

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received NOV 17 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic "Broadview Farm"

and/or common "Grouselands" or (Waterman Farm) (preferred) ✓

2. Location

street & number Town ^{Highway} Highway #26 N/A not for publication

city, town Danville N/A vicinity of ~~congressional district~~

state Vermont code 50 county Caledonia code 005

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Col. and Mrs. Edward Newell

street & number 77 Elm St.

city, town Fort Devens N/A vicinity of state MA. 01942

5. Location of Legal Description

courthouse, registry of deeds, etc. Danville Town Clerk's Office

street & number N/A

city, town Danville state VT.

6. Representation in Existing Surveys

title Vermont Historic Sites & Structures Survey has this property been determined eligible? yes no

date 1982 federal state county local

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier state VT.

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

"Grouselands", historically known as "Broadview" and commonly referred to as the Waterman farm, is a complex of continuously connected buildings -- a main house with service wing and attached horsebarn -- and a small separate shed. Situated on rolling agricultural uplands approximately 2½ miles northwest of the village of North Danville, Vermont, the farm acreage is adjacent to the North Church, which historically served the outlying farms in the district. The house, service wing and shed date from a nineteenth century farm/inn which was remodelled into a Shingle style country estate in 1904. The attached horsebarn was built on the former site of another Italianate stable in 1906. An outlying sugarhouse of the early twentieth century associated with the entire approximate 350 acres is not included in the nomination, which encompasses only that property immediately surrounding the house complex. A foundation hole from an earlier structure, which may have been the original residence, is located at the rear of the house. The main block of the estate (#1), built c. 1865 as a 2½ story, gable-roofed dwelling of 3x2 bays in the Italianate style, was transformed in 1904 by the owner/architect, Stephen Waterman, into a unique, vernacular Shingle style residence with Colonial Revival elements. Characteristic of the Shingle style are the bellcast gambrel roof of red slate and undulating wall surface of wood shingles, while a large veranda of the Doric order is its principal Colonial Revival feature. The 1½ story, gable-roofed service wing (#1a) containing living quarters and woodshed is more evidently derived from the original Italianate residence with 2/2 sash and widely paired brackets remaining at the eaves, but is unified in style with the main block by the Doric order of its porch, shingle siding and red slate roof. The horsebarn wing (#2), built in 1906, is a 1½ story, gable-roofed structure with asbestos siding, double garage doors, hip-roofed wall dormer hay door and a cupola. The 1½ story, gable-roofed shed (#3), built c. 1865 and located south of the barn, was originally located across the road where several large hay barns stood until 1915.

Due to the fact that this is a major reconstruction of an existing structure, the Italianate house of C. 1865 will be described first in order to better delineate the extent to which the original was modified in 1904. As originally built, the house was a clapboarded, 2½ story, dimensionally framed structure of 3x2 bays, with a wood shingle gable roof and twin interior ridge chimneys with corbeled caps. The former inn featured an entablature at the eaves with widely paired brackets, 2/2 sash with cornice cap moldings and flanking louvered wood shutters, and double 1/1 fenestration on the east front of the first story. The central entrance was flanked by shutters and sheltered by a hip-roofed entrance porch with openwork square columns and brackets. A deck with corner openwork pedestals and pierced decorative balustrade extended across the east front facade and was incorporated into the entrance porch. The Italianate, 1½ story, clapboarded wing had a wood shingle gable roof, ridge chimney with corbeled cap, and eyebrow windows with flanking brackets in the kneewalls of the second story. On the east front facade, a four-bay, hip-roofed porch with openwork square columns and brackets echoed the design of those of the main block. The shed portion of the wing featured two carriage bays with braced corners on the east front with a shed-roofed outhouse extending into a hipped

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pentave on the west rear. Pictured in Beer's Atlas of 1875, but removed sometime before the turn of the twentieth century, was a 1½ story Italianate cow/hay barn just to the south. The present horsebarn utilizes part of the foundation of the former horsebarn on the site.

Descriptions of the present structures are as follows:

(#1) "Broadview" - "Grouselands" - Waterman Farm - Main block - c. 1865, 1904

The main block of the house at "Grouselands" (#1) measures approximately 35' x 28' and is an unaltered 2½ story, gambrel-roofed, irregularly bayed Shingle style residence created in 1904 from the above-described dwelling of c. 1865. In his design, architect/owner Stephen Waterman harmoniously blended Queen Anne, Shingle style and Colonial Revival elements into an eclectic yet successful unity. Framed in dimensional, circular sawn lumber with wire nails on a foundation of uncoursed fieldstone topped with brick, the design has a boldness of color and a certain asymmetry of silhouette which derives from the Queen Anne. Yet, unlike that more undisciplined style, the overall form is given the uniformity, strength and controlled order of the Shingle style with its wood shingle siding and slate, gambrel roof, while the simple Colonial Revival veranda lends an air of quiet dignity to this singular residence.

The dynamism of the design derives from the asymmetry of the Queen Anne; the wide overhang of the gambrel roof with exposed "rafters" above the first story, the boldly projecting trapezoidal plan dining room entrance bay emphasized by a Colonial Revival porch of the Doric order wrapping around and further extending the front southeast two-thirds of the plan, the softly undulating wall surface with bowed projections above flush fenestration and the soft "curl" of the shingled surface above the beltcourse between stories one and two on the gambrel ends. Green stained wood shingles contrast with the Granville, N.Y. red slate roof and off-white trim to enliven the coloration of the house, while original dark green louvered wood shutters will again flank the windows enhancing the polychromatic effect.

While the fenestration retains much of the Italianate 2/2 sash and generally utilizes architrave trim and molded cornice cap moldings, each facade of the singular main block (#1) has its own special character. The east front facade is the most complex. Its principal feature is a Colonial Revival, hip-roofed veranda, sheltering two-thirds of the southern portion of this elevation and extending a short distance beyond the plane of the south gambrel end. The porch is supported on brick piers with a latticed wood skirt. It has a complete, simple entablature and is articulated with Doric columns which are tripled at the outside corners. Where the porch joins the house to the north side of the center front entrance, the roof is visually supported by a free standing

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Doric column and a pilaster. Sheltered by the porch, the Italianate principal entrance has two etched and frosted vertical glass lights and four lower panels, all trimmed with bolection molding. A storm door dating from the 1904 renovation has seven raised cross panels, while the entrance enframing is simple architrave molding topped with a rectangular cross panel. Also sheltered by the porch, the southeast portion of this front facade is articulated with a large trapezoidal plan bay extending the formal diningroom. There is a glass door in each of the two side faces and a horizontal rectangular window of leaded glass in a lozenge pattern in the upper portion of the center face. The northeastern bay of this facade (the formal parlor) retains its original Italianate double window with 1/1 sash. Above this portion of the facade, the wide overhang of the eaves of the gambrel roof is finished with molded, narrow "rafter-tails" and wood sheathing. A plain frieze and cornice molding articulate the wall surface under the gambrel overhang and continue as a beltcourse on all other facades. On the second story, three shingled dormers with 2/2 sash project from the lower portion of the red slate roof with their widely overhanging shed roofs continuing the top slope of the main roof. Similar to the articulation of the main block of the house, the dormers repeat the motif of the plain frieze and cornice under the dormer eaves forming a beltcourse on their side faces. A central, hip-roofed dormer projects from the upper slope of the gambrel at the third floor, having double windows, each with 6/1 sash. Two plain interior chimneys are symmetrically placed just to the rear of the ridge. Their present, short, simple proportions utilize bricks molded with the year "1903" and replace two taller Italianate ridge chimneys with corbeled caps.

The north gambrel end of the main block has a soft undulating quality: shingled, bowed projections over the second and third story windows "modernize" three of the original Italianate windows while the shingled wall surface "curls" out above the beltcourse separating the first and second stories. An added 1904 feature is a trapezoidal plan bay window on the northeast portion of the first story that has multiple lights in a diamond pattern over single sash.

The west rear facade is interesting in its irregularity: the gambrel roof projects from only the northwest third of this side; the remaining portion is sheltered by a gable roof formed by extending the slope of the top portion of the gambrel. Both gambrel and gable projections are finished with molded, narrow rafters and board sheathing, as in the front facade. Fenestration is varied. A double window with 1/1 sash, identical to that on the front facade, is on the first story under the gambrel. Two half-length casement windows with wood muntins in a diamond pattern open into the first floor library and replace original Italianate 2/2 fenestration that is retained above on the second story. A small window with 1/1 sash, added in the 1904 renovations, lights the butler's pantry

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on the southwestern first-story portion of the facade. The second story has 2/2 sash, while a dormer with its shed roof incorporated into the extended eaves of the top slope of the gambrel is located in the gambrel portion (northwest) of the facade. A third-story, central, shed roofed dormer is articulated in the manner of the hipped front dormer.

The south facade has the undulating quality of the north facade while retaining the original Italianate 2/2 fenestration. An entrance from the wing porch was removed in the 1904 renovations, while a window with 1/1 sash was added in its place. At that same time, another small window with 1/1 sash was added above on the second story. The third story features a triple window in a vernacular Palladian motif: a large 2/2 central portion has flanking smaller 2/2 sash, the right blind window of which was added during the 1904 renovations.

The interior of the main block reveals Colonial Revival detailing of exceptional quality which remains unaltered from renovations of 1904. All floors are of narrow, matched and blind nailed maple. Most finish woodwork is brown ash painted white, with architrave molding used generally for doorway trim. There are molded baseboards and ceiling cornices throughout. Original lighting with ornate bracketed kerosene lamps have electric lights later added on the same fixture. The plan is a modified Georgian type with two interior chimneys: a hall containing a central stairway and formal parlor (16' x 18') forms a single spatial unit on the northeast front of the first floor; the formal diningroom with projecting bay (15' x 18') opens from the central hall on the southeast front portion of the plan. A library (12' x 17') off-center at the rear of the plan is reached by curtained doorways from the front hall and diningroom, while a den/study (12' x 12') opens from the library in the northwest rear. A small butler's pantry opening off the diningroom in the southwest rear also provides access to the service wing. The second floor has three large chambers, a bedroom and a bath arranged around a central open stairwell and hall. The third floor is reached by a dogleg stairway in the southwest corner of the second floor where access is also provided to the second story of the service wing. The third floor has a large center playroom (17' x 17') with two flanking chambers.

The major design feature of the interior of the main block are the motifs of the five Colonial Revival fireplace surrounds, four of which are on the first floor. The formal diningroom and livingroom at the front of the house present a unified Ionic decorative motif. The livingroom has a particularly fine mantelpiece on a projecting chimney breast: a rectangular opening with a green-glazed brick surround and hearth flanked by fluted pilasters and Greek Ionic colonettes supports a full entablature with frets in the architrave; a frieze decorated with

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garlands and a denticulated cornice forms a mantel shelf. The overmantel features an oval, beveled mirror with a decorative shell motif surround, flanking raised panels with an egg and dart border, and a cornice (also with the egg and dart motif) with a shelf supported on a central bracket decorated with an acanthus leaf. The side panels of the projecting chimney breast feature two raised, vertical panels below a bracketed shelf with a raised panel above in the same egg and dart treatment as the front. The livingroom also features a window seat in the bay window that has turned legs. Paneled pedestals with paired fluted Roman Ionic columns support a complete entablature and serves to set the livingroom off from the hallway. The hallway retains its Italianate stairway with a square newel post with chamfered edges, molded handrail and turned balusters. The diningroom mantelpiece, on a projecting chimney breast, features a rectangular opening with a buff-colored brick surround and hearth, bracketed mantel shelf, flanking fluted Roman Ionic colonettes supporting a leaded glass cabinet in the entablature overmantel with a leaded lozenge design in the frieze identical to the leaded glass motif in the large entrance bay. China cabinets, fashioned in the side corners of the projecting chimney breast, feature glass doors with pointed-arched wood muntins above a paneled drawer and twin paneled cabinet doors. Besides the usual elaborate molding, the diningroom features a molded cornice "plate rail" around its perimeter. The rear library repeats the green and red/orange color motif of the house exterior featuring stained green high paneling under a "plate rail" and stained "crossbeams" with terra cotta-colored plaster walls and ceiling. The flush, green-stained chimneypiece is set across the southeast corner of the room and features a rectangular opening with a projecting terra cotta-colored marble shelf projecting from the terra cotta brick surround and hearth. A full Doric order comprises the mantelpiece with flanking colonettes supporting an entablature shelf with mutules and triglyphs. A paneled overmantel has flanking Doric pilasters and simple full entablature. The den/study flush fireplace has a rectangular opening with a green-glazed brick surround and decoratively molded terra cotta hearth. Fluted pilaster strips with garlands and wheat drops flank the chimneypiece and the cornice mantel shelf supported by brackets with acanthus leaves. There is a paneled overmantel with garlands. The master bedroom on the second floor features a flush chimneypiece in a Roman Ionic motif: the rectangular opening has a blue-glazed brick surround and hearth, and flanking fluted Ionic colonettes support a cornice molding mantel shelf above a molded cross panel. The overmantel has a rectangular, beveled mirror and flanking molded panels with smaller Ionic colonettes supporting a curved cornice shelf.

(#1b) "Broadview" - "Grouselands" - Waterman Farm - service wing - c. 1865, 1904 with later alterations.

The 1½ story, slate gable roofed service wing (#1a) extends to the south and retains much of its original c. 1865 Italianate appearance.

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At some time after the 1904 renovation of the main block, the wing was sheathed in wood shingles and had a neo-Classical Revival porch added, probably at the beginning of this century. It retains a complete entablature with molded box cornice with gable returns, paired scroll sawn brackets with pendants, eyebrow windows in the kneewall, 2/2 sash set in architrave trim with molded cornices, and a door with two tiers of panels, each with three lights over two vertical raised panels and a cast iron latch. The shed portion retains two carriage bays with braced corners. Both have been infilled with doors and have five transom lights in the braced portion. The rear, shed-roofed privy has been sided with asbestos shingles.

The interior of the service wing has two symmetrically placed stairways and on the first story has a kitchen with rear pantry and storeroom on the north portion, a laundry with large soapstone sink and an iceroom in the center portion, and a woodshed, icebox room and privy on the south portion. The finish in the kitchen is vertical beaded board sheathing with four panel doors. The second floor has four bedrooms and a storeroom.

(#2) "Broadview" - "Grouselands" - Waterman Farm - horsebarn wing - 1906 with later alterations.

The carriage/horse barn wing (#2) was built in 1906 on the site of an Italianate stable dating from the original construction of the house. It is a 1½ story, gable-roofed structure with ground level access on the south end. The foundation at this south end is uncoursed fieldstone with post and beam framing; the rest is framed with dimensional sawn lumber. The roof is red asphalt shingle with a hip-roofed ridge cupola; the whole is sided with asbestos shingles. The block has a frieze and a molded box cornice with gable returns; fenestration includes 6/6 sash with architrave trim (front and gable end), single sash with four lights (gable end) and 4/4 sash (rear). The east front facade has double garage doors of the modern overhead type which replace a single large entrance and a 6/6 window. A hay door is located in a second-story, hip-roofed wall dormer and has double doors with four lights over two vertical panels. A large sliding rear door has diagonal beaded board infill.

Interior inspection of the horsebarn reveals that it is designed for efficiency. The carriage room (22' x 28') is now used as a garage. The stall room (17' x 28') is finely finished with beaded board sheathing and contains five stalls and a large box stall. Special features are semicircular grain chutes of finished sheathing leading from the hay loft to large semicircular iron hay feeders in each stall. These grain chutes provide access to the grain feeder from a large grain bin in the attic. Bedding hay is accessible through a trap door leading to a vertical shaft in the loft which appears much like a closet. The soiled bedding is disposed of through a trap door in the floor which leads to ground level.

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(#3) "Broadview" - "Grouselands" - Waterman Farm - shed - c. 1865 with later alterations.

A 1½ story, gable-roofed shed (#3) (22' x 28') is about 40 feet south of the stable. Framed with dimensional sawn lumber and sided with asbestos shingles over wood shingles, this is said to have been built c. 1865 and moved here from its original location across the road. It features two tiers of double doors opening in the front, flanked on the second story by two small single light windows all with molded cornices. Sash is generally 6/6, also with molded cornices. An interior chimney rises from the southwest rear corner.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c. 1865 and 1904 **Builder/Architect** Stephen Waterman

Statement of Significance (in one paragraph)

The "Broadview" - "Grouselands" - Waterman house is a good vernacular example of the Shingle style which, although by nature an eclectic style, here successfully combines Queen Anne, Colonial Revival and Shingle style elements into a type of architectural statement very rare in rural northern Vermont. The fact that it gives little indication that it was originally built as an Italianate farm/inn only serves to magnify the cleverness of the design of owner/architect Stephen Waterman in masterfully adapting the old forms to their new functions. The fine workmanship and attention to detail in relating the precisely executed Colonial Revival interior design to the form and embellishment of the exterior make this residence a fine representative of quality architectural design. Together with its wings and shed, the survival of what was created as a country estate in an otherwise strictly agricultural community is astonishingly special.

Located approximately 2½ miles northwest of the small village of North Danville, the farm estate is adjacent to the North Church. It historically served the outlying farms comprising this agricultural upland which remains in agricultural use today. The first settler of the acreage including and surrounding "Grouselands" was James Kelsey, who had a house on lot 103 A as early as 1799.¹ In 1827, there were two houses on the property,² suggesting that part of an old fieldstone foundation with cut granite steps located at the rear of the house could be the remains of the original house on the farm. It is referred to as the "Robert Kelsey Farm" on various deeds of the mid-nineteenth century, after it passed from father to son; however, it is impossible to verify the c. 1865 construction date of the Italianate house due to the absence of all but a few of the Danville Tax Records of the 1800's. The property passed to Abigail Orcutt in 1867, who mortgaged it from the former owner, Robert Kelsey.³ The mortgage was transferred to various personages while the ownership of the property, together with the mortgages, were passed to William J. Stanton in 1869 and E. P. Warner in 1876, a fact that caused the foreclosure on the estate in 1898 by Benjamin F. Rollins.⁴

It was when the farm was owned by E. P. Warner, Esq. that "Broadview" became a well known retreat for city folk. It became so significant a property that it was one of two Danville estates pictured in Beer's Atlas of Caledonia County published in 1875.⁵ An advertisement in the possession of the present owners describes the "splendid view of over 100 miles extent", the fact that it is "perfectly safe for ladies; NO TRAMPS" and that it has a healthy atmosphere with a "cool breeze", "no malaria of any kind" and the "locality warranted free from Hay Fever" making it a "safe and pleasant home for misses and youths through vacation."⁶

9. Major Bibliographical References

Beers, F. W., Atlas of Caledonia County, VT., N. Y. : F. W. Beers & Co., 1875.
Danville Grand Lists of 1794, 1799 and 1827.
Danville Land Records, Vols. 18 and 60.
 Interview Col. & Mrs. Edward Newell, 6/83; various materials in their possession
 Interview Stephen Waterman, Jr., February, 1982 (now deceased).

10. Geographical Data

Acreage of nominated property aproximately 2 $\frac{1}{2}$ acres 15' series
 Quadrangle name St. Johnsbury Quad Quadrangle scale 1:62500
 UMT References

A	<u>1</u> <u>8</u>	<u>7</u> <u>28</u> <u>9</u> <u>50</u>	<u>49</u> <u>30</u> <u>5</u> <u>50</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

The boundary begins at Point A, located at the intersection of an easterly extension of a line parallel to and 85' north of the north gambrel end of the main block (#1) and a line following the western edge of the

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Deborah Noble

organization Preservation Consultant date July 1983

street & number RFD Box 85 telephone (802) 695-2507

city or town Concord state VT.

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

Eric Silbertson

title

date

10/25/83

For NPS use only

I hereby certify that this property is included in the National Register

for Deborah Noble
Keeper of the National Register

Entered in the
National Register

date

12/27/83

Attest:

date

Chief of Registration

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It was here that Stephen Waterman, a sickly youth from Providence, R. I., came to regain his health. He recovered and became so enamoured of the spot, that he was determined to purchase the property. After being educated at Brown University where he became an architect, he was able to accomplish his dream in 1904 when he reconstructed the main house and created a country estate with a farm as well as a nine-hole golf course, tennis courts, and a trout pond. Original plans and before and after photographs have been retained.⁷

The property is owned by the granddaughter of Stephen Waterman and her family and remains unaltered from the architectural reconstruction of the beginning of the twentieth century. The Newells intend to sensitively restore and renovate the structure, which is beginning to deteriorate, and to utilize the property as a combined working maple sugar and tree farm and pursuing whatever other uses the land allows.⁸ "Grouselands" is a unique architectural type in the rural Northeast Kingdom of Vermont, an area where agriculture and necessity, rather than leisure living, have precluded the widespread existence of early twentieth century residences and architect-designed vacation retreats.

FOOTNOTES

1. Danville Grand List, 1794 and 1799.
2. Ibid, 1827.
3. "B. F. Rollins vs. Edw. P. Warner et als", Danville Land Records, Book 18, page 621.
4. Ibid, page 623.
5. F. W. Beers, Atlas of Caledonia County, VT., (New York: F. W. Beers & Co., 1875) page 75.
6. Advertisement: "Summer Board - Broadview Farm" in possession of Col. and Mrs. Edward Newell, Fort Devens, MA..
7. Interview Stephen Waterman, Jr., February, 1982. (now deceased)
8. Interview Col. and Mrs. Edward Newell, June, 1983.

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right of way of town highway #26. It then proceeds generally southerly along said line to Point B, located at the intersection of said line and an easterly extension of a line parallel to and 75' south of the south gable end of the shed (#3). It then proceeds generally westerly along said extension, said line and a westerly extension thereof, to Point C, located at the intersection of said extension and a southerly extension of a line parallel to and 110' west of the rear facade of the horsebarn (#2). It then proceeds generally northerly along said extension, said line, and a northerly extension thereof to Point D, located at the intersection of said extension and a westerly extension of a line parallel to and 85' north of the north gambrel end of the main block (#1). It then proceeds along said extension, said line and an easterly extension thereof to Point A, the point of beginning.

Boundary Justification

The nominated property includes all open land between the beginning of wooded areas which form natural boundaries on the north, south and west. The east boundary is the property line along town highway #26. The whole is sufficient to convey the context of the historic structures and to protect them. The original farm property currently in common ownership with the buildings comprises 305 acres (plus several recently acquired parcels not listed here), it is recorded in Volume 60, pages 194-195 of the Danville Land Records.

"BROADVIEW" - "GROUSELANDS" - "WATERMAN FARM"

DANVILLE, VERMONT

July 1983

not drawn to scale

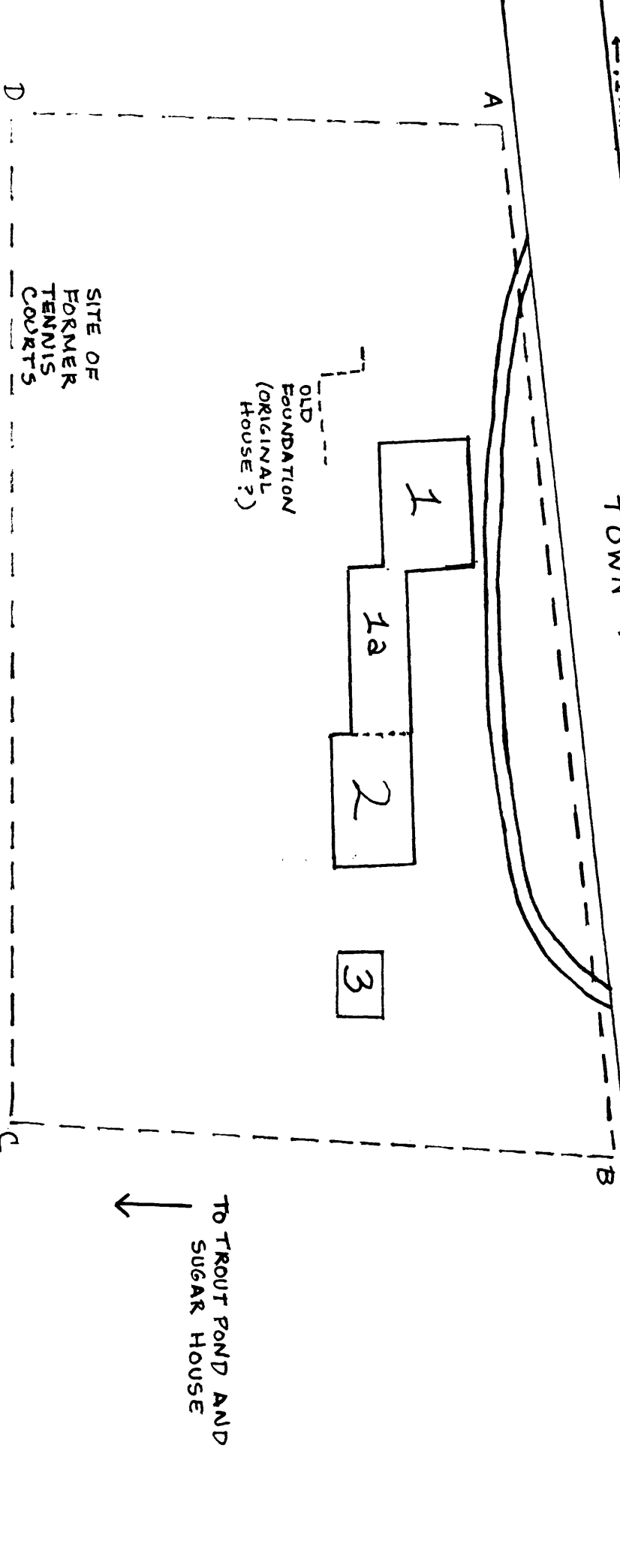


BARN
REMOVED IN
1915

← TO OLD NORTH CHURCH
← .2 MI. TO TOWN HIGHWAY # 30

TOWN HIGHWAY # 26

TO N. DANVILLE VILLAGE →



SITE OF
FORMER
TENNIS
COURTS

TO TROUT POND AND
SUGAR HOUSE