in this building (#34). It was later run by his wife Elizabeth and daughter Fannie, both postmasters, and then by later postmasters Amy Davis and Roy Jarvis, finally closing in 1958.

During the Civil War, one in three Grafton men enlisted in the army, which was reportedly a higher ratio than in any other town in Vermont. Despite the loss of about twenty-two local men during the war, Grafton village continued to prosper in the 1860s. Although there was a downturn in the woolen industry due to competition with imports, the Grafton woolen mills remained active creating cloth for Civil War uniforms. In 1863, Peter Dean reorganized his woolen mill as the Grafton Manufacturing Company. Upon his retirement in 1867, he sold the business to Sabin & Fairbrother of Saxtons River. Within a couple of years, Fairbrother sold his share in the business to Elisha E. Sabin, Jr., and Sabin and his family moved into the woolen mill's boardinghouse. At its peak, Sabin's mill annually manufactured 75,000 yards of "cassimeres, doeskins, and kerseymeres."

In the early 1860s, Henry Holmes established a churn factory on Chester Road (#82), where he manufactured the patented Fyler Churn. He then had a distinguished house built for himself on Route 121 East (#42), which was the fifth house he had constructed in the village. After Holmes's death in the 1870s, his son Sidney took over, and the business remained in operation until Sidney's death in 1897. The factory was then converted to a house.

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In 1865, the local tavern (#22), which had been a successful operation over the years, was sold to brothers Francis (1817-1888) and Harlan (1838-1905) Phelps. They were grandsons of Keziah Gibson, who was born in Grafton in 1762, and Elijah Phelps, who moved to Grafton in 1788, and sons of local blacksmith Joseph Phelps. Francis had already been operating the tavern's livery stable since no later than 1860, and Harlan had recently returned from California, where he had been a successful gold miner. Harlan's gold rush fortune financed the expansion of the tavern into the extant three-story edifice. Both men lived in the tavern with their families, and named it the Grafton Hotel.

The years that the hotel was owned by the Phelps brothers is considered the most colorful period in the hotel's history. Ulysses S. Grant came to the hotel in 1867 while campaigning for president, Rudyard Kipling visited in 1892, and Justin S. Morrill, Vermont's representative in Washington for 43 years and the author of the Land Grant Education Act of 1858, also stayed at the hotel. Other guests included Daniel Webster, Oliver Wendell Holmes, Theodore Roosevelt, Woodrow Wilson and Ralph Waldo Emerson. Besides serving travelers and as a community meeting place, the hotel also served traveling entertainers, traveling salesmen/peddlers, and as a boardinghouse for "journeymen mechanics" including blacksmiths, painters, harnessmakers and woodworkers. Later in the century, Grafton's first vacationers, as well as artists and writers, also summered at the hotel. The hotel also served as a stagecoach stop until 1937, with a daily stage to Bellows Falls, Chester and Townshend, and the livery remained open until about 1920. The Phelps brothers were also Express Agents until 1880, and auctioneers until 1888. The hotel remained under the Phelps family ownership until 1903.

After the two school districts in the village were consolidated in the 1860s, a new schoolhouse was constructed in 1867 at the end of a long driveway that led south from Pleasant Street. (Soon after, School Street was laid out, and this driveway became the north-south leg of the street.) This large two-story high-style Greek Revival structure reflected the population increase in and economic success of the village. The brick schoolhouse (#12) became a residence, and the other schoolhouse (#35) became a tin shop. At the latter, the Masonic Keystone Lodge #95 used the upper floor as a meeting room from 1871 until its disbandment in 1901.

In 1867, the Grafton Cornet Band was established by Solomon F. Merrill of Keene, New Hampshire, a well-known musician at the time. It is the oldest continuously operating cornet band in Vermont. The band's first meetings took place at the Grafton Hotel (#22). The owner of the hotel, Francis Phelps, was the band's first drum major, and the first band leader was Richard Clark (#59). The band performed on a bandstand located at the corner of Main Street and

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Townshend Road, in front of the hotel. There were three bandstands over the years, the first one dating to about 1870, and the last, 1920. In the 1920s, the bandstand was removed to allow for the widening of the roadways at the corner. Since 1922 (except for the years 1932-1936), the cornet band has used the second floor of Schoolhouse No. 2 (#35) as its practice space.

Also in 1867, George N. French expanded his late father's French Carriage Company by building a factory on the north side of Pleasant Street (now property #69). The Kidder Hill Road factory remained in operation and was run by his brothers Dexter and Lyman, Jr. George French also had a new home built for himself next to the Pleasant Street factory, in what was originally the backyard of his Main Street home (#31). His son George D. joined the business in 1877, and the business was renamed George N. French & Son. The Frenches moved to Bellows Falls in 1889, moving the house with them, and the carriage factory was operated by Samuel Leonard (#65) until 1910. The factory was removed at an unknown time, and was reportedly moved out of town.

The 1869 Beers map shows two blacksmith shops in the village. One was behind the French buildings on Pleasant Street, and the other was on Kidder Hill Road in the location of #74. Both were constructed in the early 1860s, although it is possible that the Pleasant Street shop was moved to this location from Kidder Hill Road to make way for the construction of Pleasant Street. The latter shop was operated from about 1865 to 1872 by blacksmith Helon M. Carpenter, who lived across the street (#75). This shop burned down in 1878, when it was operated by Samuel A. Brown.

In 1869, a freshet destroyed the bridge on Kidder Hill Road, and it was replaced about 1870 with the extant covered bridge (#79). This is the only remaining covered bridge in Grafton and the only covered bridge left out of the thirteen that once spanned the Saxtons River between Grafton and Bellows Falls. It is also the shortest covered bridge and the only example of queen post construction in Windham County, and one of only a few bridges in Vermont to have a skewed alignment. It does not appear that the freshet destroyed any buildings in the village, although it did wash out most of the roads, and reportedly destroyed the Main Street bridge as well.

Although the building boom was over, the village continued to grow in the 1870s, and several new businesses were established. In 1872, Samuel Goodridge started a fishing rod manufactory in the basement of the town hall (#23), and remained in business for the next twenty years. In 1874, the Grafton Library Society conveyed its assets to the Town, and Goodridge was also the

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town librarian from 1882 to 1892. At this point, the library had been moved up to the west half of the first story of the building.

In 1872, Samuel Leonard had a new house and detached shop built on one of the only remaining lots on Pleasant Street (#65). Until his death in 1918, Leonard was a jeweler, silversmith, watch and clockmaker and repairer and was considered a “mechanical genius.” He was also a wheelwright from about 1891 to 1910, taking over the French carriage shop down the street. After Leonard’s death, his son Harlan operated the jewelry shop until the early 1920s.

In 1874, Charles Phelps, brother of Francis and Harlan of the Grafton Hotel, acquired a house on Main Street (#16). He lived in the house and opened a dry goods/general merchandise store there called L & C Phelps. The “L” stood for his brother Leverett, who lived on Townshend Road (now property #52) and was a tailor, also selling clothes out of the store. Charles Phelps died in the 1890s, and after a few more owners, the store closed in 1909.

About 1875, a blacksmith shop was constructed on School Street for Jonathan D. Leonard (#66), who was a blacksmith in Grafton until 1880. Later blacksmiths at this shop were Jerome Adams (#68), Delmer D. Kent (#62), and Harry Farnsworth (#64). The blacksmith shop on Pleasant Street was probably removed in the early 1880s.

In 1874, the Grafton Farmers’ Club was officially established as the Grafton Grange No. 117 of the Patrons of Husbandry, and in 1876, a grange building was constructed on land owned by Franklin Woolley (#15) directly behind his house and facing Main Street. The building had a grain store on the first floor and meeting space on the second floor. The G.A.R., I.L. Clarke Post #87 and the Women’s Relief Corps also met there. Later, the grange building’s next-door neighbor Lucy J.C. Daniels (#12) was concerned about the building catching on fire and harming her house, so she funded its move, which took place in 1941. (There is an interesting photo of the building as it is squeezed in between the Congregational Church and its chapel on its way to its new location.) The building is now on Townshend Road (#56) and remains the Grafton Grange. Since 1989, it has also been the home of the Nature Museum at Grafton. In addition to the grange building, Grafton’s agricultural history is still reflected in the numerous barns scattered around the village, particularly on Route 121 East, Townshend Road, and Pleasant Street, many of which are used as garages but otherwise remain intact.

The Congregational Church chapel was probably constructed in the 1870s (#11A), as well as six new dwellings, which are located on Townshend Road, School Street, Pleasant Street, and

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Chester Road (#51, 59, 60, 65, 68, 91). At least four of these houses were built for Parker Chapman, who lived for a couple of years at #68, and then probably lived at #51 with his wife Sarah until his death in 1877. Another one of these houses has been the subject of local lore, the Rice house on Chester Road (#91). Tradition states that the house was built during or just before the Civil War, and then sold to Minerva and Alonzo Rice, with Alonzo then dying in the war. While Minerva did live in the house later, deed records indicate that this was an empty lot until 1871, and the 1870 census lists Minerva Rice living in Wilmington, Vermont. Local lore also states that the house was built by a man who intended to live in it with his bride-to-be. This could have been Marshall Lamphear, who lived with his parents in the house to the north (#93) and then bought the empty lot in 1871. The story goes that when his fiancé saw that there was no place in the house for her organ, she broke off the engagement. In 1877, when Lamphear sold the house to Minerva Rice, he moved back in with his parents, so perhaps this is true.

During the 1870s, the village lost one important business, the woolen mill. By the 1870s, the woolen industry had declined due to competition from the West. The mill's owner, Elisha Sabin, Jr., sought local property tax relief and was denied. About 1878, he moved his machinery to Gageville village in the nearby town of Westminster, and about 1879 he moved the boardinghouse to Saxtons River, where it became a retail building. The mill itself was probably removed in 1879.

The 1870s also marked the end of the building boom in the village, and only two or three structures were added to the historic district in the last two decades of the century. As there were very few empty lots in the village by this time, two of these buildings were constructed in the location of a previously standing building. About 1895, a blacksmith shop was constructed on Kidder Hill Road to replace the one that had burned down (#74), and in 1899, a house was constructed on Pleasant Street in the former location of George French's house (#69). Everett Clark operated a livery stable at his homestead on Townshend Road from 1888 to 1903, although the building may have been built earlier as a barn (#54). In 1972, this structure was moved to School Street (#63A).

There were also some changes to Grafton's economy in the last decades of the nineteenth century. In 1882, the French family's woodworking shop on Kidder Hill Road was converted to Alvah Marsh's and John Leland's black ash chair splint factory named Marsh & Leland. Marsh and his family and his brother-in-law Leland and his family lived together up the street (#75). This factory closed in 1888, and was probably the last use for this structure, which was removed at an unknown time. In the 1880s, the only industrial concerns in the village were the Holmes

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churn factory, the French carriage shop on Pleasant Street, Goodridge's fishing rod manufactory, and the blacksmith shop on School Street. The two mill sites in Mechanicsville and the soapstone business, however, remained active, providing additional employment to village residents.

In 1882, one year before his death, George Barrett retired from his long-time run as a store proprietor (#28), and the store was taken over by W.E.L. Walker, who also ran an undertaking establishment on the second story. He operated the store until 1915, when it was taken over by Francis and Agnes Palmer, who operated the store until 1949. In 1948, Francis Palmer wrote a book about the history of Grafton.

The general store/drugstore to the east, which from the 1860s to the 1880s was operated by William Wyman and J.O. Eaton, was acquired by Watson S. Eaton in 1890. Eaton operated the store until 1916, and from 1916 to 1918 it was operated by F.G. Redfield as a drugstore. It probably permanently closed in 1918, and in 1934, it was torn down. The Phelps store at the west end of Main Street (#16) was taken over by Francis Palmer in 1906, who operated it until 1915, when he moved the business into the store mentioned above. The Phelps-Palmer store was then converted to its original residential use.

Hamilton Child's 1884 gazetteer notes that at the time, Grafton village had "two churches, three stores, a hotel, chair-splint factory, carriage shop, blacksmith shop, etc., and about eighty dwellings. The Green Mountain telegraph and Boston & Northern telephone lines each have offices here." These latter businesses were probably located in the adjacent Main Street stores (#28 and the one that formerly stood just to the east).

During the 1890s, there were more changes to Grafton's commerce. In 1893, Samuel Goodridge stopped producing fishing rods. From 1891 to 1897, the Grafton Cheese Company ran a factory in Parker Chapman's former store, which had been used as a tenement after his death in 1877 (#37). At this time, the second story reportedly had a spring dance floor, and was also used as a roller skating rink. There was also an adjacent shed that was rented to farmers who sold milk to the "Boston Market." The building burned down in 1912. Another industry to close in 1897 was the Holmes churn factory (#82). The building was then converted to a residence. As mentioned earlier, Grafton also gained a new blacksmith shop in the 1890s, which was operated by Joseph McGreen until 1906 (#74).

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Grafton's only known major fire occurred in 1899, when three mid nineteenth century houses burned down near the bottom of Chester Road. A bucket brigade, including guests at the Grafton Hotel, helped prevent the fire from spreading to other buildings nearby. The houses were not rebuilt, but in 1905, David Hakey moved a house from Howeville onto one of the lots.

The population of Grafton continued to decrease from one census year to the next. At the turn of the twentieth century, the population of Grafton was 804, compared to the highest number the town has ever had, 1,482 in 1820. Only two houses were constructed in the village between 1899 and 1947, both during the first decade of the century. One is a "landlocked" house off School Street (#62), built for blacksmith Delmer Kent behind his shop (#63) about 1906. The other was built about 1909 on an empty lot north of the Baptist Church on Houghtonville Road (#8).

In 1910, Grafton's long run in the successful soapstone and carriage-making industries came to an end. In 1893, the Butterfield & Smith soapstone manufactory had been taken over by Williams & Hicks, and in 1895, the name was changed to Williams & Company. This company could not survive due a lack of demand for soapstone products. The local business directory lists 1910 as the last year that the carriage factory on Pleasant Street was in operation. Also, one of the blacksmith shops closed by 1910 (#74).

After 1910, there was only one industrial concern remaining in the village, the blacksmith shop on School Street. Other remaining businesses were limited to three stores, the hotel, a jeweler, and an automobile garage. The stores were the Palmer general store (#28), the W.S. Eaton general store/drugstore to its east, and Fannie Hall's books and stationery store at the post office (#34). The Grafton Hotel was sold out of the Phelps family in 1903, but remained a popular inn, and the only inn in Grafton village for travelers and visitors. It was renamed the Grafton Tavern. Samuel Leonard continued his jewelry/watchmaking business into the early twentieth century (#65A). The two woodworking mills in Mechanicsville, continued to operate, providing employment to village residents. Also, there were many farmers still living in the village, mostly with separate agricultural lands outside of the village. Commercial agricultural products at this point included dairy, apples, and maple syrup. A large dairy barn was built in the village (now #39), and its appearance in a photo suggests a construction date of the early twentieth century. It was built for Frank V. Wilbur, who bought the house on this corner in 1912 (#80), and operated a milk route in Grafton. This barn was removed in the 1960s.

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The logging industry in Grafton during the first half of the twentieth century helped the town survive the loss of industry. As in all of Vermont, Grafton's forests were almost laid bare during the era of the sheep-raising and wool production. By the early twentieth century, much of the woodlands had grown back, and both the Vermont Marble Company of Proctor and the Stevens Paper Company of Westfield, Massachusetts, began logging Grafton's new forests. (The marble company used the wood for producing crates.) One newspaper article from 1927 notes that the Vermont Marble Company had planted 50,000 trees in Grafton. Frank Jones (#80 and 85) and Norman Lake (#31) were Grafton natives who worked as loggers. The two woodworking mills in Mechanicsville also continued their operations during the first half of the twentieth century.

The largest drop in population in Grafton occurred between 1910 and 1920, when the population changed from 729 to 476. This was partly due to World War I, when residents left to fight in the war and then chose to live in other areas where better jobs were available, Grafton's rural residents' abandonment of farmsteads, and residents moving to areas with more economic opportunities, such as large cities. Although the drop in population suggests that many houses in the village were abandoned, the 1920 census shows that not one house was unoccupied. This is due to the abandonment of farmsteads in favor of village living.

During the 1910s, the town could no longer support a full-time resident minister for either of the two churches on Main Street. In 1920, the churches united and established the Federated Church of Grafton. The federation hired ministers alternately from each denomination, and the Congregational church is used during the summer and the heated Baptist Church during the winter. In 1972, the name of the federation was changed to The Grafton Church, and is affiliated with both the United Church of Christ and the American Baptist Church.

Also, many houses were acquired as the village's first vacation homes, a trend that was occurring all over Vermont, and in other rural areas of New England. William F. Robinson points out in his book *Mountain New England* that "New England's tourism ultimately proved the salvation for much of the hill country. By the twentieth century it was the only reason why many areas had not reverted to unpopulated wilderness." Robinson specifically uses Grafton village as an example of a community saved by tourism. Grafton's proximity to the Bellows Falls railroad station allowed this to happen. Historically, visitors could take the train from New York or Boston to Bellows Falls, and be transported to Grafton via stagecoach. The construction of Route 91 in the 1960s, a twenty minute drive from Grafton, made Grafton even more accessible.

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The first vacation home in the village was the Barrett House (#47), although it had not been acquired as a vacation home. John Barrett, the original owner John Barrett's grandson, was born in Grafton and moved away for his professional pursuits, but returned to Grafton for vacations his entire life. Barrett (1866-1938) was one of the most famous residents of Grafton. He was the United States Minister to Siam, a war correspondent with Admiral Dewey during the Spanish-American War, a Minister to Argentina, Panama and Columbia, and founder of the Pan American Union, serving as its first Director. He was also considered responsible for the good relations between the United States and Latin America during his tenure as Minister, and helped secure the support of many countries from that region during World War I.

The first person to buy a home in the village specifically for vacation use was George Grafton Wilson of Cambridge, Massachusetts, who in 1903 acquired the Dexter French house on Kidder Hill Road (#78), after it had been in the French family for seventy years. Wilson's wife Elizabeth ("Lily") was a descendant of Fabius Bancroft, who had lived across the street (#76). The subject house was renamed Green Hollow and was occupied as a primary residence by members of the family from the 1930s to the 1950s, but has been a vacation home for the family since then. Wilson and his wife Elizabeth later acquired two other homes on Kidder Hill Road as vacation homes for their children and grandchildren (#75 and 76). All three homes remained in the family until recently, and Green Hollow is still owned by Wilsons.

Another descendant of a nineteenth century resident of Grafton was the second person to acquire a home in the village for use as a vacation home. In 1907, Charles Daniels and his wife Gertrude acquired a house (#4) near the Daniels family homestead (#3) where Charles had grown up. They lived in Chicago and vacationed in Grafton. The house remained in the family until 2004. From 1978 to 1990 it was occupied full-time by the Danielses' great-niece Harriet Gelfan, who co-founded the *Grafton News*.

The Danielses must have been intrigued by Charles's sister Lucy J.D. Daniels (1858-1949, a.k.a. Aunt Lou), who was one of Grafton's most colorful figures. She grew up in the Daniels family homestead (#3) and lived in Grafton for most of her life. As an adult, she owned three houses in the village (#9, 12 and 48); she occupied the first two at the same time and later acquired the third as a guest house. She was an active participant in the women's suffrage movement, and painted "A Square Deal – Voices for Vermont Women" in large letters on the side of one of her houses (#9). She attended a demonstration in Washington D.C., and was arrested for her participation in three demonstrations. In 1911, Daniels refused to pay her property taxes because Grafton's representative to the State Legislature voted against the Women's Suffrage Bill. Both

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of her homes were vandalized with graffiti during this time. Daniels also donated a large sum of money to help finance the acquisition of the town library (#33), and was responsible for moving the Grange building to its current site (#56).

During the 1910s, about six more houses were acquired for use as vacation homes (8, 10, 15, 32, 45, and 62), and during the 1920s, about four more houses became vacation homes (#5, 13, 19, and 76). One of these was the Congregational Parsonage (#5), which after sixty-seven years of serving this purpose was sold to Paul and Edith Piel of Piel's Beer. The house remains a vacation home for their son.

The influx of summer visitors helped create a new type of business in Grafton. During the 1920s and 1930s, three "tea rooms" opened in Grafton. Tea rooms were established in the northeastern United States in the early twentieth century and were operated by women, often out of their own homes. The number of tea rooms increased in the 1920s as the result of Prohibition, the onset of independence for women, and the availability of the automobile. Tea rooms served lunch and of course tea service in the afternoon. The tea rooms in the village included the Little Green Tea House run by Mrs. Nellie Stowell, probably out of her house (#26) and Mrs. Maude Tuttle's tea room, possibly located in her house or in her outbuilding (#65 and 65A). The Rainbow Tea Garden, operated by Hazel Treadwell, may have also been located in the village (#72). The influx of summer visitors also resulted in three new inns in Grafton, although none of them were within the village. They were probably located in existing houses, including the house just north of the historic district on Middletown Road.

Perhaps as a reaction to Grafton's declining population and economy, which must have caused community-wide distress, in 1919, the Grafton Memorial and Improvement Association was formed. Its purpose was to memorialize World War I soldiers and improve Grafton for its residents. The organization, which was renamed the Grafton Improvement Association in 1926, created a recreation area on the former farmland behind the buildings on the south side of Main Street west of Townshend Street. The Women's Community Club of Grafton was organized in 1918 and was first called the Ladies Knitting Club. It raised money and knit garments in support of World War I soldiers. In 1938, the name was changed to the Women's Community Club of Grafton. After the war was over, the club focused on raising money for local services and providing financial assistance to college students.

Another boost to the community was the creation of a public park. In 1923, Mrs. Gertrude Daniels (#4) turned a seventy-acre parcel of former farmland east of the Congregational

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Parsonage into parkland (#6). Local residents were hired to plant shrubs, cut trails, and build seats along the trails. The park was then opened to the public, and Daniels donated the parcel to the town in 1949. Since then, it has been known as the Village Park.

A new type of business appeared in Grafton village during the 1920s. The two blacksmith shops (#63 and 74) were converted to automobile repair garages, reflecting the dawn of the automobile age in Grafton. The first garage was opened by Harlan S. Leonard in 1923 in the former blacksmith shop on Kidder Hill Road (#74). Blacksmith Henry Farnsworth started using part of his blacksmith shop on School Street as a garage in 1926, and probably ceased his smithy operation in 1931 (#63). Gas pumps in the village were installed in front of the F.A. Palmer Cash Store (#28) at an unknown time, and provided gasoline from the Standard Oil Company. About 1940, George Jones moved a shed onto his property on Route 121 East (#38) and converted it to a filling station and automobile repair garage. In 1950, this garage was replaced with a typical mid twentieth century Moderne style station, which was removed in 1965.

Three public services were initiated during the 1920s. The first telephone line was installed in the village about 1920. It ran from Saxtons River, through Grafton village, and onto Windham. It was owned privately by a resident of Saxtons River. The Grafton Light and Power Company was incorporated in 1922 in order to bring electricity to Grafton from the Fall Mountain Electric Company in Bellows Falls. By the late 1920s, about eighty homes in Grafton had electricity.

Grafton's first fire department, the Grafton Fire Company, was organized in 1924, and its first fire chief was Harry A. Farnsworth (#64). That year, the Harlan Leonard Garage on Kidder Hill Road (#74) was purchased by the Town to serve as the fire house. The Grafton Firemen's Association was organized in 1934, and its first chief was Earl E. Wright. The location of the fire house moved from Kidder Hill Road to the former Schoolhouse No. 2 in 1939 (#35). In 1956, the Grafton Fire Company disbanded, and all assets were given to the Grafton Firemen's Association Inc. The location of the fire department was moved out of the village in 1990.

The summer visitors, the logging industry, the two mills in Mechanicsville, the remaining agricultural productions, and the sale of animal pelts helped Grafton survive the Depression. The Grafton Tavern was able to remain open due to the numerous summer visitors that stayed there. During the 1930s, about seven more houses became vacation homes (#41, 43, 59, 75, 77, 92, and 94), and during the 1940s, about two more houses became vacation homes (#24 and 25). Not a single new primary structure was built during that time period with one exception, the Main Street Bridge (#37).

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Village residents engaged in agricultural concerns during the 1930s included Charles Cambridge (#24), who is listed in the local business directory as having a milk route from 1924 to 1932, M.E. Jones, who acquired Frank Wilbur's house and dairy barn (#80) and is listed in the local business directory as having a milk route from 1930 to 1932 and a grain store from 1938 to 1943, and Fred O. Merrifield (#58), who had a large farmstead at the south end of the historic district. This farm maintained a substantial dairy operation until the 1960s, when it was sold by farmer Edgar McWilliam to the Windham Foundation, which has continued using the farm for agricultural purposes. As was the case at the beginning of the century, other commercial agricultural productions that helped families through the Depression included apples, honey, and maple syrup.

However, agricultural activities in Grafton, as well as much of Vermont, experienced a gradual decline throughout the twentieth century. This decline was due to two factors: the economics of maintaining a small-scale farm and the availability of the automobile. The small dairy farms could not compete with the larger, technologically-advanced farms developing around the state and country. From 1900 to 1930, the number of farms in Vermont decreased by one third, and the percentage of acreage of land used for farming in Vermont decreased by one third. The automobile enabled people to live in one place and work in another (such as Bellows Falls Village), and many farmers' children entered into other professions.

To add to the problems of the Depression, in 1936, the 1867 village schoolhouse burned down. It was replaced with a smaller schoolhouse that reflected the decrease in population since the much larger previous schoolhouse had been constructed. In 1937, one of the mills in Mechanicsville burned down and was not replaced. In addition to the loss the school and the mill, Grafton's population decrease, the Depression, and the reduction in farming, another blow to the village was the damage caused by the 1938 hurricane, which affected all of New England. In Grafton, all the roads were washed out and the Main Street bridge was destroyed. Near the bridge, the post office (#34) and the former Schoolhouse No. 2 (#35) were moved off their foundations. The bridge was replaced with the extant bridge (#36), and the two buildings were moved back into place on new foundations. The hurricane probably did not destroy any buildings in the village.

Stagecoach service to and from Grafton ended in 1937, and in 1938, Earl Wright started Grafton's first and only local taxi service (#44). He provided this service until 1958. Wright was also Grafton's first real estate agent, a business he also started in 1938. Judging by the local directory, he was Grafton's only real estate agent until he retired in 1960. He was also

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responsible for the construction of Grafton village's most architecturally significant twentieth-century home, a 1952 high-style Colonial Revival house on Chester Road (#88).

Despite the newcomers, in 1940, the population of Grafton dropped to its lowest in history, 393 persons. However, at the time, there was a great demand for an expanded library facility, as the town library was still located in the town hall. Lucy J.C. Daniels offered to fund the construction or purchase of a separate library building. There was much debate over where to locate the new library and whether or not it should be in an existing building or a new building. Three years after Daniels's death, in 1952, the library trustees chose the Butterfield House (#33), and the Daniels estate donated almost \$70,000 toward the purchase and renovation of the building and the relocation of the library. The interior of the house was renovated, and the library opened to the public in July 1955. In 1959, a War Memorial plaque was installed on the lawn by the Grafton Improvement Association. The building remains Grafton's local library.

Another improvement to the village during this time was the construction of a new store. The 1947 "Home Store" was built on Pleasant Street by Charles and Mary Elrick, and also served as their home (#66). It replaced a nineteenth century house that had burned in 1946, the year that the first Home Store had opened. This was the first new primary building constructed in the village in almost forty years, and marked the beginning of a new, but minor phase of home construction in Grafton village, when five homes were constructed from 1947 to 1964 (#52, 66, 86, 87, and 88). Two of these homes replaced nineteenth-century homes (#52 and 56), and the others were built on former farmland on the east side of Chester Road.

From the 1920s to the present, people from out of state made Grafton their permanent residence, often after vacationing in Grafton. From the 1920s to the 1940s, at least six homes were acquired or changed from vacation homes to permanent residences by out-of-staters such as George G. and Elizabeth Wilson of Massachusetts (#78), Phebe Frost of New York City (#32), George and Marjorie Williamson of Brooklyn (#42), Ralph and Ariana Paterson of Massachusetts (#68), Clara Allard of Connecticut (#69), and Dorothy Lausser of New York (#83). By 1950, the population of Grafton had risen to 422 persons. The Grafton Zoning Commission noted that during the 1940s, new residents had moved to Grafton and made "substantial capital investments in repairing old houses and building new ones."

Grafton continued to be an important vacation spot during this time. Francis Palmer commented in his 1954 book on Grafton history that:

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A short history of Grafton would not be complete without mention of its summer people. The first arrival dates back many years while others are new comers [sic]. Many have purchased homes in town, remodeling the houses, and keeping them up in a way good to see. Some have become permanent residents. Friendly, interested in Grafton, its welfare and upkeep, they are a great help to the town. We are sorry to see them go away in the autumn and glad when they begin to come back in the spring.

Despite Grafton's popularity with summer visitors, it remained unspoiled, and community pride was evident in a Grafton Zoning Commission document of 1960. The document noted that:

Everyone will probably agree that the comparatively remote location of Grafton is largely responsible for the preservation of its orderliness and beauty which every resident and visitor is proud of, whether they so express themselves or not. It is one of the very few towns in Vermont that has been so fortunate. As the *Hartford Times* [CT] wrote in an editorial published in September 1950, "Every town has its past but few retain the atmosphere of an earlier day as Grafton does. It is an embodiment of what you expect an old New England village to be."

In 1954, this community pride was also expressed in the large celebration of the town's 200th birthday. The three-day event included entertainment and exhibits related to the town's history, a parade, an antique show, an art exhibit, a play, games, a picnic, a pilgrimage to the site of Middletown village, and fireworks. For the event, the Yankee Male Chorus performed for the first time in New England, and the Congregational Church was restored. Despite this display of community spirit, and the repopulation with some new residents, Grafton remained in an economic slump and many houses fell into a state of deterioration. The Grafton Tavern had not been modernized with plumbing and heating, and was only open during the summer months.

Another event of community pride during these uncertain times for Grafton was the establishment of the Grafton Historical Society in 1962 by Samuel and Helen B. Pettengill (#1). By 1963, there were 175 members. Samuel Pettengill was president until his death in 1974. Helen Pettengill was the secretary and museum director from 1962 to 1988, and wrote a book about the history Grafton. Artifacts were first exhibited in the library (#33), and a museum opened in the old post office in 1963 (#34). The collection accumulated over the years until the historical society outgrew the other buildings and moved into its present headquarters on Main Street (#26). Today, the historical society has a large collection that is accessible to the public, rotating exhibits, educational programs, and has published books and articles.

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Grafton's economic situation improved with the arrival of cousins Mathew Hall and Dean Mathey, wealthy businessmen from New Jersey. Mat Hall (1907-1974) began to visit Grafton with his family in the 1930s, and in 1941 bought an old farmhouse on Townshend Road as a summer home. In 1957, he purchased the blacksmith shop on School Street in order to preserve it, and in 1959, he and his wife Elizabeth acquired the village's first fire station on Kidder Hill Road (#74), which was in a state of deterioration. The Halls undertook a comprehensive renovation of the building, and in 1962, opened an antiques store there called the Village Pump.

Mat Hall's Aunt Pauline Fiske visited him in Grafton. She became quite fond of the area, and provided \$5,000 for the restoration of the Congregational Church for the 1954 anniversary celebration. She died in 1959, and in her will she left the bulk of her large estate as a foundation in trust to Mat Hall and Dean Mathey. Mathey (1890-1972) had vacationed in Grafton during his childhood summers, and was a successful investment banker and professional tennis player, defeating Bill Tilden at Wimbledon in 1923. From 1964 to 1966, he owned a home in the historic district on Route 121 East (#43).

Mathey's Bunbury Company, which was a charitable organization, absorbed Fiske's trust, and in 1963, the company began buying properties in Grafton village for the purpose of restoring historic buildings and improving the village, and essentially brought the village back to life. Properties acquired this year included an empty lot on Pleasant Street, which became the site of the Old Tavern's tennis courts, another empty lot on Pleasant Street, which became the site of the Grafton Village Nursery (#67), a third empty lot on the corner of Pleasant Street and School Street, which became a community vegetable garden and is now a public park, and the Palmer Store, which was renovated and renamed the Grafton Village Store (#28). This general store remains open to this day and is a popular gathering place.

In 1963, Mathey and Hall created the Windham Foundation to succeed the Grafton interest of the Bunbury Company, with Hall as President. Then, the mission of the Windham Foundation was, "to restore buildings and economic vitality in the village of Grafton; to provide financial support for education and private charities; and to develop projects that will benefit the general welfare of Vermont and Vermonters."

Between 1964 and 1996 (mostly between 1964 and 1976), the Windham Foundation acquired and renovated twenty-six buildings in the village, mostly houses (#8, 20, 21, 22, 26, 27, 31, 32, 35, 38, 47, 48, 51, 54, 57, 58, 62, 63A, 65, 66, 68, 69, 70, 72, 80, 85, and one house on Chester Road that has since been demolished) most of which were in a state of deterioration. One of

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these structures, a former livery stable, was moved from Townshend Road to School Street (#63A). Another house became the offices of the Windham Foundation (#58). Today, thirteen houses are rented out as single family homes or are annexes to the Old Tavern (#8, 20, 21, 26, 31, 47, 51, 57, 65, 66, 69, 72, and 80), one former house is the Windham Foundation's gift shop, information center and café (#48), one house is an art gallery (#54), and the former fire house is a gift shop and the home of the Grafton Cornet Band (#35). Local contractors such as Fred Prouty (#72), Ed Willard (#60) and Frank Jones (#85) were employed in the renovations.

In 1964, Dean Mathey acquired the Barrett House (#47), and his son David lived in the house and operated a store called Cricketers in the rear ell. The property was conveyed to the Windham Foundation in 1972, and since then has been an annex to the Old Tavern at Grafton across the street (#22). The 1967 garage built behind the house was converted to Cricketers in 1972 and is now also an annex to the Old Tavern.

The Windham Foundation was also responsible for the construction of three new buildings about 1965: the Grafton Village Garage (#39), which since 1965 has been the only filling station and automobile repair shop in the village, a furniture repair shop in the location of the former garage across the street (#38A), and a gift shop on Pleasant Street (#67). The arrival of Mat Hall and the Windham Foundation also indirectly resulted in the construction of two new homes on Chester Road; one was built for Mat Hall's sister Pauline Dickison and her husband Frank, who was a founding board member of the Windham Foundation (#87), and the other was built for John and Hildreth Wriston after they sold the Grafton Tavern to the Windham Foundation (#86). One nineteenth century house, Wee Housie, was acquired in 1970 by Elizabeth Hall's sister Marie Rudd, after it had been owned for one year by the Windham Foundation. The sale included a condition that the premises would be maintained to comply with local ordinances and preserve the character of the community. This is the only Windham Foundation property with such an easement. In 1995, the former caretakers of Dean Mathey's estate in Princeton, the Middletons, acquired a house on Kidder Hill Road and named it Pretty Brook, the name of Mathey's estate (#77).

Thirteen buildings were renovated or constructed (including the comprehensive renovation of the Grafton Tavern) based on the designs of architects and brothers William and Geoffrey Platt of New York City. They were the sons of Charles A. Platt, who was the architect of Colonial Williamsburg. All three Platts also worked on designs for Deerfield Academy in Deerfield village, Massachusetts, also known as Historic Deerfield. The brothers were hired as a result of Dean Mathey's vision for Grafton village, which followed the Colonial Revival principles of

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Colonial Williamsburg and Historic Deerfield. These principles were a response “to a perceived national erosion by displaying symbols that evoked the nation’s founding.” Colonial Revival “restoration” at the time resulted in the removal of any non-classical features and building additions that appeared to be historic. (An earlier example of these former preservation principles is the 1940s removal of the town hall’s late nineteenth-century Queen Anne tower.) The Windham Foundation also constructed “tulip” gateposts (with cone-shaped tops) at many of their properties in the village, which are similar to those at Colonial Williamsburg. Another architect of the Windham Foundation was Lyman C. Douglas of New Jersey. He designed the interior of the Grafton Village Store, and the renovation of the Barrett house rear ell (#47).

Later additions to historic buildings by the Windham Foundation followed today’s historic preservation guidelines, which suggest that an addition to a historic building should be compatible with its appearance but designed in a manner so that it is clearly new. The 1976 addition to the Windham Foundation’s offices (#58) and the 1998 café addition to the Windham Foundation’s gift shop and information center (#48) are clearly “new” but are compatible with their historic main blocks.

The Windham Foundation also buried the utility lines in the village to enhance its historic appearance, installed new streetlights and fire hydrants, and established six new businesses: The Old Tavern at Grafton, the Grafton Village Nursery, the Grafton Village Cheese Company, which is located south of the village, the Grafton Village Store, the Grafton Village Garage (#39), and the store at the old fire house (#35). The Old Tavern at Grafton was acquired in 1965 and was formerly the Grafton Tavern (#22). It is listed on National Trust for Historic Preservation’s Historic Hotels of America. Mrs. Helen Pettengill, mentioned above as one of the founders of the Grafton Historical Society, must have approved of the Windham Foundation’s activities, as she wrote in her 1975 book about the history of Grafton:

The most important facet of the Windham Foundation’s activities has been its respect for Grafton’s past and its effort to do nothing that would destroy its old time charm or give the village the appearance of a restoration. Grafton remains in appearance as it did in its days of affluence, and the money brought into town by its visitors and new residents has benefited every one in the village. Houses are painted, fences are kept in repair, and anyone who wants work can find it for the asking.

Because of the Windham Foundation, Grafton village regained its vitality, is now one of the best preserved villages in Vermont, and is a popular vacation spot. Since the Windham Foundation’s

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intensive preservation activities in the 1960s and 1970s, all of the buildings have remained occupied. The population of Grafton increased from 426 in 1960 to 649 in 2000, an over 150% increase. This resulted in the replacement of the 1936 elementary school with a much larger school in 1988.

Although the Grafton Village Historic District does not appear to have lost many historic resources, there are some residences and industrial buildings that have been lost over the years. Interestingly, unlike in other Vermont towns, most of these buildings were not removed in recent times, but instead either burned down, were moved to other towns, or were industrial buildings removed due to discontinued usage.

Only one factory in the historic district survives, the churn factory, which was converted to a dwelling in the early twentieth century (#82). All of the other factories, such as the French woodworking/carriage factories on Kidder Hill Road and Pleasant Street, were removed by the early twentieth century. The French carriage factory on Pleasant Street was reportedly moved out of the village. As mentioned previously, the village's largest factory, the woolen mill, was removed about 1879. The boardinghouse associated with this mill was removed about the same time, and was moved to nearby Saxtons River Village, where it remains standing on Main Street, albeit drastically remodeled.

At least eight houses dating to the mid nineteenth century have been lost. Two or three houses on the west side of the bottom of Chester Road burned down in 1899, and a house across the street disappeared by the mid twentieth century. This latter house dated to about 1805 and was the home of one of Grafton's first industrialists, Bartholomew Fuller, who operated a tanyard near the house. One of the resulting empty lots on the west side of Chester Road became the location of the Hakey House, which was moved to this site from Howeville about 1905. The Windham Foundation acquired this house, and then had it removed about 1990 due to the fact that the site did not support water and sewer services.

Two houses on Route 121 East, one house on Pleasant Street, and one house on Townshend Road all disappeared by 1930. The first three are now empty lots, and the fourth was replaced by a house about 1951 (#52). The houses on Route 121 East dated to the 1850s. One was occupied from 1858 to 1906 by Elizabeth Hall and her daughter Fannie (#30 and 34), and the other was probably the first house in the village built for Parker Chapman. The house on Townshend Road was built about 1841 and was occupied by tailor and clothing merchant Leverett Phelps (#16) and his descendants from 1849 until it was demolished about 1950.

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Parker Chapman's store, which later became the Grafton Cheese Company factory, burned down in 1912. The empty lot was acquired by George Grafton Wilson (#78), who later donated the land to the Town as a public park (#37). The store that once stood east of the Barrett-Palmer store (#28) was torn down in 1934. The historic district's only automobile garage/filling station built specifically for this use, and which was the only modern building in the village, was replaced in 1965 (#38A).

A history of Grafton would be incomplete without the mention of the long-term ownership of several of its historic homes. One house that has been owned by the same family since it was constructed about 1835 is the Cambridge-Sherwin House (#24). The current owner is the great-great-granddaughter of carpenter Jonathan Sherwin, who built and occupied the house. The Bradford-Daniels House (#3) has been in the same family since 1860 with the exception of the years 1952-1966; the current owner is the great-great-granddaughter of Francis Daniels, Sr., who acquired the house in 1860.

Houses owned by the same family for over one hundred years include the Barrett House, which was owned by four generations of the Barrett family from 1807 to 1947 (#47). The Butterfield House was owned by four generations of the Butterfield-Duncan family from 1811 to 1952 (#33). Robin Lawn was owned by the Dwinell family from its construction about 1846 to 1949 (#1). The Rice House (#91) was owned by at least four generations of the Rice family from 1877 to 1991. The Holmes-Dresser-Davis House was owned by three generations of the Davis family from 1872 to 1972 (#40). The Phelps-Daniels House was owned by members of the Daniels family for almost one hundred years, from 1907 to 2004 (#4). Also, the Baptist Church owned its parsonage on Main Street from 1845 to 1999 (#18), and the Grafton Grange building has served this organization since its construction in 1876.

Houses owned by the same family for over seventy-five years include the Burgess House (#19), which was owned by this family from its construction about 1821 until 1908. Milldean was owned by the Dean-Clarke family from its construction about 1831 until 1910 (#29). The Bailey House was owned by this family from its construction about 1846 until the early 1920s (#81). The Bathric House was owned by three generations of this family from its construction about 1852 to about the 1940s. The Howard-Eddy House (#92) was owned by this family from before 1855 to 1939. The Holmes-Walker-Frost house was owned by three generations of the Walker-Frost family from 1871 to 1958 (#32). Since 1929, the Holmes-Walker-Williamson House has been owned by the Williamson-Caddell family (#42). There are also several houses that were owned by the same family for over fifty years.

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Several long-time vacation homes have also been owned by one family, including the three homes on Kidder Hill Road owned by members of the extended Wilson family. One has been in the family for over one hundred years, starting in 1903 (#78), one was in the family from 1926 to 2004 (#76), and the third was in the family from 1930 to 2003 (#75). The former Congregational Parsonage has been a vacation home for the Piel family since 1927 (#5). The Holmes-Walker-Schemm House has been a vacation home for the Walker-Schemm family since 1935 (#45). The Barrett-Wilbur house has been a vacation home for the Plummer-Goodfellow family since 1940 (#25). Today, at least eight homes in the village are used as vacation homes, not including the homes now owned and rented out by the Windham Foundation.

In addition to depicting Grafton village's rich history, the Grafton Village Historic District's significance also lies in its intact palette of architectural styles and types and historic buildings that date from about 1795 to 1957, and its preserved historic streetscapes. Although the majority of historic buildings in the village are limited to the Federal, Greek Revival or Italianate styles, there is a wide variety of different types of each style, there is a mix of wood framed and brick structures, and very few buildings are alike in appearance. Also, the overall uniformity helps define the village as one that was intensively developed within a span of fifty years and with few building losses and replacements.

The center of Grafton village, which is the T-intersection of Main Street and Townshend Road, has three architectural landmarks, one at each corner and one opposite the intersection; all three are excellent examples of Grafton Village Historic District's earliest architectural style, the Federal style, and were built by two of the village's first important businessmen, Enos Lovell and John Barrett. These buildings are the original section of the Grafton Hotel (#22), the John Barrett Store (#23), and the John Barrett House (#47). These and the other Federal style buildings in the village, such as the Cape Cod type houses, help define the historic district's beginnings as a true village.

The Greek Revival buildings in the village depict the historic district's beginnings as the principal village of Grafton. The most outstanding example of the Greek Revival style in the village is the 1834 Congregational Church (#11), with its monumental portico and four-level steeple. The church is individually listed in the National Register of Historic Places, and its National Register nomination calls it "among the finest and most nearly unaltered examples of early nineteenth century vernacular religious architecture in Vermont." Grafton village's other church, the 1859 Baptist Church (#18), is also a fine example of the Greek Revival style. The Grafton Hotel in its current form is another good example of the Greek Revival style, with a full-

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façade wrap-around two-story recessed portico. A Federal style building updated in the Greek Revival style with a two-story full-façade recessed portico is the Alexander-Davis House (#30), which also has an arched recessed balcony in the pedimented gable.

As in all Vermont towns, transitional Greek Revival-Italianate houses were commonly built during the second quarter of the nineteenth century, despite the fact that the former is a classical style and the latter is a Victorian style. This resulted in gable-front homes common to the Greek Revival style ornamented with Italianate details such as cornice brackets. The two-story full-façade recessed porticos also appear on some of the most significant transitional Greek Revival-Italianate houses in the historic district and reflect the success of two of the village's most successful businessmen, John Butterfield, Jr., and Henry Holmes (#33 and 63).

The Grafton Village Historic District retains intact examples of several historic resource types typically found in Vermont villages of its size, including a town hall, two schoolhouses, one post office, one hotel, one general store, one industrial building, two churches, one church chapel, three parsonages, one grange hall, one fire house, one library, one law office, one cemetery, two parks, one covered bridge, one early concrete bridge, several horse and carriage barns, and of course, numerous single-family residences lining all the streets. There are also several good examples of continuous architecture, which help depict Grafton village's agricultural history.

Due to its rich history and intact historic resources, the Grafton Village Historic District could be considered one of Vermont's most historically significant small villages. Its architecture and landscape are visual reminders of a vibrant rural nineteenth century community that is now cared for by residents, an active historical society, and the Windham Foundation, which all clearly hold the preservation of the village as a high priority. The Grafton Historical Society, with the help of residents' donations, funded 100% of the cost of this National Register nomination.

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Grafton, Windham County, Vermont**

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**Grafton Village Historic District
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Boundary Description

The boundary of the Grafton Village Historic District is delineated on the sketch map accompanying the nomination form. The irregular boundary follows the perimeter property lines of the tax parcels included in the historic district. These property lines are derived from the Town of Grafton tax map for Grafton village (it has no map #). The Grafton tax parcels that are part of the historic district are:

8-10, 8-14, 8-15, 8-16, 8-17, 8-57, 8-58, 8-59, 8-61, 8-62, 8-63, 8-64, 8-65, 8-66, 8-68, 8-67, 8-70, 8-71, 8-72, 8-73, 8-74, 8-75, 8-76, 8-78, 8-79, 8-80, 8-81, 8-82, 8-83, 8-84, 8-85, 8-86, 8-87, 8-88, 8-89, 8-90, 8-91, 8-92, 8-93, 8-94, 8-95, 8-96, 8-97, 8-99, 8-100, 8-101, 8-102, 8-103, 8-104, 8-105, 8-106, 8-107, 8-108, 8-109, 8-110, 8-111, 8-112, 8-113, 8-114, 8-115, 8-116, 8-117, 8-119, 8-121, 8-122, 8-123, 8-124, 8-125, 8-126, 8-127, 8-128, 8-128, 8-130, 8-131, 8-132, 8-133, 8-134, 8-135, 8-136, 8-137, 8-138, 8-139, 8-141, 8-142, 8-143, 8-145, 8-147, 8-181, 8-182, 9-18, and 9-36.1.

Boundary Justification

The historic district boundary includes what is commonly considered the historic and current Grafton village boundary; it includes the same properties that appear on the 1869 Beers map. The boundary was chosen based on this fact, as well as other factors, such as adjacent potential historic districts, and changes in settlement patterns, and topography. Directly east of the historic district, on Route 121 East, is the Mechanicsville Historic District, soon to be nominated to the National Register of Historic Places. Directly northwest of the historic district, on Middletown Road, is the Middletown Historic District, also soon to be nominated to the National Register of Historic Places. South, west and north of the historic district, along Townshend Road, Kidder Hill Road, Chester Road, Hinckley Brook Road and Houghtonville Road, the settlement pattern transitions from a village pattern to a more rural nature. The historic district is also bounded by the south branch of the Saxtons River, and the north branch of the Saxtons River where it runs behind the Main Street and Houghtonville Road properties. It is also defined by where Middletown Road, Chester Road and Kidder Hill Roads all begin their steep ascent up the mountains that surround the village.

The historic district boundary is sufficient to convey the historic significance of the Grafton Village Historic District.

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Map #	Address	Name of Property	Date	Style	Contributing or Non-Contributing
1	67 Middletown Rd.	Smith-Dwinnell House/Robin Lawn	c. 1846	Classic Cottage	C
1A	67 Middletown Rd.	Shed	c. 1900	n/a	C
2	Middletown Rd.	Village Cemetery	c. 1812	n/a	C
3	146 Middletown Rd.	Bradford-Daniels House	1843	Greek Revival	C
3A	146 Middletown Rd.	Barn	2005	n/a	NC
4	30 Hinckley Brook Rd.	Phelps-Daniels House	c. 1850	Classic Cottage	C
5	33 Hinckley Brook Rd.	Congregational Church Parsonage/Piel House	1860	Greek Revival	C
6	Hinckley Brook Rd.	Village Park	1923	n/a	C
7	111 Hinckley Brook Rd.	Bathric, Stephen & Eliza, House	c. 1852	Classic Cottage	C
7A	111 Hinckley Brook Rd.	Garage	1973	n/a	NC
8	62 Houghtonville Rd.	Grover, Julius & Lida, House	c. 1909	vernacular Queen Anne	C
8A	62 Houghtonville Rd.	Stable	1979	n/a	NC
9	77 Houghtonville Rd.	Burgess, Hyman, Store/Overbrook	c. 1821, 1862	Greek Revival	C
10	94 Houghtonville Rd.	Bruce, Ephraim & Milla, House	c. 1852	Classic Cottage	C
11	2 Main Street	Grafton Congregational Church	1834	Greek Revival	C
11A	2 Main Street	Congregation Church Chapel	c. 1875	vernacular Italianate	C
12	3 Main Street	School District No. 13 Schoolhouse	1837	vernacular Greek Revival	C
13	6 Main Street	Sherwin, Amasa, House/Wee Hoosie	c. 1844	Classic Cottage	C
13A	6 Main Street	Judd Hartmann Gallery & Studio	1998	n/a	NC
14	16 Main Street	Sherwin-Aiken House	c. 1841	Classic Cottage	C
15	17 Main Street	Lovell-Woolley House	c. 1815, c. 1857	Greek Revival	C
15A	17 Main Street	Garage	c. 1960	n/a	NC
16	40 Main Street	Bridgman, Benjamin & Laurinda, House/ L & C Phelps Store	1833	Federal	C
17	54 Main Street	Burgess House/Baptist Parsonage	c. 1830	Federal	C
18	55 Main Street	Grafton Baptist Church	1859	Greek Revival	C
19	72 Main Street	Burgess-Gilbert-Stewart House	c. 1821, c. 1835	Greek Revival	C
20	79 Main Street	Chase House/Baptist Parsonage/Dean House	c. 1816	Cape Cod	C
21	79 Main Street	Willey-Park House	c. 1858	Greek Revival	C

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Map #	Address	Name of Property	Date	Style	Contributing or Non-Contributing
22	92 Main Street	Grafton Hotel/Grafton Tavern	c. 1795, c. 1823, c. 1865	Greek Revival	C
23	117 Main Street	Barrett Store/Town Hall	1816	Federal	C
24	133 Main Street	Sherwin-Cambridge House	c. 1835	Federal	C
24A	133 Main Street	Garage	c. 1925	n/a	C
25	138 Main Street	Barrett-Wilbur House	c. 1850	Classic Cottage	C
26	147 Main Street	Haskell-Stowell House	c. 1840, c. 1880	Greek Revival	C
26A	147 Main Street	Slack Log Cabin	2003	n/a	NC
27	152 Main Street	Barrett-Palmer House	c. 1849	Greek Revival	C
28	162 Main Street	Barrett-Palmer Store	c. 1849	Greek Revival	C
29	169 Main Street	Milldean	c. 1831	Federal-Greek Revival	C
30	185 Main Street	Alexander-Davis House	c. 1826, c. 1840	Greek Revival	C
30A	185 Main Street	Horse & Carriage Barn	c. 1840	n/a	C
31	188 Main Street	Holmes-Wyman House	c. 1837	Greek Revival	C
32	194 Main Street	Holmes-Walker-Frost House	c. 1841	Greek Revival	C
33	204 Main Street	Butterfield, John & Jane, House/ Grafton Public Library	c. 1811, c. 1869	Greek Revival- Italianate	C
34	205 Main Street	Grafton Post Office	c. 1855	vernacular Greek Revival	C
35	217 Main Street	Grafton District School No. 2/Old Grafton Fire House	c. 1835	Greek Revival	C
36	Main Street	Village Bridge	1939	steel beam bridge	C
37	Kidder Hill Road	Wilson Park	1952	n/a	C
38	12 Route 121 East	Hadley-Rider-Sherwin House	c. 1838	vernacular Greek Revival	C
38A	12 Route 121 East	Furniture Repair Shop	1965	Neo-Colonial Revival	NC
39	21 Route 121 East	Grafton Village Garage	1965	Neo-Colonial Revival	NC
40	30 Route 121 East	Holmes-Dresser-Davis House	c. 1850	Greek Revival	C
40A	30 Route 121 East	Barn	c. 1850	n/a	C
41	43 Route 121 East	Webb-Palmer House	c. 1858	Greek Revival	C
42	58 Route 121 East	Holmes-Walker-Williamson House	c. 1863	Greek Revival	C
43	67 Route 121 East	Wright-Walker House	1856	Greek Revival	C
44	101 Route 121 East	Boynton-Walker-Wright House	c. 1851	Greek Revival	C
44A	101 Route 121 East	Garage	c. 1938	n/a	C
45	108 Route 121 East	Holmes-Walker-Schemm House	c. 1845, c. 1990	vernacular	NC

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Map #	Address	Name of Property	Date	Style	Contributing or Non-Contributing
45A	108 Route 121 East	Garage	c. 1990	n/a	NC
46	145 Route 121 East	Boynton-Prouty House	c. 1851	Classic Cottage	C
46A	145 Route 121 East	Barn/Cottage	c. 1900, 1984	n/a	NC
46B	145 Route 121 East	Garage	1984	n/a	NC
47	17 Townshend Road	Barrett House	c. 1805, c. 1817	Federal	C
47A	17 Townshend Road	Putnam Law Office	c. 1834	vernacular	C
47B	17 Townshend Road	Garage/Cricketers	1967	Dutch Colonial Revival	NC
48	56 Townshend Road	Tuttle-Barrett-Conant-Ayers House/ Greenacre	c. 1835, 2000	Cape Cod/Classic Cottage	C
49	69 Townshend Road	Ayers, George & Louisa, House	c. 1867	vernacular Italianate	C
50	80 Townshend Road	Sherwin-Barry-Wilbur House	c. 1835	vernacular Greek Revival	C
51	87 Townshend Road	Chapman-Rice House	c. 1874	vernacular Italianate	C
51A	87 Townshend Road	Horse & Carriage Barn	c. 1874	n/a	C
52	128 Townshend Road	Mayo-Jarvis House	c. 1951	Neo-Colonial Revival	C
53	148 Townshend Road	Weeks, Nathan & Adaline, House	c. 1860	Greek Revival	C
54	151 Townshend Road	Chapman-Walker-Clark House	c. 1860, 1973	Greek Revival	C
55	170 Townshend Road	French-Chapman House	c. 1860	vernacular Italianate	C
56	186 Townshend Road	Grafton Grange No. 117	c. 1876, 1941	vernacular Italianate	C
57	193 Townshend Road	Grey-Sparks House	c. 1859, 1993	Greek Revival	C
58	225 Townshend Road	Thompson House	c. 1850	Classic Cottage	C
59	15 School Street	Chapman-Clark House	1871	vernacular Italianate	C
60	47 School Street	Chapman-Aiken House	c. 1873	vernacular Italianate	C
61	58 School Street	Grafton Elementary School	1988	Modern	NC
62	70 School Street	Kent-Perkins House	c. 1906	vernacular Queen Anne	C
63	72 School Street	Leonard Blacksmith Shop	c. 1875	vernacular	C
63A	72 School Street	Clark Livery Stable	c. 1888, 1972	n/a	C
64	18 Pleasant Street	Blood, John & Mary, House	c. 1868	vernacular Greek Revival	C
65	26 Pleasant Street	Leonard House	c. 1872	Italianate	C
65A	26 Pleasant Street	Leonard Shop	c. 1872	vernacular	C

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Map #	Address	Name of Property	Date	Style	Contributing or Non-Contributing
65B	26 Pleasant Street	Shed	c. 1872	n/a	C
66	30 Pleasant Street	Elrick House/The Home Store	1947	vernacular	C
66A	30 Pleasant Street	Automobile Garage	c. 1950	n/a	C
67	55 Pleasant Street	Grafton Village Nursery/ Grafton Handmade Gift Shop	1965	Neo-Colonial Revival	NC
68	66 Pleasant Street	Chapman, Parker & Sarah, House	c. 1870	vernacular Italianate	C
69	67 Pleasant Street	Blodgett-Martin-Allard House	c. 1899	vernacular Italianate	C
70	94 Pleasant Street	Chapman-Burgess House	c. 1867	vernacular Italianate	C
71	108 Pleasant Street	Chapman-Bixby-Lawrence House	1867	vernacular Italianate	C
72	123 Pleasant Street	Chapman-Townshend-Munn House	c. 1865	Greek Revival	C
73	130 Pleasant Street	Chapman-Blodgett House	c. 1864	vernacular Italianate	C
74	55 Kidder Hill Road	Blacksmith Shop/Holden Barn/ Leonard Garage/Fire House	c. 1895, c. 1960, 1976	Colonial Revival	C
75	72 Kidder Hill Road	Tuttle-Holmes-Hinds-Wilson House/ Bearfoot	c. 1810	Cape Cod	C
76	105 Kidder Hill Road	Bancroft-French-Wilson House	c. 1810	Federal	C
77	135 Kidder Hill Road	Sherwin-Evans-Briggs-Kidder House	c. 1803	Federal	C
77A	135 Kidder Hill Road	Automobile Garage	c. 1970	n/a	NC
78	136 Kidder Hill Road	Whitcomb-French-Wilson House/ Green Hollow	c. 1816	Cape Cod	C
79	Kidder Hill Road	Kidder Bridge	c. 1870	covered bridge	C
80	7 Chester Road	Fay, Allen & Betsey, House	c. 1845	Greek Revival	C
81	24 Chester Road	Bailey, Samuel & Mary, House	c. 1846	Greek Revival	C
82	30 Chester Road	Holmes Churn Factory	c. 1846	Greek Revival	C
82A	30 Chester Road	Automobile Garage	c. 1960	n/a	NC
82B	30 Chester Road	Shed	c. 1960	n/a	NC
83	47 Chester Road	Fuller-Weir House/Doll House	c. 1810	Cape Cod	C
83A	47 Chester Road	Garage/Office	1996	n/a	NC
84	63 Chester Road	Cloth Shop/Dwinnell House	c. 1830, c. 1840	Greek Revival	C
84A	63 Chester Road	Shed	c. 1900	n/a	C
85	103 Chester Road	Blodgett-Sherwin House	c. 1864	Greek Revival	C
85A	103 Chester Road	Garage/Barn	1964	n/a	NC
86	112 Chester Road	Wriston, John & Hildreth, House	1964	Ranch	NC
87	196 Chester Road	Dickison, Frank & Pauline, House/ Swiss Meadow	1957, 2003	Neo-Colonial Revival	NC
88	258 Chester Road	Wright-Ames House/Highbrook	c. 1952	Colonial Revival	C
89	275 Chester Road	Gilson-Wright House	c. 1849	Classic Cottage	C

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Map #	Address	Name of Property	Date	Style	Contributing or Non-Contributing
89A	275 Chester Road	Barn/Garage	c. 1950, 2003	n/a	NC
90	333 Chester Road	Ayers, John & Sarah, House	c. 1841	Federal	C
91	355 Chester Road	Lamphear-Rice House	c. 1871	Greek Revival	C
92	370 Chester Road	Howard-Eddy House	c. 1845, c. 2002	Classic Cottage	NC
93	375 Chester Road	Parks-Lamphear-Wright House	c. 1840	Classic Cottage	C
93A	375 Chester Road	Automobile Garage	c. 2000	n/a	NC
94	438 Chester Road	Blodgett, Cutler & Harriet, House	c. 1846	Classic Cottage	C

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**Grafton Village Historic District
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- | | | |
|-----|---|---|
| 1. | Dorothy & Thomas Cannon Trust
67 Middletown Rd.
Grafton, VT 05146 | 350 South Ocean Blvd.
Palm Beach, FL 33480 |
| 2. | Town of Grafton
117 Main Street
Grafton, VT 05146 | 11. Grafton Church Corporation
2 Main Street
Grafton, VT 05146 |
| 3. | Richard & Sarah Warren
P.O. Box 7
Grafton, VT 05146 | 12. William & Tennessee Watson
Suzanne D. Welch
16 Audubon St.
Rochester, NY 14610 |
| 4. | Patrick M. Cooperman
25 Middletown Rd.
Grafton, VT 05146 | 13. Jud & Gretchen Hartmann
P.O. Box 753
Blue Hill, ME 04614 |
| 5. | Mark Piel
49 E 96 th St.
New York, NY 10128 | 14. Gregory & Cynthia Newman
P.O. Box 26
Grafton, VT 05146 |
| 6. | Town of Grafton
117 Main Street
Grafton, VT 05146 | 15. James & Carol Duff
P.O. Box 230
Grafton, VT 05146 |
| 7. | Barrett Trust
P.O. Box 227
Grafton, VT 05146 | 16. Arthur Park
P.O. Box 147
Grafton, VT 05146 |
| 8. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 | 17. Filomina M. Soyster
164 Main Street
Farmington, CT 06032 |
| 9. | Frances H. Alford
8100 Hickory Creek Dr.
Austin, TX 78735 | 18. Grafton Church Corporation
2 Main Street |
| 10. | Phyllis M. Gross | |

**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Property Owners Page 2

**Grafton Village Historic District
Grafton, Windham County, Vermont**

- | | | | |
|-----|---|-----|---|
| | Grafton, VT 05146 | | |
| 19. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 | 27. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 |
| 20. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 | 28. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 |
| 21. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 | 29. | Frederic & Joanne Boswell
108 Mack Hill Rd.
Amherst, NH 03031 |
| 22. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 | 30. | Victor Haydel III
5701 Oak Grove Ave.
Oakland, CA 94618 |
| 23. | Town of Grafton
117 Main Street
Grafton, VT 05146 | 31. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 |
| 24. | Edward & Barbara Koval
600 Neponset St.
Norwood, MA 02062 | 32. | Robert & Audrie Haag
75 Linden Way
Springfield, IL 62712 |
| 25. | Charles Goodfellow III
Helen Berndt
26 Central Ave.
Cranford, NJ 07016 | 33. | Grafton Public Library
P.O. Box 129
Grafton, VT 05146 |
| 26. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 | 34. | Grafton Historical Society, Inc.
P.O. Box 202
Grafton, VT 05146 |

**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Property Owners Page 3

**Grafton Village Historic District
Grafton, Windham County, Vermont**

- | | | | |
|-----|---|-----|---|
| 35. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 | | Sheldon Lekach
Christine Jackson
311 Otto Lane
Gambrills, MD 21054 |
| 36. | Town of Grafton
117 Main Street
Grafton, VT 05146 | 44. | Jeffrey & Rosa Mass
1636 Emerson St.
Palo Alta, CA 94301 |
| 37. | Town of Grafton
117 Main Street
Grafton, VT 05146 | 45. | Christopher Schemm
P.O. Box 177
Grafton, VT 05146 |
| 38. | Kathleen Gleeson
David MacDonald
12 Route 121 East
Grafton, VT 05146 | 46. | Leonard & Kathleen Gravelle
145 Route 121 East
Grafton, VT 05146 |
| 39. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 | 47. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 |
| 40. | Mae Corsuti
P.O. Box 225
Grafton, VT 05146 | 48. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 |
| 41. | Judith Rowley
10 Caveson Ct.
Middlebury, CT 06762 | 49. | Margaret N. Stewart
69 Townshend Rd.
Grafton, VT 05146 |
| 42. | Earl & Jean Caddell Trust
P.O. Box 145
Grafton, VT 05146 | 50. | Robert Bolton Trust
225 Watch Hill
East Greenwich, RI 02818 |
| 43. | Charles Atwater, Jr. | 51. | Windham Foundation
P.O. Box 70 |

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Section Property Owners Page 4

**Grafton Village Historic District
Grafton, Windham County, Vermont**

- | | | | |
|-----|---|-----|--|
| | Grafton, VT 05146 | | |
| 52. | Lucia Jarvis Trust
P.O. Box 1
Grafton, VT 05146 | 61. | Grafton School District
P.O. Box 226
Grafton, VT 05146 |
| 53. | Sharon Battaglino
37 Hampshire Dr.
Mendham, NJ 07945 | 62. | Robert & Susan Youatt
P.O. Box 163
Grafton, VT 05146 |
| 54. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 | 63. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 |
| 55. | William Chapman
P.O. Box 92
Grafton, VT 05146 | 64. | Nicole Simpson Trust
16649 Hidden Cove Drive
Jupiter, FL 33477 |
| 56. | Grafton Museum of Natural History
186 Townshend Rd.
Grafton, VT 05146 | 65. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 |
| 57. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 | 66. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 |
| 58. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 | 67. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 |
| 59. | John & Beulah Daigle
P.O. Box 35
Grafton, VT 05146 | 68. | Thaddeus & Sharon Taberski
140 E 81 st St. Apt. 3D
New York, NY 10028 |
| 60. | Willard Family Trust
P.O. Box 144
Grafton, VT 05146 | 69. | Windham Foundation
P.O. Box 70
Grafton, VT 05146 |

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Section Property Owners Page 5

**Grafton Village Historic District
Grafton, Windham County, Vermont**

- | | | |
|-----|--|--|
| 70. | Christine & Stephan Mills
Alex MacLean
Katherine Conklin
162 Sidney St.
Oyster Bay, NY 11771 | 757 Cabell Rd.
Grafton, VT 05146 |
| 71. | Jesse Lawrence
P.O. Box 111
Grafton, VT 05146 | 79. Town of Grafton
117 Main Street
Grafton, VT 05146 |
| 72. | Prouty House LLC
4921 Tilden St. NW
Washington, DC 20016 | 80. Windham Foundation
P.O. Box 70
Grafton, VT 05146 |
| 73. | Molly Leuschel, Trustee
P.O. Box 152
Grafton, VT 05146 | 81. Raymond J. Durand
60 Fox Run
South Salem, NY 10590 |
| 74. | Village Pump, Inc.
P.O. Box 176
Grafton, VT 05146 | 82. Christopher R. Wallace
P.O. Box 121
Grafton, VT 05146 |
| 75. | Denise Martin
P.O. Box 63
Grafton, VT 05146 | 83. Robert & Brianne Grady
37 Winthrop St.
Charlestown, MA 02129 |
| 76. | Patricia & James Ellis
105 Kidder Hill Rd.
Grafton, VT 05363 | 84. Marie Paul-Welling
P.O. Box 181
Grafton, VT 05146 |
| 77. | Neil & Elaine Brailsford
29 Warriston Crescent
Edinburgh, Scotland EH3 5LB | 85. Mary & Peter Rettaliata
46 Iroquois Dr.
Brightwaters, NY 11718 |
| 78. | Elizabeth Wilson Trust | 86. Marlene Whitacre
P.O. Box 171
Grafton, VT 05146 |
| | | 87. William & Loretta Quaine
196 Chester Rd. |

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CONTINUATION SHEET**

Section Property Owners Page 6

**Grafton Village Historic District
Grafton, Windham County, Vermont**

Grafton, VT 05146

88. Dennis & Nina Tullett
258 Chester Rd.
Grafton, VT 05146
89. David & Judy Ross
P.O. Box 71
Grafton, VT 05146
90. Joseph & Linda Montelcalvo
P.O. Box 117
Grafton, VT 05146
91. Jeffrey & Claire Martell
52 American Ave.
Coram, NY 11727
92. Thomas & Tania Evans
6805 West Trail Creek County Rd.
Box 259
Wilson, WY 83014
93. Thomas & Tania Evans
6805 West Trail Creek County Rd.
Box 259
Wilson, WY 83014
94. Harold & Mary Tincher
15 Salt Marsh Rd.
Plymouth, MA 02360

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section Photograph Labels Page 1

**Grafton Village Historic District
Grafton, Windham County, Vermont**

The following is the same for all photographs:

Grafton Village Historic District

Grafton, Windham County, Vermont

Photographs by Paula Sagerman

CD with digital images on file at the Vermont Division for Historic Preservation

Photograph #1

Facing east from west end of Main Street

April 2008

Facing north on Townshend Road near

intersection with School Street

April 2008

Photograph #2

Facing west from east end of Main Street

April 2008

Photograph #8

Facing northeast on Townshend Road near

intersection with School Street

April 2008

Photograph #3

Facing west from intersection of Main &

Townshend Streets

April 2008

Photograph #9

Facing northwest on Townshend Road from
south end of historic district

October 2006

Photograph #4

Facing east from intersection of Main &

Townshend Streets

April 2008

Photograph #10

Facing north on Pleasant Street near intersection
with School Street

April 2008

Photograph #5

Facing west toward Hinckley Brook Road &

Middletown Road

April 2008

Photograph #11

Facing north on Kidder Hill Road, #75 is on left

April 2008

Photograph #6

Facing west from east end of Route 121 East

April 2008

Photograph #12

Facing north toward Chester Hill Road from
Route 121 East

April 2008

Photograph #7

Photograph #13

Facing north on Chester Road, #90 is on left

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photograph Labels Page 2

**Grafton Village Historic District
Grafton, Windham County, Vermont**

October 2006

Photograph #14
Facing northwest toward Smith-Dwinnell
House/Robin Lawn (#1)
April 2008

Photograph #15
Facing northwest toward shed of Smith-
Dwinnell House (#1A)
April 2008

Photograph #16
Facing northwest in Village Cemetery (#2)
April 2008

Photograph #17
Facing northwest toward Bradford-Daniels
House (#3)
April 2008

Photograph #18
Facing north toward barn of Bradford-
Daniels House (#3A)
April 2008

Photograph #19
Facing northwest toward Phelps-Daniels
House (#4)
April 2008

Photograph #20
Facing southeast toward Congregational
Parsonage/Piel House (#5)

May 2008

Photograph #21
Facing south toward Village Park (#6)
November 2006

Photograph #22
Facing northwest toward Bathric House (#7)
October 2006

Photograph #23
Facing northeast toward Grover House (#8)
April 2008

Photograph #24
Facing southeast toward stable of Grover House
(#8A)
April 2008

Photograph #25
Facing northwest toward Burgess
Store/Overbrook (#9)
January 2008

Photograph #26
Facing east toward Bruce House (#10)
November 2006

Photograph #27
Facing southwest toward Congregational Church
(#11)
May 2008

Photograph #28
Facing southeast toward Congregational Church
Chapel (#11A)
November 2006

**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photograph Labels Page 3

**Grafton Village Historic District
Grafton, Windham County, Vermont**

Photograph #29 Facing northwest toward School District No. 13 Schoolhouse (#12) September 2006	Photograph #36 Facing northwest toward Grafton Baptist Church (#18) April 2008
Photograph #30 Facing southeast toward Sherwin House/Wee Housie (#13) November 2006	Photograph #37 Facing south toward Burgess-Gilbert-Stewart House (#19) April 2008
Photograph #31 Facing south toward Judd Hartmann Gallery & Studio (#13A) April 2008	Photograph #38 Facing northwest toward Chase House/Baptist Parsonage/Dean House (#20) April 2008
Photograph #32 Facing southwest toward Sherwin-Aiken House (#14) April 2008	Photograph #39 Facing northwest toward Willey-Park House (#21) April 2008
Photograph #33 Facing northwest toward Lovell-Woolley House (#15) April 2008	Photograph #40 Facing south toward Grafton Hotel/Grafton Tavern (#22) April 2008
Photograph #34 Facing southwest toward Bridgman House/Phelps Store (#16) April 2008	Photograph #41 Facing southwest toward Phelps Barn at the Grafton Tavern (#22) April 2008
Photograph #35 Facing southwest toward Burgess House/Baptist Parsonage (#17) April 2008	Photograph #42 Facing northwest toward Barrett Store/Town Hall (#23) April 2008
	Photograph #43

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photograph Labels Page 4

**Grafton Village Historic District
Grafton, Windham County, Vermont**

Facing north toward Sherwin-Cambridge
House (#24)
April 2008

Photograph #44
Facing southwest toward Barrett-Wilbur
House (#25)
September 2006

Photograph #45
Facing northwest toward Haskell-Stowell
House (#26)
April 2008

Photograph #46
Facing southwest toward Barrett-Palmer
House (#27)
April 2008

Photograph #47
Facing southwest toward Barrett-Palmer
Store (#28)
April 2008

Photograph #48
Facing northwest toward Milldean (#29)
April 2008

Photograph #49
Facing south toward Alexander-Davis
House (#30)
May 2008

Photograph #50

Facing southwest toward Holmes-Wyman House
(#31)
April 2008

Photograph #51
Facing southwest toward Holmes-Frost House
(#32)
April 2008

Photograph #52
Facing southwest toward Butterfield
House/Grafton Library (#33)
April 2008

Photograph #53
Facing SE toward Grafton Post Office & District
School No. 2 (#34 & 35)
April 2008

Photograph #54
Facing north toward Village Bridge (#36)
November 2006

Photograph #55
Facing northeast toward Wilson Park (#37)
April 2008

Photograph #56
Facing southwest toward Hadley-Rider-Sherwin
House & Shop (#38)
April 2008

Photograph #57

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Section Photograph Labels Page 5

**Grafton Village Historic District
Grafton, Windham County, Vermont**

Facing north toward Grafton Village Garage
(#39)
January 2008

Photograph #58
Facing southwest toward Holmes-Dresser-
Davis House (#40)
April 2008

Photograph #59
Facing northwest toward Webb-Palmer
House (#41)
April 2008

Photograph #60
Facing southwest toward Holmes-Walker-
Williamson House (#42)
July 2008

Photograph #61
Facing northwest toward Wright-Walker
House (#43)
April 2008

Photograph #62
Facing northwest toward Boynton-Walker-
Wright House (44)
April 2008

Photograph #63
Facing northeast toward garage of Boynton-
Walker-Wright House (#44A)
January 2008

Photograph #64

Facing southeast toward Holmes-Walker-
Schemm House (#45)
April 2008

Photograph #65
Facing northwest toward Boynton-Prouty House
(#46)
April 2008

Photograph #66
Facing northwest toward cottage & garage of
Boynton-Prouty House (#46A & B)
April 2008

Photograph #67
Facing southwest toward Barrett House (#47)
April 2008

Photograph #68
Facing northeast toward ell of Barrett House &
Putnam Law Office (#47 & 47A)
April 2008

Photograph #69
Facing southwest toward Garage/Cricketers
(#47B)
April 2008

Photograph #70
Facing southwest toward Tuttle-Barrett-Conant-
Ayers House (#48)
April 2008

Photograph #71

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Section Photograph Labels Page 6

**Grafton Village Historic District
Grafton, Windham County, Vermont**

Facing southeast toward Ayers, George &
Louisa House (#49)
April 2008

Photograph #72
Facing NW toward Sherwin-Barry-Wilbur
House (#50)
April 2008

Photograph #73
Facing southwest toward Chapman-Rice
House (#51)
April 2008

Photograph #74
Facing southwest toward Mayo-Jarvis
House (#52)
April 2008

Photograph #75
Facing northwest toward Weeks House
(#53)
October 2006

Photograph #76
Facing southeast toward Chapman-Walker-
Clark House (#54)
April 2008

Photograph #77
Facing southwest toward French-Chapman
House (#55)
April 2008

Photograph #78

Facing northwest toward Grafton Grange No.
117 (#56)
October 2006

Photograph #79
Facing northeast toward Grey-Sparks House
(#57)
April 2008

Photograph #80
Facing north toward Thompson House (#58)
October 2006

Photograph #81
Facing northeast toward Chapman-Clark House
(#59)
April 2008

Photograph #82
Facing northwest toward Chapman-Aiken House
(#60)
October 2006

Photograph #83
Facing west toward Grafton Elementary School
(#61)
April 2008

Photograph #84
Facing east toward Kent-Perkins House (#62)
January 2008

Photograph #85
Facing northeast toward Leonard Blacksmith
Shop & Clark Livery (#63 & 63A)

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Section Photograph Labels Page 7

**Grafton Village Historic District
Grafton, Windham County, Vermont**

April 2008

Photograph #86
Facing southwest toward Blood House (#64)
April 2008

Photograph #93
Facing southwest toward Chapman-Burgess
House (#70)
October 2006

Photograph #87
Facing northwest toward Leonard House
(#65)
October 2006

Photograph #94
Facing southwest toward Chapman-Bixby-
Lawrence House (#71)
October 2006

Photograph #88
Facing northwest toward Leonard Shop &
Shed (#65A & B)
October 2006

Photograph #95
Facing northwest toward Chapman-Townshend-
Munn House (#72)
April 2008

Photograph #89
Facing southwest toward Elrick House/The
Home Store & Garage (#66 & 66A)
April 2008

Photograph #96
Facing west toward Chapman-Blodgett House
(#73)
October 2006

Photograph #90
Facing northeast toward Grafton Village
Nursery/Grafton Gift Shop (#67)
May 2008

Photograph #97
Facing east toward Blacksmith Shop/Leonard
Garage/Fire House (#74)
April 2008

Photograph #91
Facing southwest toward Chapman, Parker
& Sarah, House (#68)
April 2008

Photograph #98
Facing northwest toward Tuttle-Holmes-Hinds-
Wilson House (#75)
April 2008

Photograph #92
Facing northwest toward Blodgett-Martin-
Allard House (#69)
October 2006

Photograph #99
Facing southeast toward Bancroft-French-
Wilson House (#76)
October 2006

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Section Photograph Labels Page 8

**Grafton Village Historic District
Grafton, Windham County, Vermont**

Photograph #100
Facing northwest toward Sherwin-Evans-
Briggs-Kidder House (#77)
April 2008

Facing northeast toward Garage/Office (#83A)
September 2006

Photograph #101
Facing northwest toward Whitcomb-French-
Wilson House (#78)
April 2008

Photograph #108
Facing west toward Cloth Shop/Dwinnell House
& Shed (#84 & 84A)
September 2006

Photograph #102
Facing north toward Kidder Bridge (#79)
April 2008

Photograph #109
Facing northwest toward Blodgett-Sherwin
House (#85)
April 2008

Photograph #103
Facing northeast toward Fay House (#80)
April 2008

Photograph #110
Facing west toward Wriston House (#86)
April 2008

Photograph #104
Facing northeast toward Bailey House (#81)
April 2008

Photograph #111
Facing north toward Dickison House/Swiss
Meadow (#87)
April 2008

Photograph #105
Facing northeast toward Holmes Churn
Factory (#82)
April 2008

Photograph #112
Facing north toward Wright-Ames
House/Highbrook (#88)
April 2008

Photograph #106
Facing east toward Fuller-Weir House/Doll
House (#83)
September 2006

Photograph #113
Facing northwest toward Gilson-Wright House
(#89)
April 2008

Photograph #107

Photograph #114

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Section Photograph Labels Page 9

**Grafton Village Historic District
Grafton, Windham County, Vermont**

Facing NW toward Gilson-Wright House
Garage (#89A)
October 2006

Photograph #115
Facing southwest toward Ayers, John &
Sarah, House (#90)
April 2008

Photograph #116
Facing NW toward Lamphear-Rice House
(#91)
October 2006

Photograph #117
Facing northwest toward Howard-Eddy
House (#92)
October 2006

Photograph #118
Facing northwest toward Parks-Lamphear-
Wright House (#93)
April 2008

Photograph #119
Facing north toward Blodgett, Cutler &
Harriet, House (#94)
April 2008

Grafton Village Historic District
Grafton, Windham County, Vermont



- Historic District Boundary
- Contributing Resource
- Non-Contributing Resource

Scale: 1" = 320'



Due North



Project North