

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 Houghtonville Historic District

other names/site number n/a

2. Location

street & number Houghtonville Road, Stagecoach Road, Cabell Road

not for publication n/a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>14</u>	<u>4</u>	buildings
<u>11</u>		sites
<u>1</u>		structures
		objects
<u>26</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register 0

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: single dwelling  
Domestic secondary structure  
Agriculture agricultural outbuilding  
Agriculture agricultural field

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: single dwelling  
Domestic secondary structure  
Agriculture agricultural outbuilding

---

---

## 7. Description

---

---

Architectural Classification (Enter categories from instructions)

Federal  
Greek Revival

Materials (Enter categories from instructions)

foundation stone  
roof metal  
walls weatherboard  
other brick

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

---

---

## 8. Statement of Significance

---

---

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

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

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

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

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

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

Property is:

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

B removed from its original location.

- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

- Architecture
- Community Planning and Development
- Industry
- Agriculture

Period of Significance 1792-1962

Significant Dates n/a

Significant Person (Complete if Criterion B is marked above)  
n/a

Cultural Affiliation n/a  
Architect/Builder n/a

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

---

---

### 9. Major Bibliographical References

---

---

#### Bibliography

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

University

Other

Name of repository: \_\_\_\_\_

---

---

10. Geographical Data

---

---

Acreage of Property 218

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	690433	4785766	3	18	691411 4784985
2	18	691384	4785819	4	18	690433 4784985

See continuation sheet.

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

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

---

---

11. Form Prepared By

---

---

name/title Paula Sagerman, Historic Preservation Consultant

organization n/a date May 25, 2011

street & number P.O. Box 365 telephone (802) 345-1092

city or town Brattleboro state VT zip code 05302

---

---

Additional Documentation

---

---

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

---

---

Property Owner

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

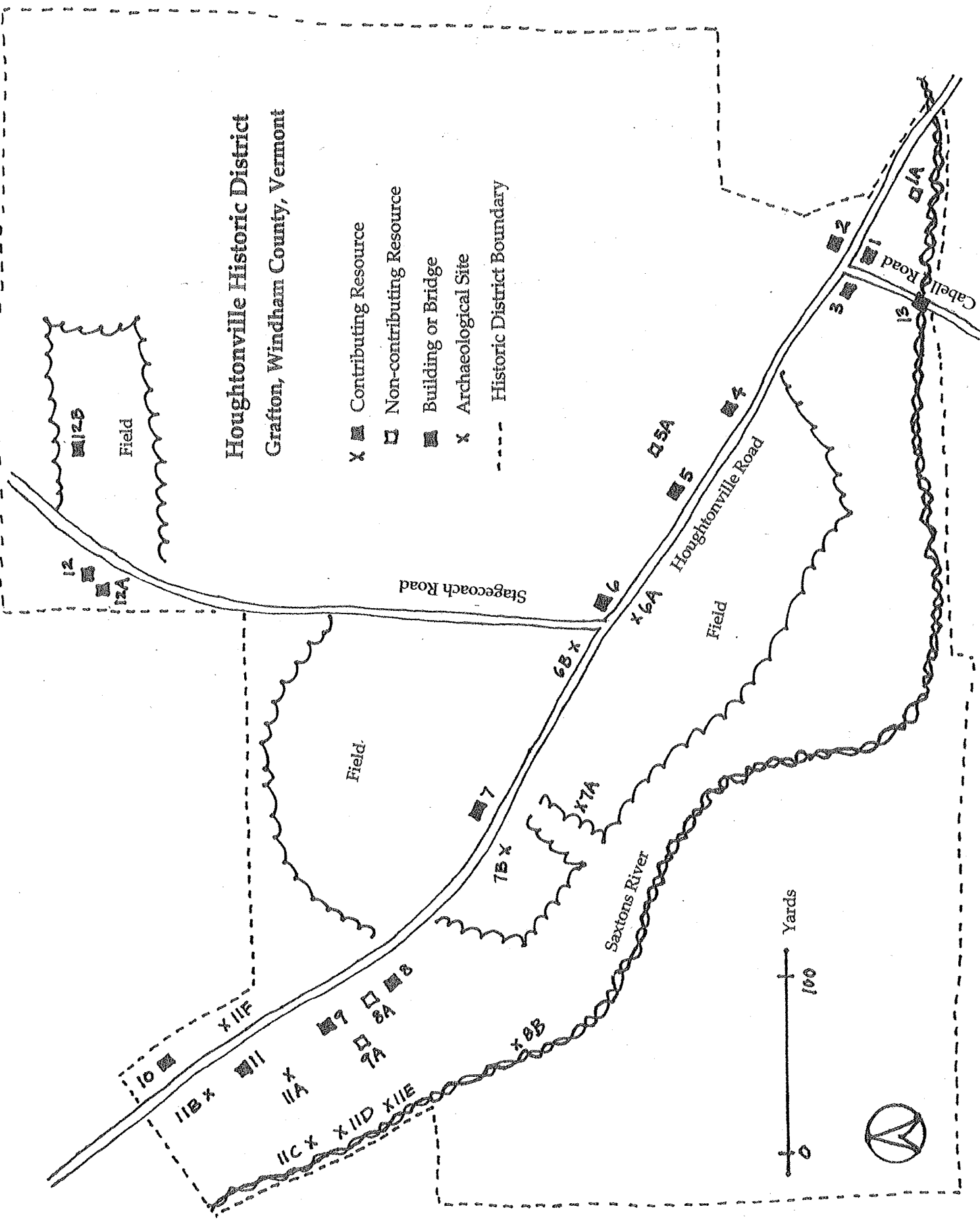
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

=====  
=====  
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.

# Houghtonville Historic District

Grafton, Windham County, Vermont

- X ■ Contributing Resource
- Non-contributing Resource
- Building or Bridge
- X Archaeological Site
- - - Historic District Boundary



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Table of Properties Page 1**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

Map #	Address	Name of Property	Date	Style	Contributing or Non-Contributing
1	3241 Houghtonville Rd.	Houghtonville Union Store	1856	Greek Revival	C
1A	3241 Houghtonville Rd.	Studio	1999	n/a	NC
2	3258 Houghtonville Rd.	Blood, John & Mary, House	c. 1851	Greek Revival	C
3	3275 Houghtonville Rd.	Gibson, Alden & Mary, House	c. 1841	Greek Revival	C
4	3298 Houghtonville Rd.	Phelps-Twitchell House	c. 1851	Greek Revival	C
5	3332 Houghtonville Rd.	Blood, Albert, House	c. 1851	Greek Revival	C
5A	3332 Houghtonville Rd.	Studio	1992	Modern	NC
6	3378 Houghtonville Rd.	Houghton, Manassah & Elizabeth, House	c. 1812	Federal	C
6A	3378 Houghtonville Rd.	Joseph Phelps House Site	c. 1813	n/a	C
6B	3378 Houghtonville Rd.	House/Store Site	c. 1800	n/a	C
7	3502 Houghtonville Rd.	Wyman, Stephen & Atlanta, House	c. 1835	Classic Cottage	C
7A	3502 Houghtonville Rd.	Ice House Foundation	c. 1920	n/a	C
7B	3502 Houghtonville Rd.	Barn Site	c. 1900	n/a	C
8	3525 Houghtonville Rd.	Gibson-Ober House	c. 1831	Classic Cottage	C
8A	3525 Houghtonville Rd.	Barn	1974	n/a	NC
8B	3525 Houghtonville Rd.	Samuel Berry Saw Mill Foundation	c. 1800	n/a	C
9	3581 Houghtonville Rd.	Blood, Artemus & Roxana, House	c. 1847	Greek Revival	C
9A	3581 Houghtonville Rd.	Shed	1990	n/a	NC
10	3714 Houghtonville Rd.	School District No. 4 Schoolhouse	c. 1810	vernacular Federal	C
11	Tax Parcel 4-8	Houghtonville Post Office	c. 1885	vernacular	C
11A	Tax Parcel 4-8	House Cellar Hole #1	c. 1792	n/a	C
11B	Tax Parcel 4-8	House Cellar Hole #2	c. 1829	n/a	C
11C	Tax Parcel 4-8	Dam	c. 1792	n/a	C
11D	Tax Parcel 4-8	Mill Foundation	c. 1792	n/a	C
11E	Tax Parcel 4-8	Barn Foundation #1	c. 1792	n/a	C
11F	Tax Parcel 4-8	Barn Foundation #2	c. 1792	n/a	C
12	171 Stagecoach Rd.	Goodnow-Blood House	c. 1835	Classic Cottage	C
12A	171 Stagecoach Rd.	Horse & Carriage Barn	c. 1890	n/a	C
12B	171 Stagecoach Rd.	English Barn	c. 1835	n/a	C
13	Cabell Road	Cabell Road Bridge	c. 1921	Reinforced Concrete	C



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Historic Photos Page 1

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---



Facing west on Houghtonville Road at east end of historic district

Property #1 on left

c. 1908

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Photograph Labels Page 1**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

The following is the same for all photographs:

Houghtonville 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 west on Houghtonville Rd from east  
end of historic district  
December 2009

Photograph #2  
Facing west on Houghtonville Rd., #6 on  
right behind trees  
November 2008

Photograph #3  
Facing SW toward Houghtonville Union  
Store (#1)  
April 2009

Photograph #4  
Facing SE toward Studio (#1A)  
April 2011

Photograph #5  
Facing NW toward John & Mary Blood  
House (#2)  
November 2008

Photograph #6  
Facing SW toward Alden & Mary Gibson  
House (#3)  
April 2009

Photograph #7  
Facing NW toward Phelps-Twitchell House (#4)  
April 2009

Photograph #8  
Facing NW toward Albert Blood House (#5)  
November 2008

Photograph #9  
Facing north toward Studio (#5A)  
November 2008

Photograph #10  
Facing NE toward Manasseh & Elizabeth  
Houghton House (#6)  
November 2008

Photograph #11  
Facing NW toward Stephen & Atlanta Wyman  
House (#7)  
November 2008

Photograph #12  
Facing NW toward Ice House Foundation (#7A)  
April 2011

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Photograph Labels Page 2

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

Photograph #13  
Facing west toward Gibson-Ober House and  
Barn (#8 and 8A)  
April 2009

Photograph #14  
Facing west toward Samuel Berry Saw Mill  
Site (#8B)  
April 2011

Photograph #15  
Facing SW toward Artemus & Roxana  
Blood House (#9)  
April 2009

Photograph #16  
Facing NW toward School District No. 4  
Schoolhouse (#10)  
November 2008

Photograph #17  
Facing SE toward Houghtonville Post Office  
(#11)  
December 2009

Photograph #18  
Facing SE toward House Cellar Hole #1  
(#11A)  
April 2011

Photograph #19  
Facing east toward House Cellar Hole #2  
(#11B)  
April 2011

Photograph #20  
Facing west toward Dam (#11C)  
April 2011

Photograph #21  
Facing east toward Mill Foundation (#11D)  
April 2011

Photograph #22  
Facing west toward Barn Foundation #1 (#11E)  
April 2011

Photograph #23  
Facing north toward Barn Foundation #2 (#11F)  
April 2011

Photograph #24  
Facing north toward Goodnow-Blood House and  
Horse & Carriage Barn (#12 and 12A)  
November 2008

Photograph #25  
Facing NE toward English Barn (#12B)  
December 2009

Photograph #26  
Facing north toward Cabell Road Bridge (#13)  
April 2011

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 1**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

**General Description**

The Houghtonville Historic District is a hamlet comprised of a linear cluster of residences that line the narrow river valley along Vermont Route 121 in the isolated northwest corner of the town of Grafton, Vermont. The 218-acre, half-mile long historic district has thirteen primary resources, including ten Federal style and Greek Revival period single-family homes (one of which was originally a store), one schoolhouse, one former post office, and one bridge. All thirteen of the primary resources contribute to the significance of the historic district. Five detached outbuildings, two mill foundations, the remains of one dam, two house cellar holes, an ice house foundation, and two barn foundations complete the resources. The historic district includes rural landscape features such as small fields, stone walls that line the roads and define the property boundaries, and woodlands. The well-preserved historic district retains most of the primary resources that were built in the hamlet from the 1810s to the 1850s, as well as its rural character and quiet atmosphere. The buildings, setting, and peacefulness provide a step back in time to the nineteenth century. The historic district retains its integrity of location, setting, materials, workmanship, and design, and except for the loss of two mill complexes and a few residences, the historic district retains most of its integrity of feeling and association.

The town of Grafton is located in north-central Windham County and the Houghtonville Historic District is located on Vermont Route 121, which traverses the town in a generally east-west direction between the towns of Windham and Rockingham. Route 121 is also known as Houghtonville Road as it runs between its intersection with Main Street in Grafton village and the Windham town line and is generally flat between Grafton village and the west end of the historic district, where it begins its ascent into the hills of Windham. Grafton village, the primary village of the town, is located about 3 miles southeast of Houghtonville, and the Windham town line is about 1¾ miles from the western edge of the historic district.

As Route 121 passes through the historic district, it generally runs in a southeast-northwest direction, but for this National Register nomination it will be considered as running east-west for clearer descriptions. Short sections of two other roads are included in the historic district. Stagecoach Road, which leads north from the center of the historic district toward the town of Chester, includes one early nineteenth-century farm complex that is visible from Route 121. Cabell Road leads south from Route 121 near the east end of the historic district and crosses the Saxtons River 120 feet from Route 121. The 1920 bridge across the river is included in the historic district. Sparsely developed hills rise north, south, and west of the historic district, creating a feeling of isolation.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 2**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

The large acreage of the historic district is due to the fact that three of the thirteen properties comprise 202 of the 218 acres, as they are former farmsteads (#7, 11 and 12) and retain former agricultural fields that expand the historic district boundary beyond the house lots. The remaining ten properties are located on small lots. The primary resources are generally in close proximity to the road, and the Saxtons River runs behind the properties on the south side of Houghtonville Road and is only visible from Houghtonville Road at the east end of the historic district. Six of the houses are clustered at the east end of the village (#1-6), and the rest are in more scattered locations. The historic district is generally wooded except for the side and front yards of the residences and large mowed fields on each side of Houghtonville Road west of the intersection of Stagecoach Road. These fields, as well as most of the current and historic property lines and much of the roadsides, are lined with stone walls. The mill foundations and remains of the dam are adjacent to the River, and a cluster of cellar holes and foundations lie at the west end of the historic district. All are on Property #11 except for one mill foundation (#8B). There are also an ice house foundation (#7) and two house sites closer to the center of the hamlet (#6A and B).

The historic district is primarily residential and nine of the thirteen primary resources are houses dating from c. 1812 to c. 1851. The oldest house is a fine example of a Federal style Georgian plan brick structure (#6) and could be considered the centerpiece of the historic district. The rest of the houses are Greek Revival style (#2, 3, 4, 5, and 9) and Classic Cottage type (#7, 8 and 12) wood-framed structures. One of the Greek Revival houses is a 2½ story side-gable structure (#5), and the remaining four are 1½ story front-gable structures. Of these, one has a sidehall plan (#2), two are symmetrical (#3 and 4), and one has an off-center doorway (#9). Three of the Greek Revival houses have recessed full-façade porches (#4 and 9), and one of these porches wraps around most of one of the side elevations (#4). One of the houses has been moved farther back from the road (#8).

In addition to the houses, the district includes an 1856 Greek Revival store that was converted to a residence about 100 years ago (#1). This structure has a center doorway and a recessed full-façade porch. There is also a c. 1810 one-room brick vernacular schoolhouse (#10), a c. 1885 small vernacular wood-framed structure that is now vacant, but was reportedly a post office at the east end of the village until it was moved to its current location at the west end of the village (#11), and a c. 1921 reinforced concrete bridge (#13).

All of the wood-framed buildings have clapboard siding, except for the former post office, which has beadboard siding. There is no synthetic siding in the entire historic district. All of the houses have stone foundations and split-granite underpinnings, except for the house that was moved

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 3**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

(#8), which has a concrete foundation with a stone veneer underpinning. All of the houses as well as the schoolhouse have sheet metal roofs, except for the brick house (#6), which has an asphalt shingle roof. All of the houses have wood architectural trim and most have retained their multi-pane, mostly six-over-six, wood windows.

Ornamentation in the historic district is minimal and is restricted to classical type wood trim such as cornice returns, cornices, cornerboards, gable rakes, and flat-stock window and door casings. Some of the houses have decorative entrance surrounds with Greek Revival trim such as ribbed door casings with corner blocks (#3), denticulated cornices (#3), and paneled door casings (#4 and 7), and one house is encircled by an entablature (#4). One of the houses with a recessed porch has paneled posts (#4), and another has battered posts over a shingled half-wall (#9), the historic district's only Craftsman-style early twentieth-century feature. One other house has a porch with Italianate jigsaw-cut posts (#5). The brick house (#6) has blind arches above the first story windows and door of the front elevation, and above all the windows of the side elevations. This house also has a multi-pane transom at the front entry door and four tall brick end chimneys. Most of the houses have paneled wood entry doors.

All of the houses have ells or wings, most of which are historic. Two of the houses have continuous architecture with rear wings and attached rear barns, creating a long footprint (#4 and 9). One house has two detached barns (#12A and B). Two of the barns are good examples of mid-nineteenth-century English Barns (#4 and 12B). Modern outbuildings are limited to two studios (#1A and 5A), a small shed (#9A), and a barn (#8A). These outbuildings have been designed to fit the character of the neighborhood and are set back from the road.

The Houghtonville Historic District has retained its nineteenth-century character with its cluster of intact historic houses, as well as a historic store, schoolhouse and bridge, its cellar holes and mill foundations, and its rural idyllic setting of woodlands, fields, river, stone walls, and sparsely traveled quiet roads. Most of the historic resources in Houghtonville retain a high degree of integrity and are well-maintained, and there are no current threats to the integrity of the historic district.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 4**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

**Individual Descriptions**

**1. Houghtonville Union Store, 3241 Houghtonville Rd., 1856, contributing**

This 1½ story wood-framed Greek Revival structure is located on a ½ acre lot at the southeast corner of Houghtonville Road and Cabell Road and has a small setback from both roads. The rear (south) property line is the Saxtons River, and there is a lawn east of the building. At the east edge of the property, there is a small shed (A). The building faces north toward Houghtonville Road and consists of a front-gable main block, a side ell, and a garage attached to the ell.

The symmetrical three-bay wide main block has a rectangular footprint oriented perpendicular to Houghtonville Road, a split-granite underpinning, clapboard siding, a front-gable standing-seam metal roof with boxed cornices, a small interior brick ridge chimney, a recessed full-façade porch, and a modern shed dormer at the west roof slope. Architectural trim includes thin cornice returns, gable rakes, a wide friezeboard, and flat-stock window and door casings.

The first story of the front elevation has a centered doorway with a modern double-leaf wood door with lower horizontal panels and twelve-pane vertical lights in each leaf. Flanking the doorway are tall vertical window openings each containing a large twelve-over-twelve wood display window; the left opening has a wood panel covering the upper window panes. The front gable has two six-over-six wood windows. The side elevations lack fenestration except for a small horizontal knee-wall window at the east elevation. The dormer has a modern paired casement window. The front porch has a fieldstone base and square wood posts.

The three-bay wide ell is set back from the main block and projects east from the main block. It has a rectangular footprint oriented parallel to the road, a fieldstone foundation, clapboard siding, and a side-gable standing-seam metal roof with boxed cornices. At the left end of the ell, there is a projecting entryway that is an extension of the garage that is attached to the west gable end of the ell. This entryway is protected by a hipped roof and has a modern six-panel door within a shallow recess. Two six-over-six wood windows are centered on the front elevation of the ell.

The modern garage projects slightly in front of and east from the ell. It has a rectangular footprint oriented parallel to the street, a concrete foundation, T-111 plywood siding, and a side-gable asphalt-shingle roof with a large overhang at the front elevation. The front elevation has two segmental-arched openings containing paneled wood overhead garage doors with upper

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 5**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

rows of square lights. The first story of the east gable wall has a twelve-over-twelve wood window, and there is a vertical six-pane window in the gable.

Greek Revival features of the building include the front-gable orientation and the recessed front porch. The main block was constructed in 1856, and there has historically been an ell in the location of the extant ell, although it had a different appearance than today's. A 1974 photo shows the ell has been converted to a garage, with a garage door in the gable end. The extant modern garage and the door and window configuration of the ell appear to date to the late twentieth century. The building is in very good condition.

The main block of the building was constructed as a neighborhood general store in 1856 and was Houghtonville's third store. The first store stood at the northwest corner of Houghtonville Road and Stagecoach Road (now a vacant lot, #6B) and opened no later than the 1830s. The second store was in the "brick house" (#6) from 1852 to 1856 and was known as the "Houghtonville Union Store." Union stores were part of a cooperative movement in which rural goods were provided to city markets in exchange for goods to stock local stores. 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.

The 1856 store was also known as the Houghtonville Union Store. Daniel W. Twitchell, who lived across the street (#4), was the store's first proprietor, and he changed the name of the store to the D.W. Twitchell Store in 1859, perhaps when it was no longer part of the Union. In 1888, he sold the store to John Q. Cummings, who ran it until about 1897. In 1897, the store was acquired by Henry Walsh, and it remained the H.L. Walsh Store until about 1905. George W. Martin owned and operated the store from 1907 to 1909, when it was acquired by Henry and John Gould, who operated it as a general and lumber store. The store closed about 1917 and within a few years became a rental residence owned by the Cabell family, who were buying up empty buildings in the village and converting them to rental housing. From 1946 to 1989, the building was owned by members of the Moseley family.

1A. Shed, 1999, non-contributing due to age

At the east edge of the property, set back from the road near the river, there is a small wood-framed shed. It has a rectangular footprint, a fieldstone foundation, rough horizontal wood siding, a front-gable open-eave standing-seam metal roof, and a hipped metal roof hood protecting the openings at the front gable wall. The front gable wall has a French door and a single-pane picture window underneath the gable's multi-pane transom window. One side



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 6**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

elevation has another French door and an eight-over-eight wood window, and the other side elevation has a bank of three six-over-six wood windows. The studio was constructed in 1999 and is non-contributing due to its age.

**2. Blood, John & Mary, House, 3258 Houghtonville Rd., c. 1851, contributing**

This 1½ story wood framed Greek Revival residence is located on a half-acre lot on the north side of Houghtonville Road, across from the intersection with Cabell Road, and has a moderate setback from the road. The four-section structure faces south and includes a main block, a side ell on one side of the main block, a side ell on the other side of the main block, and an attached garage.

The three-bay by three-bay front-gable sidehall-plan main block has a rectangular footprint oriented perpendicular to the road, a split-granite underpinning, clapboard siding, a standing-seam metal roof with boxed cornices, an interior brick chimney off-center on the west roof slope, two gabled dormers at the west roof slope, one gabled dormer at the right end of the east roof slope, and a full-façade porch at the east elevation. Architectural trim includes cornice returns, peaked lintelboards at the front windows and front entry, a front entry with half-height sidelights and slim pilasters, and gable rakes and cornerboards. The main block has regularly-spaced double-hung replacement windows with false muntins and a paneled wood front entry door. The shallow side porch has modern Queen Anne posts and a plain wood railing with square balusters. Greek Revival features of the main block include the front-gable sidehall-plan massing and peaked lintelboards.

The two-bay by two-bay west ell is set back from the main block and has a rectangular footprint oriented parallel to the road. It has a concrete foundation, clapboard siding, a side-gable standing-seam metal roof with boxed cornices, and an exterior brick chimney centered on the west gable wall. The ell has cornice returns, gable rakes, friezeboards, cornerboards, and regularly-spaced double-hung windows with false muntins.

The one-bay wide east modern ell is attached to the right end of the east elevation of the main block and projects to the rear of the main block. It has a concrete foundation, clapboard siding, a standing-seam metal roof, and a small double-hung window at the front elevation. The ell connects a large modern garage structure to the house. The front elevation of the garage is an extension of the front elevation of the ell, and the garage has a rectangular footprint oriented parallel to the road, a concrete foundation, clapboard siding, a front-gable roof with boxed cornices, cornice returns, gable rakes, and friezeboards. The front gable wall has a paneled

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 7**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

pedestrian door topped by a peaked lintelboard and two modern overhead garage doors. Three regularly-spaced double-hung windows with false muntins and peaked lintelboards are centered above the garage doors. The east elevation has two regularly-spaced double-hung windows with false muntins, and a brick exterior chimney rises on the rear facade.

The main block was constructed about 1851. The rest of the house, plus the replacement windows, dormers, and side porch appear to be of recent construction. The house historically had a side ell and barn in the same location as the extant side ell and garage. Although the house has been altered and expanded, because the main block retains most of its integrity and the garage has a similar footprint as the former barn, the building has enough historic integrity to be a contributing resource. The house is in excellent condition.

The house was constructed about 1851 for John R. and Mary Blood. John also operated a shoe shop in a separate building on the property. The Bloods then moved to Massachusetts and in 1857 sold the property to Calvin and Hannah Houghton. Calvin was the son of Manasseh Houghton (#6), and the couple lived there until Hannah's death in 1870. In 1872, the property was acquired by Nathan O. Zuill, who sold it in 1883 to John Walsh, who lived in Rockingham. Walsh sold the property in 1912 to David Barr, who moved here from Chester. Barr died in 1918 and the property was acquired by Walter Cabell, who was buying up properties in the village and converting them to rental housing. Edward and Ellen Cavanaugh of Brattleboro owned the property from 1948 to 1959, and since then it has had several owners and is now a vacation home.

**3. Gibson, Alden and Mary, House, 3275 Houghtonville, Rd., c. 1841, contributing**

This 1½ story wood framed Greek Revival house is located on 1 ½ acre lot at the southwest corner of Houghtonville Road and Cabell Road and has a small setback from both roads. The house faces north toward Houghtonville Road and consists of a main block, side wing, and attached garage. The Saxtons River flows east-west through the backyard.

The five-bay by two-bay front-gable symmetrical main block has a split-granite underpinning, clapboard siding, a standing-seam metal roof with boxed cornices, an exterior brick chimney centered on the west elevation, and an interior brick chimney off-center on the east roof slope. Architectural trim includes a front entryway with ribbed casings, corner blocks, ¾ height sidelights and denticulated cornice, cornice returns, gable rakes with bed moldings, cornerboards, friezeboards, and flat-stock window casings. The central front entry has a paneled wood door, and there are regularly-spaced window openings with six-over-six wood replacement

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 8**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

windows. A dormer on the east roof slope follows the roof line of the ell and has a six-over-six double hung "lazy" window. Greek Revival features of the main block include the front-gable massing, entryway trim, and regularly spaced windows.

The 1½ story ell projects east from the left half of the east elevation of the main block and has a long rectangular footprint oriented parallel to Houghtonville Road and a full-façade shed-roofed porch with turned posts. The ell has a fieldstone foundation, clapboard siding, and a standing-seam metal roof with two large gabled dormers. The off-centered entryway enframes a modern door with a multi-pane upper light and half-length sidelights. Two large multi-pane horizontal windows flank the doorway. Projecting east from the rear corner of the ell, there is a two-bay garage that faces Cabell Road and was constructed in two phases. The original bay has a front-gable roof and the second bay has a shed roof. The garage has board-and-batten siding and chevron-patterned wood garage doors.

Construction of the main block of the house has been dated to between the 1830s and 1850 based on the Greek Revival features and could not be determined more precisely using land records due to the longtime family ownership of the property. It is possible it was constructed in 1841, the year that the couple it was built for was married. The ell originally did not have dormers or a porch; these were added along with the garage in the late twentieth century. The house is in very good condition.

The property was originally owned by Manasseh Houghton, who moved to Grafton from Fitchburg, Massachusetts, sometime between 1787, when he acquired Lot 12 in the 8<sup>th</sup> Range, and 1791, when he is listed in the census. It is unknown if Manasseh first settled in what is now the historic district, but he was living on Houghtonville Road by 1796, as documented by the Whitelaw map of this year. He lived just to the west of the subject property in a house that no longer stands, before the subject property was subdivided from his homestead parcel.

About 1813, Houghton constructed a new house across the street (#6) and probably moved into it. It is likely that his son Xenophon moved into the older house, and in 1833 ownership of it was conveyed to him. Xenophon's daughter Mary married Alden G. Gibson in 1841 and the 1850 census reveals that the father and daughter were living next door to each other in two separate houses. Alden G. Gibson was the son of Houghtonville miller John Gibson (#8), whose family also moved to Houghtonville from Fitchburg, Massachusetts, in the late eighteenth century. Alden worked in his father's saw mill (#8A) and was also a carpenter, so perhaps he constructed this house.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 9**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

In 1851, Xenophon sold the property, which still included the older farmstead, to the Gibsons, and in 1864, Alden Gibson subdivided the parcel, selling the subject property to William Salter. Salter lived here with his wife Salinda, and after his death in 1868 she sold the property to Alonzo D. Thomas. Thomas was a farmer and also owned the Gibson saw mill from 1870 to 1885. Alonzo and his wife Emily and family lived here until 1908 and then sold the property to Henry Wooley, who lived on Cabell Road. In 1919, Wooley's estate sold the property to Walter Cabell, who was buying up properties in the village and converting them to rental housing. From 1949 to 1962, the Cavanaugh family of Brattleboro owned the property, and since then it has been a vacation home.

**4. Phelps-Twitchell House, 3298 Houghtonville Rd., c. 1851, contributing**

This 1½ story wood-framed Greek Revival house sits on the north side of Houghtonville Road on a flat two-acre lot and has a moderate setback from the road. The house has continuous architecture, with a rear wing and attached rear barn. The barn backs up to woodland, and large lawns flank the house.

The front-gable five-bay wide symmetrical main block has a rectangular footprint oriented perpendicular to the road, a split-granite underpinning, clapboard siding, a sheet metal roof with boxed cornices, and an interior brick chimney at the west roof slope. There is also a unique recessed full-façade porch that wraps around most of the east elevation. Architectural trim includes an entablature that wraps around the house and creates a pedimented front gable, molded cornice returns and gable and cornice fascia, paneled square porch posts, and flat-stock window casings. The centered front entry has a paneled wood door with 2/3 multi-pane sidelights enframed by paneled pilasters. There is also a side entry at the right end of the side recessed porch, with a wood door with horizontal panels and a square light, and two-third sidelights. There are regularly-spaced six-over-six wood windows, including three in the front gable.

The rear wing shares a continuous west elevation with the main block, and its east elevation is set back from the main block. It has clapboard siding, a sheet metal gabled roof, a pair of triplet six-over-six wood windows at the west elevation and multi-pane picture window at the east elevation. The picture window is set into an infilled barn doorway opening. To the right of this is a double-leaf hinged barn door under a small eight-paned transom. The English Barn shares a continuous west elevation with the wing, and its east elevation projects from the wing. It has a rectangular footprint oriented perpendicular to the road and faces east. The barn has board-and-

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 10**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

batten siding, sheet metal roofing, and a centered double-leaf vertical-board door at the east elevation.

The house was constructed about 1851 and does not appear to have had any major alterations. The wing and barn probably date to this time as well, and the wing was originally a shed. The barn is a good example of a mid nineteenth-century English Barn. Greek Revival features of the house include the front-gable orientation, pedimented front gable, entablature, paneled posts and pilasters, and regularly-spaced six-over-six wood windows. The house is in very good condition and the barn is in fair condition.

The house was constructed for Joseph Phelps and his wife Tryphena, although it is unclear if they moved into the house, because they were already living across the street (#6A). It is possible that one of their many children, who lived in Grafton as adults, lived in the house. In the early 1860s, two of their sons bought and enlarged the Grafton Hotel in Grafton village, which shares the unique feature of the recessed wraparound Greek Revival porch with paneled posts, so it is possible the design of the hotel was based on the appearance of this house.

From 1857 to 1927 the property was owned by members of the Twitchell family. In 1857, the Phelps sold the house to Daniel W. Twitchell, the proprietor of the store across the street (#1). Twitchell lived here with his first wife Sarah and his second wife Mary and their family, and was a farmer as well as a merchant, with farmland on Cabell Road. After Daniel and Mary's deaths in the early 1900s, the property was acquired by Daniel's niece Lizzie, who moved here from Massachusetts. She sold the property in 1927 to Lauren Williams, who was listed in the 1930 census as doing "odd jobs" as an occupation. He died about 1939, and from 1945 to 1971 the property was owned by the Garges family, who used it as a vacation home. The property is now one of the only places in the historic district that is occupied full time and not as a vacation home.

**5. Blood, Albert, House, 3332 Houghtonville Rd., c. 1851, contributing**

This two-story, vernacular Greek Revival, wood-framed residence sits on the north side of Houghtonville Road on a flat 1.2-acre lot and has a moderate setback from the road. The house consists of a side-gable main block and a 1½ story rear wing. West and north of the house, the property is wooded, and a lawn lies east of the house. Northeast of the house, there is a modern studio/workshop (A).

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 11**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

The five-bay by two-bay symmetrical main block has a rectangular footprint oriented parallel to the road, a split-granite underpinning, clapboard siding, a standing-seam metal roof with boxed cornices, and a centered small brick ridge chimney. A hipped roof covers a one-story Italianate porch that projects from the east gable wall, and a small side entry vestibule at the end of the porch projects beyond the rear wall of the house. Architectural trim is limited to molded eave and gable fascia and cornice returns and flat-stock window and door casings. The porch has jigsaw-cut tripartite posts. The centered front entry has a paneled wood door and full-height sidelights, and another wood-paneled door opens into the enclosure next to the porch. There are regularly-spaced six-over-six wood windows. Above the front entry, there is a small asymmetrical window.

The large rear ell has a rectangular footprint oriented perpendicular to the road, clapboard siding, a standing-seam metal open-eave roof, a centered wall dormer at the east elevation, a cross-gable roof and shed dormer at the west elevation, and a small brick ridge chimney. The east elevation has paired and quadruplet modern casement windows and an entryway at the left end protected by shed-roofed overhang. The west elevation has one-over-one wood windows at the first story and multi-pane casement windows at the cross gable and shed dormer. The rear gable wall has a modern shed-roofed addition with single-pane French doors flanked by single-pane vertical windows.

The main block was constructed about 1851, and the porch appears to have been added in the late nineteenth century. The windows of the ell and the small window above the front entry were added in the late twentieth century. Vernacular Greek Revival features of the house include the symmetry, entryway with sidelights, and six-over-six wood windows. The house is in very good condition.

The house was constructed for farmer Albert L. Blood and his family. He lived there from the age of twenty-two until the death of his wife Marcia in the 1890s, when he moved to New Hampshire. He sold the property in 1905, and after it was sold a few more times it was acquired in 1912 by Cora Jackson, who may have been Blood's niece. She and her husband Edward moved here from the other end of the village (#9). Walter Cabell, who was buying up properties in the village and converting them to rental housing, bought the house in 1922, but the Jacksons continued to live in it, with a life-lease from Cabell.

In 1946, the house was sold to George and Katherine Moseley. The Moseleys lived on Stagecoach Road except during the winter, when they lived in the subject house as Houghtonville Road was plowed and Stagecoach Road was not. According to their son Henry

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 12**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

Moseley, this was the first house in Houghtonville to have telephone service, which arrived about 1950. The Moseleys occupied the house until 1959. From 1974 to 1999, it was owned by Allon and Mary Schoener, who lived full-time in the house, and since 1999, it has been a vacation home.

5A. Studio/Workshop, 1992, non-contributing due to age

This 1½ story modern wood-framed structure is located northeast of the house. It has a main block and small side projection spanning most of the west elevation. The main block has a rectangular footprint oriented perpendicular to the road, and the building has vertical plank siding and a front-gable asphalt-shingle roof. The front gable wall has off-center single-pane French doors next to single-pane paired casement windows and a quadruplet of awning windows in the gable. The east elevation has a long bank of single-pane casement windows. The building was constructed as a studio and shop in 1992. It replaced an English Barn.

**6. Houghton, Manassah & Elizabeth, House, 3378 Houghtonville Rd., c. 1812, contributing**

This 2½ story, Federal style brick structure is the only brick residence in Houghtonville and could be considered the centerpiece of the historic district. It sits at the northeast corner of Houghtonville and Stagecoach Roads and has a moderate setback from both roads. The property includes three parcels, including a two-acre house lot and two lots that were added to the property in the mid-twentieth century, which consist of a small corner lot across Stagecoach Road, and a larger lot across Houghtonville Road that backs up to the Saxtons River. These two added lots contain the archaeological sites of two early nineteenth-century houses (#6A and B). Lawns and scattered mature deciduous trees surround the house, with woodland behind the rear lawn.

The house consists of the symmetrical five-bay by two-bay, side-gable, Georgian-plan main block and a small wood-framed side wing/garage. The main block has a rectangular footprint oriented parallel to Houghtonville Road, a split-granite underpinning, common-bond brick walls with seven stretcher courses between each header course, an asphalt shingle roof with boxed cornices, and four equidistant tall brick end chimneys. The first-story openings of the front elevation and all window openings at the second story have blind segmental arches, and there are molded cornice returns, eave fascia, and bed moldings. The front entry has a four-panel wood door and a multi-pane transom, and there are regularly-spaced double-hung vinyl replacement

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 13**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

windows, except for the gable windows, which each have a two-pane sash over a louvered panel. At the right end of the east gable wall, there is a modern beehive oven projection.

The small one-story side wing projects west of the main block and is set back from the front of the main block. The wing has clapboard siding and a side-gable, asphalt-shingle, open-eave, saltbox roof. The front elevation has a hinged double-leaf vertical-board garage door, a wood pedestrian door with two lower panels and a four-pane light, and a four-pane square window. The west gable end has paired four-pane square windows at the first story, and a vertical-board hay door under an eight-pane window in the gable.

The house was constructed about 1812 and except for the replacement windows, it has not had any major alterations. The beehive oven was added around the turn of the twenty-first century. Federal style features of the house include the five-bay wide, two-story, side gable, symmetrical massing, the Georgian plan, the minimal architectural ornamentation, the blind arches, the centered doorway with a multi-pane transom, and the regularly-spaced windows. The house is an excellent example of the Federal style and is one of several similar brick houses scattered around Grafton that were constructed in the 1810s by prominent Grafton families.

The house was constructed for Manasseh and Elizabeth Houghton. In 1787, Manasseh (1765-1843) acquired Lot 12 in Range 8 from his father, while they were both living in Fitchburg, Massachusetts. (This lot contains the entire historic district east of Stagecoach Road.) Houghton moved to Grafton from Fitchburg no later than 1791. It is unclear where the Houghtons lived before the construction of this house, but records indicate it was across the street. In 1829, Houghton sold the property, which at this point was all of Lot 12 in Range 8 north of Houghtonville Road, to Samuel Walker, Jr. Walker sold it in 1832, and then in 1834 it was acquired by Erastus French, who owned it until 1839 but probably did not live in it. The house was reportedly used as a stagecoach stop, most likely during the 1830s.

The property was sold to Nathaniel Gibson in 1839. Gibson lived here with his wife Sarah and opened Houghtonville's second store in the house no later than 1848. He was also a "botanical physician" about this time, and had a 300-acre farm in Grafton. Gibson was a descendant of Isaac Gibson, who like the Houghtons had moved to Grafton in the 1780s from Fitchburg, Massachusetts.

After Nathaniel Gibson's death in 1850, the store remained in the building and the property remained in family ownership. In 1854, the property was acquired by farmer William Stearns, who sold half of the house to Oliver Davis, Jr., in 1867. At this point, the house essentially



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 14**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

became a duplex, dividing the center hall plan in two, with Stearns and his wife in one half and Davis and his wife in the other. A partition wall may have been added when the house functioned as a store. Davis was the son of Oliver Davis, one of the early settlers of Grafton who built a similar brick house south of Houghtonville on Cabell Road.

In 1900 and 1903 both halves of the house were acquired by John Cummings, who started living in the house in 1900, probably returning it to a single family home by 1903. Cummings had been the proprietor of the Houghtonville store (#1) from 1888 to about 1897 and was also a farmer. In 1911, he sold the house to John Gould, a local miller who probably rented the house out. Gould had recently acquired the store as well. In 1919, both the house and store were sold to Walter and Grace Cabell, who rented the properties out. At this time, the Cabells were already acquiring many other houses in the village. In 1934, the house was sold to Alexander and Katherine Wyant, who moved here from New York. After Alexander's death, Katherine sold the house in 1947. David and Ruth Oddey of New York owned the house from 1954 to 1992 and used it as a vacation home. It remains a vacation home to this day.

6A. Joseph Phelps House Site, c. 1813, contributing

The site of the c. 1813 Joseph Phelps house is directly across Houghtonville Road from the Houghton house. A depression in the ground and some stones define the location of the house. This was a brick house that may have been similar in appearance to the Houghton house, and burned down in the early 1870s.

Joseph Phelps (1788-1866) was born in Grafton to one of the town's first settlers, Elijah Phelps. He was a farmer and a blacksmith and operated a shop near the house, although the exact location is unknown. He married Tryphena Davis in 1813 and their four sons all became successful businessmen in Grafton village. The Phelpses lived in the house until Joseph's death, and then Tryphena moved into Grafton village. The property was sold in 1870, and the house burned down shortly thereafter.

6B. House/Store Site, c. 1825, contributing

A shallow mound of earth at the northwest corner of Houghtonville Road and Stagecoach Road reveals the site of an early nineteenth-century structure. One longtime residence recalls that it may have been a Cape Cod type building. Judging by land records the building could have dated from as early as 1800 to as late as the 1820s. It is possible that it was the first house built for the Wyman family and was replaced by the extant house (#7). By the 1830s, it is likely that it was

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 15**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

both a house and Houghtonville's first store. It was converted to a single family home by the 1840s, when the house across Stagecoach Road became the hamlet's second store. During the remainder of the nineteenth century, it was owned by various mill owners, so perhaps it was rented out to mill workers. Occupants of the house during the twentieth century included Leon and Hattie Colburn, Pearl Stark, and Holland and Helen Stark. It burned in the 1950s.

**7. Wyman, Stephen & Atlanta, House, 3502 Houghtonville Rd., c. 1835, contributing**

This wood-framed Classic Cottage sits on the north side of Houghtonville Road on a four-acre flat lot and has a moderate setback from the road. Most of this lot is bounded on the east by Stagecoach Road. The house is surrounded by lawn and the rest of the lot is a large mowed field that is lined by stone walls and forest. The property also includes another forty-eight acres across Houghtonville Road, including ten acres of additional former agricultural fields between the road and the river, and thirty-eight acres of forest south of the river. Across the road from the house a mound of earth and the ghost marks of two silos define the location of a barn that was removed about 1954. The property is crossed by stone walls that line both sides of the road, the fields, and a tree-lined drive between the road and the river. A reconstructed animal pen sits across the road from the house.

The house consists of a symmetrical 1½ story, five-bay wide main block, a 1½ story side wing, and a modern garage attached to the wing. The main block has a rectangular footprint oriented parallel to the road, a split-granite underpinning, clapboard siding, a side-gable standing-seam metal roof with boxed cornices, and a brick exterior ridge end chimney. Architectural trim includes molded cornice returns and fascia and eave trim, gable rakes with bed moldings, flat stock cornerboards and window casings, and a recessed central entryway enframed by paneled pilasters and a plain entablature. The recess contains a paneled wood door and two-third multi-pane sidelights. The house has regularly-spaced six-over-six wood windows and paired four-pane kneewall windows above each of the front windows.

The four-bay wide wing is offset on the east gable wall of the main block. It has a rectangular footprint oriented parallel to the road, a stone foundation, clapboard siding, a side-gable open-eave standing-seam metal roof, a brick exterior ridge end chimney, and a two-bay front porch. Architectural trim is limited to flat-stock cornerboards and window and door casings. The centered front entry contains a paneled wood door, and there are regularly-spaced six-over-six windows, except for a multi-pane Chicago window adjacent to the front entry and small four-pane square windows on each side of the chimney in the gable. The porch has square tripartite columns.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 16**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

The modern garage is offset on the east gable wall of the wing. It faces east and has a rectangular footprint oriented parallel to the road, a poured concrete foundation, clapboard siding, and a front-gable standing-seam metal roof with boxed cornices. The front gable wall has two overhead wood veneer doors under multi-pane transoms, and a pair of six-over-six wood windows is centered in the gable. The side elevations have six-over-six wood windows.

The house has been dated to about 1835 based on its stylistic appearance. A more definitive date could not be determined as this was the second house built on this property by a long-term owner. The main block does not appear to have had any major alterations, and is a good example of a Classic Cottage, with stylistic features such as a five-bay wide symmetrical front elevation, a kneewall, and a recessed entryway with sidelights, paneled pilasters, and an entablature. A gabled entry porch that once sheltered the door is now delineated with a piece of trim over the extant doorway. The wing was originally a shed. A 1974 photograph shows the shed with a double-leaf barn door and a one-bay porch in the location of the extant porch. The garage appears to have been added around the turn of the twenty-first century.

The house was constructed for farmer Stephen Wyman, who lived in the house with his wife Atlanta and their children. Wyman was not the first occupant of the property; however, as there had been a farm as well as a saw mill on the property since no later than 1803, possibly as far back as 1788, the year that Robert Holmes of Walpole, New Hampshire, acquired the property. Holmes moved to Grafton by 1791, as he is listed in the census of that date, and owned the lot until 1803, when he sold sixty acres (similar to today's parcel) "with buildings" to Samuel Berry. Either Holmes or Berry built a saw mill across the road from the extant house (#8B). Berry definitely lived on a farm on the property, and owned it for the next fifteen years. In 1818, he sold the property to Stephen and James Wyman, with a farm, but not the saw mill, which had previously been sold to Elijah Davis. Stephen Wyman's farm eventually grew to two hundred acres that included two other properties. After his death in the 1860s, Wyman's son Stephen lived in the house with his wife Malvina, who was Calvin Houghton's (#2) daughter and Manasseh Houghton's (#6) granddaughter.

In 1880, the Wymans sold the property to Henry Wooley, who lived on Cabell Road. Wooley sold it in 1885 to farmer Simon Graves. After Graves' death in 1903, the property was acquired by his aunt Rosanna Hill, who had been living with him. She died in 1916, and in 1919 the property was acquired by Walter and Grace Cabell of New Jersey, who owned a vacation home on Cabell Road and were buying up buildings in the hamlet and converting them to rental housing. This house was rented to George and Florence Hall from the 1920s to the 1940s, when the house's wing was used as a milk house and a cream separator was kept on the porch. This

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 17**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

house was one of only three houses in the historic district occupied year round in the 1940s and 1950s.

In 1954, Grace Cabell sold the house but it continued to be a rental property. The barn across the road from the house was reportedly removed that year. In 1961, the property was sold to Timothy Gallivan of New York City, and after his death in 1985, it was sold to Arlene Parmelee. Since then, the house has been a vacation home for the Parmelee family.

7A. Ice House Foundation, c. 1920, contributing

Across the road from the house, at the west edge of the field and adjacent to the drive to the river, is a small mortared fieldstone foundation. It was reportedly the foundation of an ice house built by Walter Cabell, who owned the house on the property. After electricity was finally installed in Houghtonville in the 1940s, in 1953 the building was moved to a hillside northeast of the historic district and converted to a cabin. The cabin remains in this location and has been well preserved.

**8. Gibson-Ober House, 3525 Houghtonville Rd., c. 1831, contributing**

This wood-framed Classic Cottage is located on the south side of Houghtonville Road on a flat 1½ acre lot bounded at the rear by the Saxtons River. Most of the lot is lawn, and the house has a deep setback from and sits askew to the road. There is also a modern detached barn/garage behind the house (A) and a partial saw mill foundation at the southeast corner of the property (B).

The house has a five-bay wide symmetrical main block, two modern side wings, and a garage attached to one of the wings. The main block and wings have a stone veneer underpinning, clapboard siding, and standing-seam metal roofs with boxed cornices. The barn/garage has a concrete foundation and corrugated metal roofing. The main block has a rectangular footprint and both wings are offset to the rear on the side gable walls of the main block. One wing is two bays wide and the other is one bay wide. The main block has an interior brick chimney at the rear roof slope, and the left side wing has an exterior brick chimney at the gable end wall. The garage has two overhead paneled wood garage doors in the gable end wall.

Architectural trim includes flat-stock cornerboards, window and door casings, and friezeboards and gable rakes. The centered front entryway contains a paneled wood door with an upper multi-pane light, and the house has regularly-spaced six-over-six wood windows and two sets of paired

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 18**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

six-pane windows in the front kneewall. The house is in excellent condition. Classic Cottage features of the house include the 1½ story five-bay wide symmetrical side-gable massing and centered front entryway.

The main block of the house was constructed c. 1831. It originally stood parallel to the road and had nine-over-six windows and no kneewall windows. A full-façade porch with turned posts was added by the early twentieth century. By the early 1970s, the house was "in ruins." In 1975, it was moved onto a new foundation farther back and askew to the road, the wings were added, the windows were replaced, and the kneewall windows were added. However, because the house was moved only a short distance, remains on its original site, and still depicts its Classic Cottage features and materials, it has retained its historic significance.

The house was constructed for John Gibson, the grandson of Isaac Gibson, who moved to the northwest corner of Grafton from Fitchburg, Massachusetts, in 1784. Nine years before the construction of the house, Gibson acquired a saw mill (#8B) that had originally been part of Property #7. He acquired the adjacent house lot in 1831 from neighbor Eleazer Houghton (#11), joined the house lot and mill lot into one property, and lived in the house with his wife Lavina and their family. In 1832, Gibson acquired a grist mill that was near the saw mill. The grist mill was later either removed or became part of the saw mill operation.

Gibson's sons Alden (#3) and Oscar also became millers, and Oscar lived in the house into adulthood. Oscar was conveyed the property by his parents in 1862. Within a few years, he became a preacher of the Adventist faith, sold the mill site in 1865, sold the house lot in 1866, and moved to Illinois. After several conveyances, during which the house was rented out, Edward and Esther Ober purchased it in 1883; judging by census records, they had probably been living here since prior to 1880. The Obers were married in 1876, so it is possible they lived in the house their entire married lives.

The Obers died in the 1930s, and their daughter Hattie, who had always lived in the house and never married, acquired the property in 1938. After her death in 1959, the property was owned by people from out of state, and then real estate investor Robert Barrett and his wife Virginia bought it in 1973 and had the house moved and renovated. The property was owned and occupied by Arthur and Patricia Pauels from 1975 to 1979, and then by Robert and Karen Hamer, who lived there until 1998. Robert Hamer was President of the Grafton Historical Society while living in the house.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 19**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

**8A. Barn, 1976, non-contributing due to age**

This 1½ story wood-framed English Barn is located behind the house and has a deep setback from the road. It has a poured concrete foundation, rough vertical board siding, and a side-gable open-eave standing-seam metal roof. The symmetrical front eaves elevation has a double-leaf, braced, vertical-board hinged barn door with a multi-pane transom. The doorway is flanked by six-over-six wood windows. The west gable wall has two double-leaf vertical-board hinged garage doors under six-over-six windows that flank a "hay" door. The east gable wall has a small shed projection and six-over-six windows. The barn was constructed in 1976 and is non-contributing due to its age.

**8B. Samuel Berry Saw Mill Site, c. 1800, contributing**

In the southeast corner of the property is an L-shaped stone structure directly adjacent to the river that is the remains of a saw mill foundation. This saw mill was constructed either by Robert Holmes before 1803, or by Samuel Berry, who lived across the road (#7), after 1803. In 1815, Berry sold the saw mill to Elijah and Oliver Davis, Jr., who then built a grist mill nearby. The location of this grist mill could not be determined. Oliver Davis later split the two mills into different parcels, and sold the saw mill to John Gibson in 1822. Gibson operated the mill and then acquired the grist mill in 1832, rejoining the two properties. The 1860 industrial census lists Gibson's grist mill as producing the grain of corn, wheat, rye and provender, and the saw mill as producing boards made from spruce, hemlock, and hardwoods.

In 1865, Gibson's son Oscar sold the mill complex to Harrison Holden, who operated it until the late 1860s. Holden lived in a house on an adjacent property (now part of #7), which is no longer standing. From 1870 to 1885, the mill was owned by Alonzo Thomas, who lived nearby (#3). Charles C. Johnson owned the mill from 1885 to 1890, and then it was owned and operated by Coleman Sanders from 1890 to 1901 and Burt Chellis from 1901 to 1913. The mill probably closed around 1913.

**9. Blood, Artemus & Roxana, House, 3581 Houghtonville Rd., c. 1847, contributing**

This 1½ story wood-framed Greek Revival residence is located on the south side of Houghtonville Road near the west end of the historic district. The house has a moderate setback from the road on a flat one-acre lot that is bounded on the south by the Saxtons River, and the property is mostly lawn. At the southeast corner of the property, there is a small shed (A).

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 20**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

The house has continuous architecture consisting of a front-gable main block, a rear wing, and an attached rear barn. The four-bay wide by two-bay deep main block has a square footprint, a fieldstone foundation with a poured concrete bolster, clapboard siding, a standing-seam metal roof with boxed cornices, a large brick interior chimney at the east roof slope, and a recessed full-façade Craftsman-style porch. The porch has a shingled half wall and battered posts. Architectural trim includes cornice returns and flat-stock cornerboards, friezeboards, gable rakes, and window and door casings. The asymmetrical front elevation under the porch has an off-center four-panel wood door and nine-over-six wood windows. Elsewhere, there are regularly-spaced two-over-two wood windows.

The wing projects south from the rear gable wall of the main block and both of its side elevations are set back from the main block. It has a fieldstone foundation, clapboard siding, a standing-seam metal gabled roof with boxed cornices, a brick ridge chimney at the rear gable wall, and a crude shed-roofed porch with square posts at the east elevation. There is a wood entry door at the east elevation and two-over-two wood windows. The barn projects south from the rear gable wall of the wing and has a rectangular footprint oriented perpendicular to the road. It has a fieldstone foundation, board-and-batten siding, a standing-seam metal open-eave roof, and at the east elevation, a single-leaf barn door, a six-pane stall window, a small one-over-one window, and a hay door.

The house was constructed about 1847 and does not appear to have had any major alterations, although judging by the shingled half-wall and battered posts, the original porch was rebuilt in the early twentieth century. It is possible that the barn is original. Greek Revival features include the front-gable orientation and recessed full-façade porch. The house is in very good condition and the barn is in fair condition.

The house was constructed for farmer Artemus Blood and his wife Roxana. The Bloods lived in the house for the rest of their lives, dying within ten days of each other in 1872. Between 1872 and 1890, the house had three consecutive owners, but judging by land and census records none of them lived here. William Higgins owned and occupied the house from 1890 until his death in 1894, and then it was sold to Cora Jackson, who was a member of the large local Blood family and had grown up in Houghtonville. She lived in the house with her husband Edward and their children before moving to another house in the village (#5) in 1912. The subject house was then sold to Sarah Nourse, who lived next door (#11). She then sold it in 1923 to brick mason Robert Bennett, who lived here with his wife Hattie, whose sister lived nearby (#7). In 1959, after becoming a widower and moving to Rockingham, Bennett sold the property, and it was resold again in 1960 to Robert and Minnie Severance. The Severances had moved to Massachusetts by

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 21**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

1966, and that year they sold the property to Henry and Sylvia Smith. Since then it has been used as a vacation home by members of the Smith family.

9A. Shed, c. 1990, non-contributing due to age

This small shed is located at the rear of the property. It has a rectangular footprint oriented parallel to the road, a poured concrete foundation, T-111 plywood siding, and a standing-seam metal gabled roof with boxed cornices. There is a vertical-board door at the west gable wall and six-over-six windows at the side elevations. The shed was constructed c. 1990 and is non-contributing due to its age.

**10. School District No. 4 Schoolhouse, 3714 Houghtonville Rd., c. 1810, contributing**

This one-story vernacular Federal brick structure is located on a one-acre lot on the north side of Houghtonville Road at the west end of the historic district. The building has a small setback from the road within a small open area surrounded by forest and consists of a brick main block and wood-framed side wing. The three-bay by two-bay main block has a rectangular footprint oriented perpendicular to the road, a fieldstone foundation, common-bond brick walls with seven stretcher courses between each header course, a side-gable corrugated metal roof with boxed cornices, a brick interior ridge chimney at the south gable end, a four-panel wood door with a multi-pane transom at the right end of the front elevation, and regularly spaced one-over-one windows. The one-bay shed projects north from the north gable wall of the main block. It sits on concrete piers and has vertical-board siding, an asphalt-shingle open-eave roof, and paired twelve-pane windows at the front elevation.

The building was constructed as the District No. 4 Schoolhouse as early as 1810 and as late as the 1830s. It originally had six-over-six windows and a side woodshed that was similar in size to the extant wing, but sat directly on the ground and had clapboard siding. Its plain appearance and construction date give it its vernacular Federal style. An 1809 deed conveys a different piece of land to School District No. 4 for the purpose of building a schoolhouse, but a school does not appear to have ever been constructed there. Perhaps the subject property was acquired shortly thereafter. Brick buildings, including other schoolhouses, were generally built in Grafton from the early 1810s to the 1830s, so it is likely this schoolhouse was constructed during this period.

The schoolhouse closed in 1919, after the population of Houghtonville plummeted during the previous decade. Since 1934, the building has been owned by members of the



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 22**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

Severance/Spencer/Piltzecker family. It is possible that Orrie Severance lived here from 1934 until his death in 1968, otherwise the family members have lived out of state.

**11. Houghtonville Post Office, Tax Parcel 4-8, c. 1885, moved c. 1930, contributing**

This small wood-framed shack sits on a long narrow strip of land between Houghtonville Road and the Saxtons River, at the west end of the historic district. For this nomination, this approximately five-acre section of a large tax parcel, which is defined by the road, the river, and the property to the east, has been divided from the rest of the parcel as the remainder of the land does not contribute to the significance of the historic district.

The shack has a moderate setback from the road. Clustered around the shack are two cellar holes (#11A and B), the remains of a dam (C), a mill foundation (D), and a barn foundation (E). Across the road from the shack and next to the schoolhouse (#10) is another barn foundation (F). The two-bay by two-bay shack has a rectangular footprint, no foundation, beadboard siding, a front-gable tar paper open-eave roof, and regularly-spaced boarded-up vertical window openings. The front-gable wall has a boarded-up door. The building is in poor condition. It was reportedly constructed as the Houghtonville post office, and may have originally been located on the south side of Houghtonville Road at the southeast corner of what is now Property #6. The post office closed in 1905, and the building was moved by 1930 to its current location. It served as a residence during the 1930s and has been vacant ever since.

**11A. House Cellar Hole #1, c. 1792, contributing**

South of the post office building and near the road is an intact L-shaped fieldstone foundation that was likely the location of a residence. Property #11 had been the location of a farm from the late eighteenth century until about the 1910s. The farm was settled prior to 1795 by William Stratton, but after 1791 as he is not listed in the census record of that year. Stratton also built a dam and grist mill on the property (C and D). In 1795, Stratton sold the farm and the grist mill to Eleazer Houghton of Fitchburg, Massachusetts, who probably moved here shortly thereafter. Houghton's brother Manasseh (#3 and 6) was already living nearby. In 1829, Eleazer sold the property to his son Thomas (who was married that year to Sarah), with the agreement that Eleazer and Thomas's mother Lois could live in the house for the rest of their lives.

Thomas Houghton and his brother Isaac moved to Illinois in the 1850s. In 1868, the property was sold to Lucius Edson, who lived here with his wife Etta and their children. The Edsons moved about 1879, and the property was sold twice to people who lived elsewhere. In 1889, the

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 23**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

property was acquired by Alonzo Nourse, who may have been living there since 1880 with his wife Sarah and their family. The Nourses lived there until the 1910s, and then the property was occupied by Orrie Severance and his family. Severance was the stepfather of Violet Jaycox Spencer, Alonzo Nourse's granddaughter, who acquired the property in 1927. Local lore states that the property was abandoned and the house was "falling down" by the early 1920s. It is likely that the house was removed shortly thereafter. The property remained under the ownership of the Spencer family until 1997.

11B. House Cellar Hole #2, c. 1829, contributing

North of the post office is a small rectangular cellar hole oriented parallel to the road. It is a fieldstone foundation topped by a split-granite underpinning, which indicates it was probably the foundation to a residence. This would have been the second residence on the property (see 11A), as split-granite underpinnings were not used in rural Vermont until the 1820s and there is no central chimney mass, another indication of an 1820s or later construction date.

11C. Dam Ruins, c. 1792, contributing

The stone remains of the abutment of a dam lie adjacent to the river. North and west of the dam, a linear area of scattered stones suggests a raceway.

11D. Stratton Grist Mill Foundation, c. 1792, contributing

East of the dam and close to the river are the stone remains of the Stratton Grist Mill. This includes an L-shaped wall, with the short stem of the L ending in a large square pile of stones that served an unknown purpose. The remains of a wheel house foundation lie between the wall and the river. This was the site of a grist mill constructed in the late eighteenth century by William Stratton, who lived in a house in close proximity to the mill 11(A). In 1795, Stratton sold the mill and house to Eleazer Houghton (see 11A for more information). The mill was later converted to a saw mill, and the 1860 industrial census lists the Houghton mill as producing boards made of spruce, hemlock, and hardwoods. The later census records indicate that the mill closed after the property was sold by the Houghtons in 1868.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 24**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

11E. Barn Foundation #1, c. 1792, contributing

Southeast of the house foundation (A) is a large L-shaped cellar hole that was probably a barn foundation. Its construction period is difficult to determine, but it may be contemporaneous with the house foundation.

11F. Barn Foundation #2, c. 1800, contributing

Across the road from the house foundation (11A) are the remains of what were probably a barn foundation and an animal pen. Both are L-shaped structures that have open sides along the road. The barn was probably associated with the house.

**12. Goodnow-Blood House, 171 Stagecoach Rd., c. 1835, contributing**

This 1½ story wood-framed Classic Cottage is located on a seventy-two acre parcel on Stagecoach Road, the road leading north out of Houghtonville. The house faces south on the west side of the road and has a small setback from the road. There is a front lawn; otherwise the part of the property on this side of the road is wooded. Most of the property lies on the east side of the road, where there is a pond near the road, a large former agricultural field, and forest. The house consists of the main block and a long side wing/shed. Perpendicular to the wing and facing the front yard is a horse and carriage barn that almost meets the house (12A). Across the road and about 100 yards back from it is an English Barn with stone pens to the front and side (12B).

The symmetrical five-bay by three-bay main block has a rectangular footprint oriented askew to the road, a split-granite underpinning, clapboard siding, a side-gable standing-seam metal roof with boxed cornices, two equidistant gabled dormers, an exterior brick ridge chimney at the east gable wall, and an interior brick chimney off-center on the front roof slope. The recessed centered entry is enframed by an entablature and has a paneled wood door and 2/3 multi-pane sidelights. Architectural trim also includes flat-stock cornerboards, friezeboards, gable rakes, and window casings. There are regularly spaced two-over-two wood windows except for the six-over-six windows in the dormers.

The wing/shed has a long rectangular footprint and projects west from the west gable wall of the main block. It has a fieldstone foundation, clapboard siding, and a standing-seam metal gabled roof with an off-center brick interior ridge chimney. At the center of the south elevation is a quadruplet of multi-pane full height windows and French doors under a multi-pane transom. To

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 25**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

the left, there are two large open carriage bays, and to the right, there is a multi-pane Chicago window.

The house has been dated to about 1835 based on its stylistic appearance; it is possible it dates to as late as the 1850s. A more definitive date could not be determined as this was the second house built on this property by the same family. The main block does not appear to have had any major alterations. The dormers were installed in 1981. The wing was originally a shed, and the right part was renovated in 1988 to become living space, leaving the left part as two carriage bays. The house is a good example of a Classic Cottage, with stylistic features such as 1½ story side-gable massing with a kneewall, a five-bay wide symmetrical front elevation, and a recessed entryway with sidelights and an entablature. The house is in excellent condition. The pond was created in 1981.

The property was originally settled in 1805 by Eliah Goodnow, who moved here from Howe, Massachusetts (his last name was spelled Goodnough at the time). His son Henry was born the same year, and he acquired the farm from his father in 1828. He probably built the subject house. Henry married Sally Davis, who was a member of a large local family that lived in the vicinity of Houghtonville. The Goodnows were successful farmers, eventually owning 170 acres of farmland and orchard.

After Henry and Sally's deaths in the 1870s, the farm was sold in 1880 to Mary Johnson, who moved here from Whitingham. Mary and her husband Charles, a blacksmith, lived here for only a few years and then sold the property in 1883 to Martha Holmes of Andover. Holmes did not move to Grafton and by the 1890s was renting the house to Fred "Skunk" and Birdie Blood. Fred was a member of the large local Blood family, several of whose members lived in Houghtonville. He was a farmer and by 1910, a fur dealer. Birdie was known for smoking a corn-cob pipe.

Fred Blood died in 1945, leaving the farm (with cattle and horses) to Birdie. The will reveals that this was one of the last working farms in Houghtonville. Birdie sold the property in 1951 to Roy and Estella Stacy, who moved here from Connecticut. The property remained in the family until 1980, when it was sold to Mary Horn of Connecticut, who probably used it as a vacation home. She sold it in 1994, and it has been a vacation home since then.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 26**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

12A. Horse and Carriage Barn/Shed, c. 1900, contributing

Adjacent to the house is a 1½ story horse and carriage barn with an attached shed. Together they form a long rectangular footprint oriented perpendicular to the house, almost meeting the southwest corner of the house wing, and face east toward the front yard of the house. The barn and shed both have fieldstone foundations, clapboard siding, and side-gable sheet metal open-eave roofs. At the right end of the front elevation of the barn is a sliding barn door under a hay door. A square stall window is at the left end. The gable wall has two vertical stall windows and a six-pane window in the gable. The shed has an off-center vertical-board door and a six-over-six wood window. The barn and shed appear to have been constructed about 1900.

12B. English Barn, c. 1850, contributing

Across the road from the house and about 100 yards back from it is an English Barn. Its south eaves wall faces a field and its north eaves wall faces woodland. South and west of the barn are pens enclosed by stone walls. The barn has a rectangular footprint, clapboard siding, a side-gable sheet-metal roof with no overhang, and a hand-hewn king-post truss structure. The centered barn door opening is at the north eaves elevation, and lacks any doors. The south eaves elevation has a vertical-board pedestrian door and two boarded-up windows. The west gable wall has one six-pane window, and the east gable wall has three horizontal stall windows. The barn appears to date to about 1850, but could be older. It is in poor condition and could not be inspected from the interior to help determine its date of construction. It is probably the oldest barn in Houghtonville and one of the oldest barns in Grafton.

**13. Cabell Road Bridge, Cabell Road over Saxtons River, c. 1921, contributing**

This small bridge carries Cabell Road over the Saxtons River. It has poured concrete abutments and wingwalls, steel rolled I-beam girders, a concrete slab deck, and reinforced concrete, solid, slightly peaked parapet railings, each with three horizontal recessed panels. It is known that a concrete bridge was constructed here shortly after the previous bridge was damaged during a flood on July 10, 1921. The cost of construction was \$1,051, and \$551 of the cost was paid by Judge Walter Cabell, who owned a vacation home on Cabell Road as well as several buildings in the historic district.

Although the style of the panels is consistent with a bridge constructed in 1921 and inconsistent with bridges built after the hurricane of 1938, a record at the Vermont Agency of Transportation notes that this bridge was constructed in 1939, which could suggest the 1921 bridge was

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 27**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

destroyed during the hurricane of 1938. It is known that six bridges in Grafton were destroyed in the hurricane, but there are no records indicating that this was one of them. It is unlikely that if the bridge was indeed replaced in 1939, that the original railings would have been retained due to the monolithic nature of the railing and slab bridge construction. It is possible that the author of the Vermont Agency of Transportation report estimated the date of construction based on the use of concrete. The abutments and wingwalls were replaced in 1977.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 1**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

**Statement of Significance**

The Houghtonville Historic District is significant for its distinctive characteristics as a hamlet of well-preserved nineteenth-century buildings in an evocative rural setting and for depicting a good example of the development of an early riverside community of Vermont. This mostly linear neighborhood in Grafton, Vermont, is one of the town's three early settlements that were chosen for their advantageous locations along the Saxtons River and retains a collection of intact Federal style, Greek Revival style, and Classic Cottage type residences, an early nineteenth-century brick schoolhouse, a mid-nineteenth-century store, an early example of a concrete bridge, the remains of a dam, the foundations of two early mill sites, and several cellar holes. All thirteen of the primary resources in the historic district contribute to its significance, and twenty-five of the twenty-nine buildings and structures are contributing. These resources as well as the intact rural setting exemplify Houghtonville's heyday, the first half of the nineteenth century, and all but one of the primary buildings are over 150 years old. After the mills and store closed by the early twentieth century and Houghtonville was practically abandoned, many of its properties were acquired by a prominent local family who renovated the buildings and rented them out. Many of Houghtonville's historic buildings then became seasonal vacation homes, an early twentieth-century historic trend in Grafton as well as throughout Vermont. The period of significance of the historic district is 1792-1962, which begins with the estimated construction date of the oldest surviving structure and ends fifty years ago, the most recent year allowed under National Register guidelines. The historic district meets National Register Criterion A for its representation of patterns of town development and Criterion C as an excellent example of an early and intact rural Vermont hamlet with fine examples of vernacular classical nineteenth-century architecture. The historic district holds its significance at the local level.

Houghtonville is located in the isolated northwest corner of Grafton, and the Houghtonville Historic District runs along the north branch of the Saxtons River, Grafton's source of waterpower. The historic district is centered at the intersection of three roads; one road (Houghtonville Road/Vermont Route 121) follows the river and links the town of Windham to Grafton village, which is about three miles southeast of Houghtonville, and two other roads (Stagecoach Road and Cabell Road) link Houghtonville to the town of Chester and to one of Grafton's other early settlements, Howeville.

The historic district's development began well over 200 years ago, just before the turn of the nineteenth century, when Houghtonville's first mill was constructed, as well as at least two homesteads built for the Houghton family. By the early nineteenth century, there were two mill

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 2**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

complexes, including two saw mills and one grist mill, six homesteads, and one schoolhouse. By the mid nineteenth century, this linear valley development contained by surrounding hillsides and consisting of modestly-sized buildings with similar setbacks, had evolved to the point that all but one of the extant historic buildings in the historic district had been constructed.

Houghtonville remained a successful agricultural and industrial community until the early twentieth century, when the last of the mills closed, the store closed, and the school closed. Although two farms within the historic district remained active as dairy farms until the 1940s, most of the remaining residences were abandoned. In the late 1910s and early 1920s, six of the buildings were saved by the local Cabell family, and Houghtonville slowly came back to life mostly as a sleepy vacation neighborhood.

Today, the historic district consists of residential properties only and remains an idyllic area of mostly vacation homes. Although some historic resources have been lost, including the mills and a few houses, this is to be expected in an early Vermont settlement, and enough historic integrity remains to depict the history of the neighborhood. Its collection of intact Federal and Greek Revival period architecture, continuous architecture, lack of synthetic siding, and cellar holes and foundations defining the lost buildings, all of which have known origins, enhances the significance of the historic district.

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 Governor Benning Wentworth of New Hampshire before the outbreak of the French and 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. Grafton was then surveyed and divided into a grid of 120-acre lots identified as "Lot No. X in Range No. Y."

According to Hamilton Child's 1884 *Windham County 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. In 1791, the town's name was changed to Grafton. This occurred when many residents decided that the town should be named after one of their hometowns 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.



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 3**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

Grafton's first village was called Middletown based on its location, and as in many of Vermont's early towns, this first village was settled near the center of the township and atop a hill. Middletown is located about one mile southeast of Houghtonville and was first settled in the 1780s. It contained Grafton's first meeting house, tavern, parsonage, cemetery, store, and school. Most of Middletown's above-ground historic resources have vanished over time, leaving scattered historic farmsteads and the town's first cemetery. Another early hamlet was Howeville and was located about one mile south of Houghtonville. It was also atop a hill and has no remaining above-ground historic resources. Grafton's principal village and economic center since the 1830s has been Grafton village. Like Houghtonville, Grafton village began as a riverside industrial settlement in the 1790s, along with Grafton village's nearby hamlet of Mechanicsville. The Grafton Village Historic District and the Mechanicsville Historic District were listed on the National Register of Historic Places in 2010, and the Middletown Historic District was listed on the National Register in 2011.

The earliest settlers to the Houghtonville corner of town arrived in the 1780s and lived on scattered farmsteads in the upland areas outside of the historic district. The 1791 census, the first census recorded in Vermont, documents the population of Grafton as 561 people. Three heads of households listed in this census are likely to have been living in Houghtonville. Although Houghtonville may seem a remote location for an early residential hamlet, the town records show that Houghtonville Road was an official road, at least from the Windham town line to Cabell Road, by 1791.

Most of the early residents of Grafton were farmers, but as in all of Vermont's developing towns in the late eighteenth century, the settlers needed locally produced goods such as lumber and grist, and entrepreneurs took advantage of the waterways to power mills such as saw mills and grist mills. From about 1790 to the early 1800s, nine dams were constructed along the main branch, north branch, and south branch of the Saxtons River to create waterpower for nearby mills. Judging by land records, Houghtonville's first structures were two dams and two mills, so Houghtonville began as an industrial spot. These structures were located on what are now properties #8 and 11 and date to the 1790s.

Both mill sites contained a mill and a homestead. The westernmost site (#11) contained a grist mill that was constructed for William Stratton about 1792 and sold to Eleazer Houghton in 1795. Houghton had moved to Grafton from Fitchburg, Massachusetts, and this site is of particular significance as it is one of only two Grafton locations labeled with names on the 1796 map of Vermont by James Whitelaw. (The remains of this complex include intact cellar holes of two

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 4**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

houses, two barn foundations, part of the dam, and the mill foundation.) The site for the mill at this point along the Saxtons River was probably chosen for its waterpower due to its location at the bottom of a steep hill that descends from the Windham town line to the east. The mill site is also at the west end of a long intervalle, which provided a mile-long, wide, flat area that soon became the hamlet of Houghtonville.

The other mill site (#8A) is about 1,000 feet to the east and was developed as a saw mill sometime between 1788 and 1800 by Robert Holmes, who moved to Grafton from Walpole, New Hampshire, after buying the entire Lot 13 in Range 8. Holmes is listed in the 1791 census for Grafton, so perhaps the mill had been constructed by then. The mill foundation survives, and the original residence was replaced with a c. 1830s house (#7).

Houghtonville's third and last mill, a grist mill, was constructed about 1815 near one of the extant saw mills (#8B) by Elijah and Oliver Davis, Jr. (The remains of this mill were not found.) Writer Zadock Thompson reported in his 1824 *Gazetteer of the State of Vermont* that Grafton had three grist mills and five saw mills, demonstrating Houghtonville's importance to Grafton's economy.

The first residence constructed in Houghtonville that was not associated with a mill was that of Manasseh Houghton, Eleazer Houghton's brother. Manasseh Houghton acquired all of Lot 12 in Range 8 in 1787 and was the first Houghton to move to Grafton from Fitchburg, Massachusetts, arriving earlier than 1791. It is unclear exactly where he constructed his first house, but it was probably on Property #6. This house was replaced about 1812 with the extant brick house.

By the early 1800s, what is now Houghtonville Road had become an important transportation route, connecting the town of Windham and points west to Grafton village and points east, such as the village of Bellows Falls on the Connecticut River. What is now Cabell Road led to the now-abandoned hamlet of Howeville and a road from Howeville led to the town of Townshend to the south. What is now Stagecoach Road leads to the town of Chester to the north, and another early residence in Houghtonville was constructed at the lower end of Stagecoach Road about 1805 for Eliah Goodnow, who moved here from Howe, Massachusetts. This house was replaced in the 1830s (#12).

By 1809, Houghtonville had enough residents to warrant the construction of its own schoolhouse. That year, the Houghtonville school district (District #4) committee acquired a parcel for this purpose. The deed describes it as being in a different location than the extant

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 5**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

schoolhouse, but no other records were found relating to the relevant parcel or the construction date of the extant structure (#10). Therefore, the extant schoolhouse either replaced a c. 1810 schoolhouse or it has been there since about 1810. At the latest, the schoolhouse dates to the 1830s, the last decade that (historic) brick buildings were constructed in Grafton.

Houghtonville's only other two brick structures date to about 1812 and 1813 and were across the street from each other. The former is the Manasseh Houghton house (#6), which is now the centerpiece of the historic district and, depending on the construction date of the schoolhouse, is the oldest extant building in Houghtonville. The latter was the Joseph Phelps house, which may have been similar in appearance to the Houghton house and which burned down in the early 1870s. Phelps was born in Grafton in 1788 to settler Elijah Phelps and grew up in the northwest corner of Grafton. He married Tryphena, the daughter of another early settler, Oliver Davis, in 1813, the same year the house was probably constructed. Phelps was a productive farmer and blacksmith, and he and his family lived in the house until his death in 1866. Four of his sons were successful businessmen in Grafton village.

Grafton's population reached its maximum in 1820, at 1,482 people, and gradually decreased thereafter, with residents either moving from isolated areas into the burgeoning Grafton village or emigrating to points west. By the 1820s, many residents of Vermont had started emigrating to what is now known as the Midwest to seek more fertile and inexpensive farmland. None of the properties in the historic district were abandoned or sold by departing residents during the 1820s, but this was a period when no new houses were constructed.

The hamlet began to grow again in the 1830s. Houghtonville's historic commercial ventures other than industrial concerns, a stagecoach stop and a store, were probably established in the 1830s; its first post office opened in 1839, and some of the late eighteenth-century homes were replaced with new homes. A stagecoach route that passed through Houghtonville was established as early as 1827. This route started in Bellows Falls and followed what is now called Vermont Route 121 through Grafton village and into Houghtonville. Then the route turned north and followed what is now called Stagecoach Road into Chester. Manasseh Houghton's house (#6) was reportedly a stagecoach stop with a ballroom on the second story. Judging by deed records, this was probably the case from 1829, when Houghton sold the house, until 1839 or possibly the 1840s.

Houghtonville's first store opened in a house that stood at the northwest corner of Houghtonville Road and Stagecoach Road. The store is mentioned in an 1840 deed, so it had opened by then.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 6**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

The store moved across Stagecoach Road into Nathaniel Gibson's house (#6) sometime during the 1840s and was called the "Houghtonville Union Store." Gibson was the store proprietor as well as a "botanical" physician. The store remained in this house until 1856, when a new store building was constructed, also called the Houghtonville Union Store (#1). Union stores were part of a cooperative movement in which rural goods were sent to city markets in exchange for goods to stock local stores. 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.

Houghtonville's first post office was established in 1839, and the first postmaster was Thomas Houghton, Eleazer Houghton's son. Thomas Houghton had acquired his parents' home in 1829, so the first post office was probably in this location (#11A). Houghtonville reportedly received its name from its first postmaster. This is fitting considering that two of the hamlet's earliest residents were Eleazer and Manasseh Houghton. Houghtonville retained its own post office until it closed in 1877. It reopened sometime after 1883 and then closed for the last time in 1905, which coincides with Houghtonville's descent into near abandonment. One of the primary resources in the historic district is the former late nineteenth-century post office building, which was moved to its current location in the 1920s (#11).

The growth of the historic district that started in the 1830s also included seven new residences that were constructed between the 1830s and the early 1850s. One new home housed one of the mill owners, and the rest were the homes of farmers. John Gibson, who had already acquired the easternmost saw mill of Houghtonville, constructed a house adjacent to the mill about 1831 (#8). Gibson was the grandson of Isaac Gibson, another early settler of the northwest corner of Grafton during the late eighteenth century, who, like the Houghtons, had immigrated to Grafton from Fitchburg, Massachusetts. In 1832, John Gibson acquired the adjacent grist mill.

In the 1830s or possibly the 1840s or 1850s, at least two existing houses were replaced with Classic Cottages (#7 and 12) and another house was replaced or a lot was subdivided and a new house was constructed, this one a Greek Revival structure (#3). All of these new homes belonged to children of the previous homeowners, the Houghtons (#3), the Wymans (#7), and the Goodnows (#12). Another new Greek Revival house (#9) was constructed for Artemus Blood about 1847 on a lot subdivided from the Eleazer Houghton tract (#11). Blood was the first of many members of this extended family to live in the historic district.

The last three homes constructed during this period were clustered on the north side of Houghtonville Road at the east end of the historic district and were all Greek Revival structures

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 7**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

built about 1851. One was built for John R. Blood, who operated a shoe shop and brush shop on the property (#2), and another was built for Albert Blood, who was probably John's brother (#5). One house was built for Joseph Phelps (#4), who already lived across the street. Phelps continued to live in the older home, so perhaps one of his many children lived in the newer house.

These were the last homes constructed in the historic district that remain standing, making all of the extant houses 160 years of age or older. However, the last primary resource constructed in the historic district that remains standing (besides a small shack in poor condition) was the previously mentioned 1856 Houghtonville Store (#1), which operated from 1856 until about 1917. Its proprietors were D.W. Twitchell, John Q. Cummings, Henry L. Walsh, George W. Martin, and John Gould. After it closed, it was converted to a residence, which it remains to this day.

Throughout the nineteenth century, the majority of residents in Houghtonville were farmers. Most of the farmers lived on small or moderately sized house lots and farmed on separate agricultural parcels, but three of the properties within the historic district were farms (#7, 11 and 12). All of the farmers had probably all raised sheep since the 1810s, mostly for the sale of wool to one of the local woolen mills. The woolen business was booming all over Vermont at this time, with sheep outnumbering the human population many times over. In 1840, there were more than 10,000 sheep in Grafton, compared to the human population of 1,326.

Houghtonville was also home to at least one blacksmith throughout the nineteenth century, and as mentioned above, at least one of the mill sites was operated by a resident of the historic district throughout this time period as well. John Gibson conveyed his home and mill (#8 and 8B) to his son Oscar. Oscar later became a minister and then split the property in two, separating the mill from the house and selling the mill to Harrison Holden in 1865. Holden built a new house just east of the Gibson property; this house has not been standing since the 1960s or earlier. Holden then sold the mill in 1870 to Alonzo D. Thomas and Gideon Shurtleff. Thomas lived just down the road (#3). In 1885, the mill was sold to Charles C. Johnson, ending the ownership of the mill by someone living in the hamlet. (Johnson sold the mill to Coleman Sanders in 1890. Sanders owned and operated the mill until 1901, when he sold it to Bert Chellis.)

Joseph Phelps (#6A) operated a blacksmith shop on his property until the 1860s, and Nathaniel Gibson (#6) owned a blacksmith shop in the vicinity of his house. Bert Chellis also owned a

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 8**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

blacksmith shop that stood on the south side of Houghtonville Road just east of property #8. This shop was used until at least 1914.

Descendants of early Houghtonville families, the Houghtons, Phelps, Gibsons, Goodnows, Wymans, and Bloods, continued to live in Houghtonville throughout the nineteenth century. In 1833, Manasseh Houghton sold his farm and all his land on the south side of Houghtonville Road, except what had been deeded to Joseph Phelps, to his son Xenophon, who lived on the property. In 1851, Xenophon sold the property to his daughter Mary and her husband Alden Gibson, who was the son of John Gibson (#8). This was not the first marriage between a Houghton and a Gibson, as Xenophon's uncle Eleazer was married to Alden Gibson's cousin Lois. Xenophon's brother Calvin and his wife Hannah owned and occupied the John Blood house (#2) from 1857 to 1870 and then moved in with their son-in-law Stephen Wyman, Jr., whose grandfather had acquired his property in 1818 (#7). Albert Blood lived in the house he had built (#5) from about 1851 to 1905, when he moved to New Hampshire. In 1912, the house was sold to Cora Blood Jackson, who was Albert's niece. Cora and Edward Jackson lived here until about the 1940s.

Henry Goodnow, whose father settled on their farmstead (#12) in 1805, lived here his entire life, dying in 1880. In the 1890s, John Blood's son Fred moved into the house with his wife Birdie. Fred was one of the last farmers in the historic district and was also a fur dealer. Birdie was famous in town for smoking a corn-cob pipe. Fred died in 1945, and Birdie sold the property in 1951. Stephen Wyman acquired the Berry property (#7) in 1818, a sixty-acre farm of which fifty-two acres remain. Stephen Jr. married Calvin Houghton's daughter and lived on the family farmstead until 1880.

Other long-time nineteenth- and early twentieth-century residents of the historic district include the Twitchells and the Obers. Daniel W. Twitchell was an important figure in the historic district during the nineteenth century, being the first proprietor of the 1856 Houghtonville Store (#1). Between the time that the store opened and his death in 1901, he lived with his wife Abby in a house across the street (#4). After their deaths, the Twitchells' niece Lizzie Twitchell owned and occupied the house until the 1920s. In 1866, Oscar Gibson sold his family homestead (#8), and it became a rental property, where Eddie and Esther Ober lived from about 1876 (the year of their marriage) until their deaths. Their daughter Hattie acquired the house and lived there until her death in 1959.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 9**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

At the turn of the twentieth century, there were 804 people living in Grafton, a little more than half of the highest population in Grafton's history. The largest drop in population in Grafton occurred between 1910 and 1920, when the population decreased from 729 to 476. This was largely due to Grafton's rural residents leaving their farms and moving to areas with more economic opportunities, such as large cities. Remaining residents were primarily farmers and people associated with the logging industry, which had a surge due to the regrowth of the woodlands.

The 1910s were a turning point for isolated Houghtonville. The Houghton saw mill was already gone, having been unused since about 1868, and the one remaining mill, owned by Bert Chellis, closed in 1905. The post office closed about this time, and then about two-thirds of the residents moved away during the 1910s. The store closed about 1917, and the school closed in 1919. Just previous to Houghtonville's worst decade, a new house was constructed in 1910 east of the store by the owner of the store, John Gould. (This house burned down by 1946.)

The situation improved in 1918 when Judge Walter Cabell and his wife Grace of Passaic, New Jersey, acquired a house on Cabell Road as a summer vacation home and started buying up properties in Houghtonville. According to his daughter Elizabeth Cabell Wilson, Judge Cabell "liked the quiet and clean air here." The Cabells (who moved to Grafton full-time in 1934) were not the first people "from away" to appreciate Grafton's qualities and to summer in Grafton. Grafton participated in a statewide trend of seasonal residents beginning around the turn of the twentieth century. The State of Vermont actively promoted the sale of abandoned hill farms to out-of-state residents as a means to preserve rural economies and touted the benefits of summer tourism. 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, which was accessible from both New York City and Boston, influenced the trend of seasonal residents and visitors. The second homeowners, the visitors to Grafton's handful of inns and hotels, the remaining farms, as well as the logging and saw mill industries, helped Grafton survive the Depression, a time when most property owners in town were delinquent on their local property taxes.

From 1918 to 1922, Judge Cabell acquired seven properties in the historic district (#1, 2, 3, 5, 6, 7, and a parcel that is now part of #6) and rented them out. One building was the store (#1),

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 10**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

which was converted to a residence and remains so to this day. Five of the houses were rented to seasonal residents, including the Holden House, which is no longer standing. The sixth house (#7) was rented to farmers George and Florence Hall, and the seventh house (#5) was rented with a life lease to its existing inhabitants, Edward and Cora Jackson. Cabell also contributed to Houghtonville's well-being by funding half of the cost of a new bridge that replaced one washed out during a flood in July 1921 (#13).

In the meantime, four other houses in the hamlet remained owner occupied (#4, 8, 9 and 12). One property, which contained a former farmstead and a vacant mill, was completely abandoned by the 1920s (#11). At some point the small vacant post office building was moved down the road to the west end of the hamlet and placed on blocks on this property. It was inhabited as a residence during the Depression and has been abandoned since then, but survives, albeit in poor condition.

Two of the three properties in the historic district that included contiguous farmland remained occupied during Houghtonville's downturn and retained their agricultural operations well into the twentieth century. The Fred Blood farm operated until about the 1940s, and the Wyman farm (#7), later owned by Simeon Graves and then rented to George and Florence Hall, was also a dairy farm until about the 1940s, with a dairy barn standing across the street. The barn was removed in the 1950s.

Agricultural activities in Grafton, and throughout 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. Vermont lost one-third of its farms from 1900 to 1930, and the land used for farming also 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.

In 1940, the population of Grafton dropped to its lowest in history, 393 persons. By the 1940s, not only had all farming operations ceased in the historic district, but also only five houses were occupied full time, by the Jacksons (#5), the Halls (#7), the Obers (#8), the Bloods (#12), and the Starks (#6B). The Stark house stood on the northwest corner of Houghtonville Road and Stagecoach Road and burned down in the 1950s. Houghtonville remained without electricity or phone service in the 1940s, as well.



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 11**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

Walter Cabell died in 1945, and by 1954 Grace Cabell had sold all of the Cabell properties in the historic district, most of them during the 1940s. Most of these houses remained vacation homes or rental properties, and today all the former Cabell properties are vacation homes, except for the store, which is vacant and for sale. George and Katherine Moseley acquired the Jackson House (#5) in 1946 and used the house as a winter home when their residence on Stagecoach Road (which wasn't plowed at the time) was inaccessible. Electricity came to Houghtonville by the 1950s, but only the Moseley House had phone service (#5).

The properties that were not owned by the Cabells have also been for the most part vacation homes since about the 1940s. During the Depression, the Twitchell House (#4) was owned and occupied by Lauren Williams, who did "odd jobs" for work. It has been a vacation home since 1939. Also during the Depression, the Artemus Blood House (#9) was owned and occupied by brick mason Robert Bennett. It has been a vacation home since about 1960. In 1951, Birdie Blood sold her longtime residence (#12) to a resident of Connecticut, who then lived in the house full time, but it has been a vacation home since 1994. The Ober House (#8) became a vacation home when Hattie Ober died in 1959. Since 1975, it has been one of the only homes in the historic district that is a full-time residence. One of its owners, Robert Hamer, was the President of the Grafton Historical Society. The schoolhouse (#10) was sold in 1934 to Orrie Severance, who may have moved into the schoolhouse. The property has remained in the family since his death in 1968 and has been rarely occupied since.

Houghtonville's appeal as a quiet and idyllic hamlet, mostly for second homeowners and partly for full-time residents desiring to escape the more populated areas of the New York and Boston metropolitan areas, has continued from the time of the Cabells until today, and Grafton's economy still depends on tourists and second homeowners. The construction of Interstate Route 91 in the 1960s, a twenty-minute drive from Grafton, made Grafton even more accessible. Francis Palmer commented in his 1954 book on Grafton history that:

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.

In addition to depicting Houghtonville's rich history, the historic district is also significant for its

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 12**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

intact classical style architecture and its collection of intact buildings that are over 150 years old. Although the historic buildings in the hamlet are limited to the Federal and Greek Revival periods, there is a mix of styles and building types that helps enrich the appearance of and create a unique historic landscape. Also, this collection of period architecture helps define the historic district's heyday period of the first half of the nineteenth century. A handful of historic agricultural buildings also help depict Houghtonville's nineteenth-century farming history.

The architecture of the historic district includes a fine example of a brick Georgian-plan Federal style house (#6), a brick Federal style one-room schoolhouse (#10), Classic Cottages (#7, 8 and 12), a 1 ½ story front-gable sidehall plan Greek Revival house (#2), 1 ½ story front-gable Greek Revival houses and a store with either a centered or off-center doorway (#1, 3, 4 and 9), and a Georgian-plan Greek Revival house (#5). There is also a c. 1921 early concrete bridge (#13). Significant architectural details include the blind arches and the four matching chimneys of the brick house (#6), the recessed full-façade porches of most of the Greek Revival buildings (#1, 4 and 9), including one that wraps around most of the side elevation and has paneled porch posts (#4), a wraparound entablature (#4), the large display windows of the store (#1), and a doorway enframed with fluted casings (#3).

The design of the Phelps-Twitchell house (#4), which was built on land owned by Joseph Phelps and probably occupied by one of his children, may have influenced two of his sons when they acquired and enlarged what is perhaps Grafton's most important landmark, the "Old Tavern at Grafton," which was enlarged about ten years after the house was built and is still in operation as an inn on Main Street in Grafton village. Characteristics similar to both the house and tavern, besides typical Greek Revival features, include the recessed wraparound porch with paneled square posts and the wraparound entablature. These are the only two buildings in Grafton with a Greek Revival recessed wraparound porch, which is also somewhat rare in general.

The historic district also contains two properties with continuous architecture (#4 and 9), including one with a good example of an original English Barn (#4). Other good examples of agricultural buildings include a detached English Barn (#12B) and a horse barn with an attached shop (#12A).

Houghtonville is rich with archaeological resources of known origins that help relate the history of the hamlet. In addition to the surviving mill foundations and remains of the dam mentioned above are intact visible cellar holes as well as house sites that are not visible but have known

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 13**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

locations. The cellar holes and industrial sites have been mapped by the Grafton Historical Society using GPS coordinates.

Judging by land records, what is likely the oldest mill and house site (#11) in Houghtonville is located at the west end of the historic district, near the schoolhouse. This site contains the intact cellar holes of the two houses and two barns, a mill foundation, and the remains of a dam. As mentioned above, the Joseph Phelps house and the hamlet's first store once stood across the street from each other near the intersection of Houghtonville Road and Stagecoach Road. The Phelps house cellar hole survives, and the store building, which burned down by the 1940s, is marked by a mound of earth. The house that stood east of the Houghtonville Store (#1), which also burned down by the 1940s, is not marked by anything, but the small size of the lot restricts its location to a limited area.

Due to its rich history and intact historic resources, the Houghtonville Historic District is a significant area of Grafton and a visual reminder of a vibrant rural nineteenth-century hamlet. Today, Houghtonville remains an idyllic place with well-maintained nineteenth-century residences and barns, a mid-nineteenth-century store, an early nineteenth-century schoolhouse, archaeological resources from two mill sites, intact cellar holes, stone walls that identify historic settlement patterns, and old gravel roads that depict historic travel patterns in Grafton. Grafton's active historical society helps educate residents and visitors about the significance of the local historic architecture and landscape, and with the help of the Windham Foundation, it funded the cost of this National Register nomination.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 9 Page 1**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

**Bibliography**

Beers, F.W., et al. *Atlas of Windham County, Vermont*. New York: F.W. Beers, A.D. Ellis & G.G. Soule, 1869.

Chace, J., Jr. *McClellan's Map of Windham County, Vermont*. Philadelphia: C. McClellan & Co., 1856.

Child, Hamilton, comp. *Gazetteer and Business Directory of Windham County, Vermont*. Syracuse, NY: 1884.

*Five Dollars and a Jug of Rum, the History of Grafton, Vermont, 1754-2000*. Grafton: Grafton Historical Society, 1999.

Grafton Cemetery Records. Grafton Town Clerk's Office. Grafton, VT.

Grafton Historical Society. Manuscript and photograph collection. Grafton, VT.

Grafton Town Survey Plan. Original map drawn in 1760s. Redrawn in 1856 by Benjamin Dean.

Hemenway, Abby Marie. *Vermont Historical Gazetteer*. Rutland, VT: Marble City Press, 1925.

Palmer, Francis A. *History of the Town of Grafton, Vermont*. Brattleboro, VT: Shaw Press, 1954.

Pettengill, Helen M. "History of Grafton, Vermont, 1754-1975, and Sidelights on Grafton History." Grafton: Grafton Historical Society, 1975.

State of Vermont. Division for Historic Preservation. Vermont Historic Sites and Structures Survey for the Town of Grafton. Montpelier, VT. 1974.

Thompson, Zadock. *Gazetteer of the State of Vermont*. Montpelier, VT: Zadock Thompson and E.P. Walton, 1824.

Town of Grafton. Land Records. Town Clerk's Office, Grafton, VT.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 9 Page 2**

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

Town of Grafton. Listers' Cards. Town Clerk's Office, Grafton, VT.

Town of Grafton. Town Meeting Records. Town Clerk's Office, Grafton, VT.

United States Bureau of the Census. U.S. Census records for the Town of Grafton, 1850, 1860, 1870, 1880, 1900, 1910, 1920, and 1930.

Walton, E.P. *Walton's Vermont Register*. 1841-1967 annual editions.

Personal Correspondence – Local Residents

Tom Elgan

Bea Fisher

Henry Moseley

Priscilla Wilson

Richard & Martha Desrochers

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 10 Page 1

**Houghtonville Historic District  
Grafton, Windham County, Vermont**

---

**Boundary Description**

The boundary of the Houghtonville Historic District is delineated on the sketch map accompanying the nomination form. Most of the Houghtonville Historic District straddles Houghtonville Road, also known as Vermont Route 121. There is also one property on Stagecoach Road that is visible from Houghtonville Road and one bridge on Cabell Road that is adjacent to the tax parcels within the historic district.

The irregular boundary follows the perimeter property lines of the tax parcels included in the historic district, except for one property (#11) that has a large amount of acreage that does not contribute to the significance of the historic district (Parcel 4-8). A small section of the property that is easily divided from the rest of the property because it is bounded by the road, the river, and another property within the historic district has been included. The boundary includes large farmstead parcels that contribute to the significance of the historic district.

The property lines are derived from the Town of Grafton tax maps #4 and 5. Grafton tax parcels included in the historic district are: 4-8, 4-10, 4-12, 5-23, 5-46, 5-47, 5-48, 5-49, 5-50, 5-51, 5-52, and 5-90.

**Boundary Justification**

The Houghtonville Historic District boundary includes what is commonly considered the historic and current boundary of the hamlet of Houghtonville and was delineated with the purpose of depicting the history of Houghtonville. The historic district also has the natural boundary of the Saxtons River and a visual boundary of the surrounding forest. The historic district boundary is sufficient to convey the historic significance of the Houghtonville Historic District.