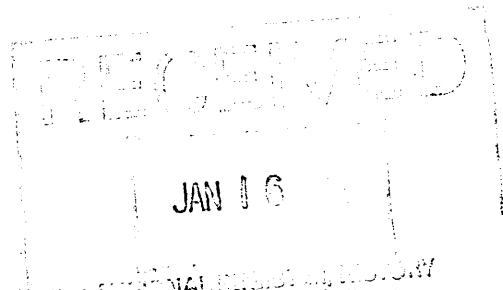


United States Department of the Interior
National Park Service

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 Atherton Farmstead

other names/site number n/a

=====

2. Location

=====

street & number 31 Greenbush Road

not for publication n/a

city or town Cavendish vicinity n/a

state Vermont code VT county Windsor code 027

zip code 05142

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally X statewide X locally. (See continuation sheet for additional comments.)

Suzanne C. Jamale National Register Specialist 1-11-02
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
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

=====

Atherton Farmstead, Cavendish, Windsor Co., VT

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): _____

Edson A. Beall 3/1/02

for

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>4</u>	<input type="checkbox"/> buildings
<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u>4</u>	<input type="checkbox"/> 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.)
Agricultural Resources of Vermont

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Agriculture/Subsistence</u>	<u>agricultural field</u>
<u>Agriculture/Subsistence</u>	<u>animal facility</u>
<u>Agriculture/Subsistence</u>	<u>agricultural outbuilding</u>

Atherton Farmstead, Cavendish, Windsor Co., VT

Current Functions (Enter categories from instructions)

Cat: : Domestic Sub: single dwelling
Domestic secondary structure
Agriculture/Subsistence agricultural field

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Federal

Materials (Enter categories from instructions)

foundation stone
roof asphalt
walls weatherboard

other _____

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.

Atherton Farmstead, Cavendish, Windsor Co., VT

Areas of Significance (Enter categories from instructions)

- Agriculture
- Architecture
- Exploration/Settlement
- Transportation

Period of Significance 1770-1951

Significant Dates n/a

Significant Person (Complete if Criterion B is marked above)

n/a

Cultural Affiliation n/a

Architect/Builder unknown

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 43 acres

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

	Zone Easting	Northing	Zone Easting	Northing
1	<u>18 698251</u>	<u>4809795</u>	3	<u>18 698967 4809297</u>
2	<u>18 698967</u>	<u>4809805</u>	4	<u>18 698251 4809297</u>
	<u>See continuation sheet.</u>			

Atherton Farmstead, Cavendish, Windsor Co., VT

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 October 29, 2001

street & number P.O. Box 128 telephone (802) 348-7122

city or town Williamsville state VT zip code 05362

=====
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 Richard and Sandra Paczkowski

street & number 31 Greenbush Road telephone (802) 484-3231

city or town Cavendish state VT zip code 05142

=====
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**Atherton Farmstead
Cavendish, Windsor County, Vermont**

Description

The Atherton Farmstead is located on Tarbell Hill in northeastern Cavendish, at the intersection of Tarbell Hill Road and Greenbush Road. The farm cluster of intact historic wood frame buildings includes a c. 1785 Cape Cod farmhouse with a c. 1840 connected shed, a c. 1913 detached carriage shed, and a c. 1840 detached Early Barn. The property has forty-three acres of fields and woods traversed by stone walls. The farm cluster is located on the former Crown Point Road, a 1760 military road, and the farmhouse and an earlier structure on the property served as a tavern from about 1770 to about 1812. Farming activities ceased on the property by the 1930s, but the farmstead appearance has been retained. The buildings are in good to excellent condition and retain their integrity of location, design, workmanship, feeling and association. The Early Barn and detached shed also retain their integrity of materials. Some of the historic fabric of the farmhouse and connected shed have been replaced, but appears to have been replaced in-kind, resulting in only a slight decrease in integrity. This is to be expected on a property of this vintage. The farmstead's setting has been slightly altered due to the construction of a late twentieth-century house across the street; this house has a large setback and its distance from the farm cluster makes it only a minor intrusion.

Setting

The farm cluster is at the northeast corner of Greenbush and Tarbell Hill Roads, about two miles from the intersection of Tarbell Hill Road and Route 131. The Greenbush Road leads east to the hamlet of Greenbush in the Town of Weathersfield, and Tarbell Hill Road leads north to the town of Reading. The rural neighborhood is typical of Cavendish's hill country: rolling hills dotted with a mix of nineteenth-century and late twentieth-century single-family homes, and mostly wooded areas with occasional fields. The nineteenth-century homes include "snecked ashlar" Cape Cod and Greek Revival houses, brick Cape Cod and Georgian Plan houses, and clapboarded Cape Cod and Georgian Plan houses. The hill country rises above Cavendish's two small villages, Cavendish and Proctorsville, which are located along the Black River and Route 131.

The forty-three acre subject property includes one twenty-one acre parcel at the northeast corner of Greenbush and Tarbell Hill Roads, and a twenty-two acre parcel across Tarbell Hill Road that is bounded on the southwest by East Road. The farmhouse has a large setback from Greenbush Road and faces south. The attached shed projects from the west gable wall of the house and is set back from the house. Its west gable wall is slightly set back from Tarbell Hill Road. A dirt driveway leads from the corner of Tarbell Hill and Greenbush Roads to the attached shed. The barn sits about fifty yards northeast of the house. The carriage shed sits adjacent to Greenbush Road, between the house and the road.

The house is surrounded by lawns, and east of the barn is a field. The parcel across Tarbell Hill Road contains a field, and the house across Greenbush Road is in the center of a large field that was once part of the Atherton Farmstead. Surrounding these open areas are deep woods, and there are a few apple trees in the front yard. Stone walls line Greenbush and Tarbell Hill Roads and stone

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**Atherton Farmstead
Cavendish, Windsor County, Vermont**

walls form an enclosed yard on the east side and rear of the house. Where the stone wall along Tarbell Hill Road meets the stone wall behind the house, there are two additional stone walls that create an approximately seven foot square enclosure with no openings. Part of the stone foundation of a former bank barn lies southeast of the barn. A spring runs north of the house, in the woods. At the foot of the driveway is a 1915 Daughters of the American Revolution (D.A.R.) marker that reads, "Crown Point Road, built by Gen. Amherst 1860, marked by Cavendish Chapter D.A.R. 1915."

The property was originally two hundred acres; the remaining acreage is sufficient to depict the farmstead appearance. An undated drawing, probably from the first half of the twentieth-century, shows a layout of the farmstead. The farmhouse was centrally located on the property, and the property included land across both Tarbell Hill and Greenbush Roads. The fields south, east and west of the farmhouse were larger than they are today, and the land north of the house, now wooded, was called the "jungle." In the northwest corner of the property was a sugar grove (maple trees).

Around the 1930s, a large detached bank barn south of the extant barn collapsed or was removed. A c. 1910 photo shows that this barn was larger than the extant barn and was oriented north-south. Until 1965, Tarbell Hill Road ran directly adjacent and parallel to the gable wall of the attached shed, then turned slightly to the right after passing the shed. That year, the segment of Tarbell Hill Road between Greenbush Road and the shed was turned over to the property owner, and is now the driveway. In exchange, the owner gave a right to the town to build a new section of the road west of the old road. This is the extant Tarbell Hill Road. A break in the stone wall near the end wall of the attached shed reveals where the original road crossed.

House, c. 1785

The farmhouse is a symmetrical five bay wide 1-1/2 story timber frame Cape Cod house. It faces south and has a modified rectangular footprint oriented east-west. The rectangle is offset by a two bay wide, one bay deep projection at the right end of the rear elevation. The house has a fieldstone foundation below grade and a split stone foundation above grade, clapboard siding, and an asphalt-shingle side-gable boxed-eave roof with no overhang. A large square running-bond brick chimney is centered on the roof ridge. Architectural trim includes a wide skirt board, slim cornerboards, flat stock window casings, flat stock friezes, and delicate molded horizontal and raking cornices and cornice returns. The window lintel casings of the front elevation meet the frieze. Off-center on the rear roof slope is a two bay shed-roofed dormer. The rear projection shares a roof with the main block of the house, causing each roof slope of the west gable to have a different pitch. The right end of the dormer meets the raised roof of the rear projection.

The centered front doorway contains a large wood door flanked by 3/4-length multi-pane sidelights; the ensemble is framed by flat stock casings. The door has two raised vertical panels and a cast iron thumb latch and handle. Two split stone steps lead to the front doorway. The front (south) elevation of the house has one wood twelve-over-twelve window in each of the four bays flanking

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**Atherton Farmstead
Cavendish, Windsor County, Vermont**

the center doorway. The gables each have a pair of wood twelve-over-twelve windows; the east gable also contains a wood six-pane window near each eave. The first story of the gable walls have a mix of wood twelve-over-twelve, twelve-over-eight and nine-over-nine windows. The rear elevation of the main block has irregularly-spaced wood twelve-over-twelve windows, and the rear elevation of the projection has regularly-spaced wood six-over-six windows. The attic of the projection has a six-pane window. The dormer has small six-over-six windows. The east elevation of the rear projection has a doorway leading to a flagstone patio. The doorway contains a four-panel wood door with a bas-relief stamped Norfolk latch. Between the rear projection of the house and the attached shed is a four-panel wood door with a raised panels and a Suffolk latch.

The interior of the house has a modified Cape Cod floor plan, wood flooring, plaster wall and ceiling finishes, a variety of door and window trim and baseboards, and a mix of four-panel and batten wood doors. The front entry leads to a tiny vestibule. Behind (north of) the vestibule is a narrow, winding, enclosed staircase leading to the west room of the upper story. Behind the stairway is a large brick chimney mass concealed by the wall finishes of the surrounding rooms. At each side of the vestibule is a doorway to a square room, one in each front (southeast and southwest) corner of the house. The southeast room is now a living room, and the southwest room is now a dining room. The rear (north) walls of each of these rooms are in the same plane and meet the rear edge of the chimney mass. Each front room has a small brick recessed fireplace in the chimney mass. The dining room has a closet between the fireplace and the doorway to the front hallway.

In the northwest corner of the main block is a room with a rectangular footprint oriented east-west. This is now a modern kitchen. Behind the east wall of the kitchen is a straight-run stairway to the upper story, with a winder at the bottom. In the northeast corner of the main block is a room with a rectangular footprint oriented north-south. This is now a den. Between this room and the living room is a shallow closet. Between the rear stairway and the den is a bathroom with a rectangular footprint oriented north-south. Between the bathroom and the den is a shallow closet and the upper half of a former staircase to the upper story. Between the chimney mass and rear of the house is a three-part hallway oriented east-west. The end sections are square in plan and the center hallway is rectangular in plan. These three sections form one long hallway between the kitchen and den. The west square hallway has an open doorway to the kitchen and three doors leading to: the basement stairs (under the stairs to the upper story), the chimney mass, and the center hallway. The center hallway is in front of the bathroom. The east square hallway is between the bathroom closet and the living room. The former stairway to the upper story creates a sloped ceiling in the east square hallway. In the rear projection is a laundry room and a study.

The upper story of the house has two large rooms, one at each end of the house on each side of the chimney mass. The west room is open to each of the stairways, which are open at the top, and a doorway leads to the east room at the top of the rear stairway. Each room has a recessed brick chimney in the chimney mass. Under the eaves are finished closets, including one long closet. The dormer contains a bathroom.

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Cavendish, Windsor County, Vermont**

All of the rooms have natural-finish wide board floors, except for the bathrooms, which have painted wood narrow-board floors. The first story fireplaces have stone hearths. Most of the walls and ceilings are plastered; sheetrock finishes are limited to some of the upper story walls. The timber posts project into the first story rooms at the four corners of the house as well as at the center bay, revealing the three-bay timber frame system of the long sides of the house. The posts are encased. The front wall of the front vestibule is dominated by the front door and sidelights; the rest of the wall is infilled with flat-stock painted boards. The side walls of the east square rear hallway are plank partitions. The wall between the first story center hallway and bathroom is a plank partition. The wall between the first story bathroom and closet is a plank partition and this closet is lined with planks. Some of closet planks are very wide (20"), beaded, and attached with rose head nails. The other side of the closet wall (facing the den) is plastered. The east wall of the kitchen has brick veneer.

Throughout the house are a variety of types of wood baseboards, door and window trim, and fireplace mantels. The first story fireplaces have tall flat-stock chimney breasts and simple mantels comprised of two layers of flat-stock boards parallel to the wall surface surmounted by a small wood mantel with curved corners. The second story fireplaces have heavily molded fireplace surrounds surmounted by flat-stock chimney breasts and small wood mantels with curved corners. The baseboards and most of the door and window trim are flat-stock. The door casings in the living room have plain backbands. The doorway from the kitchen to the dining room also has a flat casing with plain backband, on the kitchen side. The doors and windows in the upper story all have flat casings with molded backbands and inner beads.

The interior doorways contain a mix of wood batten doors and wood four-panel doors. The door between the kitchen and rear projection, and the two doors to the southwest room and the closet door in this room are paneled; these have flat panels. Most of the upper story doors are paneled; these have raised panels. The batten doors are comprised of two wide vertical boards with three horizontal beveled battens. The closet door facing the rear square hallway, under the former rear stairway, is comprised of two boards that are each about 20" wide. The door from the bathroom closet to the former rear stairway is an approximately 18" wide wood plank. The door to the front stairway is two wide boards with a beaded edge flanking a narrow board. There is a small high door between the living room and den closet; this door has a hand-carved hole near the bottom. There is also a cubbyhole set into the front of the chimney mass that is accessed from the front stairway through a small door. The doors have a variety of latches, mostly hand-wrought Suffolk and Norfolk latches. The door between the house and attached shed also has a hand-wrought rim lock.

The kitchen has modern cabinetry and a freestanding wood stove. The first story bathroom has a clawfoot bathtub, wall-mounted sink, and toilet. The second story bathroom has a built-in bathtub, wall-mounted sink, and toilet. The front and rear stairways have modern flat-stock railings.

Under most of the house is a full basement. Under the dining room is a crawl space that is separated from the basement by stone foundation walls and the chimney mass. The fieldstone

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chimney mass is about fifteen feet square. There is a fieldstone foundation wall under the house sills, plus an inner fieldstone foundation wall that extends from the chimney mass to the south and west foundation walls; a slight offset of these walls from the chimney mass differentiates the chimney mass from the walls. All the stone walls have been pointed with portland cement-based mortar. The basement has a poured concrete floor and exposed first story floor framing. The framing is a mix of hewn beams, debarked logs, and circular-sawn replacement and sistered framing. In the northeast corner of the basement is a bulkhead with stone steps and cheek walls. The basement is accessed from the first story rear hallway via an open wood stairway of circular-sawn lumber. This stairway is directly below the rear stairway off the kitchen.

The house was constructed sometime between 1769 and 1803, probably during the 1780s (see Statement of Significance). It is possible the chimney mass and foundation walls extending from it date to 1770, approximately when the first dwelling on this property was constructed. The exterior appearance, the visible structural members in the attic and basement, and the interior details reveal that it is likely the house was constructed in the eighteenth-century. Cape Cod features of the house include the massing, clapboard siding, side-gable roof with no overhang, large central chimney, five-bay front facade, central doorway with sidelights, regularly-spaced windows, spare trim, timber frame structure, and most of the floor plan.

Although much of the exterior fabric of the house has been replaced, the extant exterior appearance of the house is probably fairly close to the original. The massing and material types are intact, except for the asphalt-shingle roofing, which probably replaced wood shingle roofing. The chimney bricks appear to be hand-pressed, but the excellent condition of the chimney indicates that it has been rebuilt. The clapboards have been replaced, but are probably of similar width as the original. The windows have been replaced, but they were probably originally twelve-over-twelve, as most of them are now. Some early glass panes were reused in the front windows. The window configuration is probably close to original; the only changes may be the high-sill window openings at the west gable wall. The six-over-six windows at the rear of the house probably date to the mid nineteenth-century.

Original interior features of the house include most of the floor plan, the front stairway, the chimney mass, the upper half of the now-enclosed former rear stairway, the plaster walls and ceilings, the plank walls of the first story bathroom closet and adjacent square hallway, the wood flooring in the dining room and front vestibule, the first story fireplaces, the first story door and window trim, the HL hinges, the Norfolk and Suffolk door latches, the rim lock on the door from the house to the shed, the paneled doors, and the small door between the living room and den closet. Although batten doors were no longer made by the late eighteenth-century, it is possible the door under the defunct rear stairway is original as it is constructed of 20" wide boards and hand-wrought HL hinges. The second story fireplace locations may be original.

The original floor plan has only been slightly altered and is discernible. The first story of the house had a typical Cape Cod plan: two square front rooms flanking a small entry hallway, stairway and chimney mass; plus a long rear kitchen with a small room in one of the rear corners. (Many Cape

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**Atherton Farmstead
Cavendish, Windsor County, Vermont**

Cod houses had a small room in each rear corner; it is possible this was the case in this house.) The front of the first story has been preserved. At the rear, the den is probably original, as well as the remains of the defunct stairway and the east square hallway underneath. The currently used rear stairways divided the original kitchen into two rooms, but the modern kitchen is in the same location as the original. The bathroom and long rear hallway were probably originally a pantry. The original upper story floor plan is probably similar to the current floor plan: one room at each end of the house. The original front stairway leads to the west room, and the defunct rear stairway leads to the east room. The rear projection could have been added early on and was originally a wood shed.

Alterations to the house began in the 1910s or 1920s, when the currently-used rear stairway was installed. This is also about when the kitchen fireplace and bake oven were plastered over. The house underwent a comprehensive rehabilitation in the late 1930s. It is possible the wood shed was converted to living space at this time. The dormer was added to accommodate a bathroom, many clapboards were replaced, many bricks of the chimney mass were replaced, and plumbing, electricity, and central heating were installed. The bathroom sinks and bathtubs appear to date to the 1930s. Most of the batten doors are probably not original as they appear to be Colonial Revival versions of this seventeenth-century door type. These may also have been installed in the late 1930s. However, some of these doors are made with very wide boards, making it difficult to determine when they were made. These wide boards would only have been available in the 1930s as salvage.

Additional work to the house occurred in the 1980s. The second story fireplaces were re-bricked and their surrounds replaced. The door and window trim at the second story probably also dates to the 1980s, although the doorways contain early paneled doors. The wall between the rear hallway and bathroom, and the maple floors in the kitchen, den and living rooms also date to the 1980s. The kitchen cabinets and stairway railings probably also date to the 1980s. More recently, the asphalt shingle roof was installed in 1996, and replaced asphalt-shingle roofing. Two of the four chimney stacks were lined in 1998; the other two remain unlined. Throughout the 1990s, about 15% of the clapboards have been replaced in-kind. The house is in excellent condition.

A. Attached Shed, c. 1840

Attached to the west gable wall of the house is a 1-1/2 story three bay by one bay timber frame shed. It faces south and has a rectangular footprint oriented east-west. The front elevation has a large setback from the front elevation of the house, and the rear elevation projects slightly from the rear projection of the house. The shed has a fieldstone foundation (with no cellar), clapboard siding and a side-gable asphalt shingle roof with no overhang except at the front elevation, which is recessed about three feet. The front elevation has vertical board siding and the timber rafters are exposed under the overhang. At each end of the front elevation is a large vertical board sliding door with cross bracing and iron rollers. Fenestration is limited to a twelve-over-twelve wood window in the west gable and a nine-pane wood window in the east gable. There is a modern skylight in the rear roof slope.

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**Atherton Farmstead
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The interior of the shed is mostly unfinished and most of the timber frame structure is exposed. This structure includes sills, posts and beams with braces, plates, log rafters and a ridgepole. The first story has a dirt floor and an open wooden stairway leading to the attic, and the attic has a wood plank floor. The attic has been divided into two rooms; one room has sheetrocked walls. The shed was constructed c. 1840, and was originally located "across the road" (which road is unknown). It was originally a stagecoach stable and was moved to its current location around 1885. The front elevation probably did not have vertical board siding originally. The current vertical siding dates to 1999 and replaced matching vertical siding that was in poor condition. Otherwise, the shed does not appear to have had any major alterations and is in excellent condition.

B. Early Barn, c. 1840

This four bay by two bay one-story timber frame barn is located about 50 yards northeast of the House. It faces south and has a rectangular footprint oriented east-west. The barn has a fieldstone foundation (with no cellar), rough vertical board siding, and a side-gable asphalt-shingle roof with no overhang. There is a seam in the siding at the foot of each gable. Off center on the front elevation (in the third bay) is a full-height hinged double door, at each end of the front elevation is a pedestrian door, and at the right end of the rear elevation is a full-height hinged double door. These doors are all of rough vertical boards, have wrought-iron strap hinges, and are braced on the interior side of the door. Between the left door and double doors of the front elevation there is a six-pane window. The east gable wall has two irregularly-spaced twelve-pane windows. The west gable wall has an off center opening containing a pair twelve-pane sliding windows. Off center on the rear elevation is a twelve-pane window.

The interior of the barn is unfinished and the hand-hewn mortise-and-tenon timber frame structure is exposed. Several large members have mortise holes, indicating that this may be the second barn built on the property, incorporating timbers from the first barn. The structure has a side-wall frame including sills, posts, diagonal braces, wall girts, wall plates, and common rafters (no purlins). The west bay is divided into two rooms. The second bay has what appears to be separate animal quarters, and the third bay has the wagon drive. The east bay has one long room. Most of these sections have old horizontal plank partitions.

Early Barn features of this barn include the eaves-front orientation, side-gable roof with no overhang, and large eaves-side doorway with a pair of hinged doors. Judging by the structure of the barn and a subtle dip in the roof, the west bay of the barn is not original. This makes sense since Early Barns are typically three bays by two bays and have centered doorways, while this barn has four bays and an off-center doorway. The hand-hewn members of the west bay indicate it was probably added by the mid nineteenth-century. The interior layout may have been altered when the fourth bay was added, but these alterations are limited to one-story rough partitions walls. The rear double-door is not original, as there are mortise holes for a wall girt in the posts that serve as door jambs. The windows are probably not original, as this type of barn typically did not have windows. They were probably added by the late nineteenth-century. In the late twentieth-century, supplemental structural elements were added to the framing and are discernible from the original

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because they are machine-sawn. Ceilings were been added to several rooms above mid-wall girts and are comprised of circular-sawn joists and plywood. The alterations to the barn have not detracted from its historic significance and the barn is in good condition. The structure appears to be stable except for the sills, which may be deteriorated judging by the rotted bottoms of the exterior siding.

C. Carriage Shed, c. 1913

This one-story wood frame shed is located adjacent to Greenbush Road, between the house and the road. It faces north toward the house and has a narrow rectangular footprint oriented north-south. Spanning the east elevation of the shed is a lean-to. The shed has a circular-sawn wood frame, rough horizontal board siding, and an open-eave overhanging front-gabled standing-seam metal roof. Spanning the north gable wall is a double-leaf vertical-board door with metal strap hinges. The lean-to has rough horizontal-board siding at its south and east sides, is open at the north end, and has a standing-seam metal shed roof. The shed is in very good condition. According to the owner of the house from 1936-76, this structure dates to about 1913 and was originally a carriage shed. The lean-to is not original. Otherwise, there have been no alterations to the shed and it is in very good condition.

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Statement of Significance

The Atherton Farmstead is significant as an intact example of an eighteenth century farmstead on the Crown Point Road and as the site of an early Vermont tavern. The farmstead's Cape Cod house retains its historic integrity and is the oldest remaining tavern in Cavendish as well as possibly the oldest remaining house in Cavendish. The property was first settled c. 1770 by brothers Samuel and Noah Paine and was the home of four generations of the Atherton family from 1812 to 1936. The farmstead retains its rural setting of fields, woods, stone walls, and dirt roads. On the farmstead are intact historic buildings, including the c. 1785 farmhouse, and one early twentieth-century and two early nineteenth-century outbuildings. The farmstead meets National Register Criterion A for its contribution to Vermont's agricultural, settlement, transportation and tourism history and meets National Register Criterion C as an intact historic farmstead. It is being nominated under the Multiple Property Listing for "Agricultural Resources of Vermont," and meets the registration requirements for the Farmstead property type. The farmstead relates to statewide themes of Historic Architecture and Patterns of Town Development; Agriculture; Contact, Exploration, Conflict and Early Settlement; Tourism; and Transportation. The period of significance of the Atherton Farmstead is 1770 - 1951, which spans the years between the approximate construction date of the first structure on the property and the fifty-year limit for National Register eligibility.

The Atherton Farmstead may have been the location of the first "pitch" in Cavendish, by the Paines, as early as 1765 and no later than 1769. It was not the location of the first permanent settlers, as that status belongs to Captain John Coffeen who arrived in Cavendish in July 1769, but it was among the first four properties permanently settled in Cavendish. The first permanent structure on the property was a c. 1770 tavern, which was probably a log structure. The extant farmhouse probably dates to the 1770s or 1780s. The property was farmed from the late eighteenth-century until about the 1930s, when it was converted to a vacation home. In addition to the farmhouse, the farmstead retains a c. 1840 shed, c. 1840 Early Barn, a c. 1913 carriage shed, two historic fields, and stone walls. The early settlement date of this property is due to its location on the 1759-1760 Crown Point Road, one of the first roads in Vermont. The farmhouse is one of the only houses remaining on the former Crown Point Road within the borders of Cavendish, out of about twelve that appear on the 1855 Doton Map.

Cavendish is a rural town in southern Windsor County. The Black River flows east-west through Cavendish and feeds into the Connecticut River about 15 miles to the east. Vermont Route 131 follows the path of the river and serves as the main street of the town's two villages, Cavendish and Proctorsville. North and south of the river and Route 131 rises Cavendish's rural hill country. The Atherton Farmstead is located in this hill country, in the northeast corner of town. Many nineteenth-century farmhouses survive in the hills around the two villages, including the well-known snecked ashlar houses of southern Windsor County. While the Atherton farmhouse does not have the architectural uniqueness of these stone structures, it is older than these houses and is one of the only remaining Federal-period wood frame dwellings in Cavendish. Many other similar wood frame farmhouses that were scattered in the hills of Cavendish have been lost, mostly in the late

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twentieth-century. A 1964 publication entitled *Heritage and Homes, Cavendish*, reveals that in 1964 there were still a handful of Federal-period homes standing; today, the few remaining Federal-period homes probably post-date the Atherton farmhouse or have been extensively altered.

Before Cavendish was settled or even received its town charter, the Crown Point Road was established through Cavendish. This approximately eighty mile long military road was one of the first roads in Vermont to be built by the English. In 1759-1760, the road was cut from Fort No. 4 in Charlestown, New Hampshire (the northernmost English fort on the Connecticut River), to the Crown Point garrison on Lake Champlain. The road was built during the French and Indian War and allowed troops and supplies access from Boston and Charlestown to Crown Point; its use is considered instrumental in deciding the outcome of the war. Between 1760 and the Revolutionary War, the road was used mostly by settlers and was the principal road linking the Connecticut River to Lake Champlain. It was again used as a military road during the Revolution for access from Massachusetts and New Hampshire to Fort Ticonderoga on Lake Champlain. Military camps were established at regular intervals along the Crown Point Road; the Atherton Farmstead is between the 13th and 14th mile encampment.

Cavendish is probably named for William Cavendish (1720-64), who held various high positions of authority in England. Cavendish was chartered by New Hampshire Governor Benning Wentworth in 1761, and regranted to New York by the King of England in 1764. In 1772, the original town proprietors raised the funds to repurchase Cavendish from New York by selling a tract of land to Princeton College President Dr. John Witherspoon. According to *Vermont, the Green Mountain State*, Witherspoon owned land in Nova Scotia, which he traded with John Pagan, a Glasgow merchant who owned 2,000 acres in Cavendish. Witherspoon signed the Declaration of Independence. A 1772 survey of Cavendish shows that it was divided into 32 lots of 100 acres each. The Atherton Farmstead is on Lots 19 and 20 of the Witherspoon tract.

Like most Vermont towns, Cavendish was not settled until several years after its charter date and was settled by Massachusetts and Connecticut residents of English descent. Settlers started arriving in Cavendish in 1769 and located their farmsteads in the hills north of the Black River, mostly on the Crown Point Road. The town was well-suited for farming; according to Child's 1884 *Windsor County Gazetteer*, "the alluvial terraces above the Black River have a deep, arable soil, and that the schistose rocks of Windsor County disintegrate rapidly and add richness to the soil." The first settlers cleared trees and burned their "choppings," creating one of the first products in Vermont sold for profit, potash. The cleared areas were used for wheat cultivation, and many of these early settlers quickly sold the cleared land for a profit.

The Crown Point Road was the location of some of Vermont's earliest taverns (late 1760s); only the Brattleboro and Bennington areas can claim earlier (early 1760s). There is one recorded Vermont tavern in the 1750s (Gould Tavern in Westminster), fifteen in the 1760s, and sixty-five in the 1770s. The first tavern in Cavendish was reportedly opened in 1769 by Cavendish's first permanent settler, Captain John Coffeen; this tavern is no longer standing. Coffeen and his family arrived in July 1769 and lived at the twenty-mile encampment of the Crown Point Road.

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The Paines opened Cavendish's second tavern between 1769 and 1771 on the parcel currently occupied by the Atherton Farmstead. A Paine genealogy states that they surveyed the property in 1765, but did not settle there. A June 19, 1769 survey, titled "Theodore Atkinson to Samuel and Noah Paine," reveals that the Paines had already pitched on this parcel. Atkinson, of Portsmouth, New Hampshire, and a Mr. Spear, of Walpole, New Hampshire, were the proprietors of this land. The survey also states, "Samuel Paine and Noah Paine do hereby engage to go into the said Township of Cavendish...." At the latest, they settled there in 1771 as the tavern is listed in a 1771 almanac.

Captain Samuel Paine (1744-1834), was born in Pomfret, Connecticut, and died in Randolph, Vermont. He served in the Continental Army during the French and Indian War, and was at Crown Point; this is when he became familiar with the Crown Point Road. Deacon Noah Paine (1742-1826) was born in Pomfret, Connecticut and died in Eastford, Connecticut. They became the first of their family to move to Vermont; other Paines settled in Vermont later.

The Paine tavern was probably a typical early Vermont tavern: a log farmhouse open to the traveling public for food, liquor and overnight stay, operated by the family who also lived in the house. The extant Cape Cod house on the site served the same purposes. The hole in the small door in the back (north) wall of the living room of the farmhouse was reportedly a peephole to see if tavern patrons needed a refill. The door itself could have been a pass-through. Child's 1884 *Windsor County Gazetteer* states that the house was constructed "about one hundred years ago" and was used as a "hotel" (then a common term for a house serving overnight guests).

It is not impossible that the extant farmhouse is the c. 1770 tavern, but it is more likely the first tavern was a log structure, as were most early taverns in Vermont, and most homes built in Vermont in the 1770s. Also, local history sources claim that the first frame house in Cavendish was the c. 1782 Salmon Dutton House (moved to the Shelburne Museum in Shelburne, Vermont, in 1950). If this is true, then the log structure on the Atherton Farmstead was not replaced with the extant farmhouse until after 1782. Interior stone walls in the basement indicate that the existing house may have been built around an earlier building. The extant chimney mass in the center of the house was in the northeast corner of this earlier foundation. It is possible that the log structure had a stone foundation, as most buildings in New England, even log homes, had stone foundations.

The Paine Tavern is listed in almanacs until at least 1812, where it is often spelled Pain. A 1972 Crown Point Road Association publication includes a transcript of the 1774 *Bickerstaff's Boston Almanac* (1774). This lists the "distances of the principal taverns on the continent from Boston." There are twelve taverns listed in Massachusetts, and seven in New Hampshire, including one in Charlestown, the eastern terminus of the Crown Point Road. There were ten taverns listed in Vermont; all were on the Crown Point Road. One was in Springfield, one was the Spafford Tavern in Weathersfield (town east of Cavendish), and two taverns were in Cavendish: the Paine and Coffin Taverns. The distance of the Paine tavern from the Spafford and Coffin Taverns indicates that it was located on what was to become the Atherton Farmstead. The Coffin (Coffeen) tavern was six miles west of the Paine tavern. The next tavern to the west was the Button in "Otter

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Creek" (probably the Butler tavern in Clarendon). The westernmost tavern in Vermont was the Towners in Bradford (Bridport). During the Revolutionary War, it is documented that soldiers stayed at the Coffeen tavern. It is also likely that they stayed at the Paine Tavern, particularly the soldiers dragging cannons from Fort Ticonderoga to Boston, who were traveling slowly enough to require a stay at both taverns.

In its early years the property was probably a typical farmstead as well as a tavern. Until about the 1820s, most farms in Windsor County and Vermont practiced diversified farming, in which agricultural productions sustained the farmstead and only surplus products were sold. Livestock on the subject property could have included one or two cows, beef cattle, one or two oxen, swine, and one or two horses. Early crops could have included wheat, corn, oats, beans, potatoes and possibly maple sugar. Apples and other orchard products would have been produced by the early nineteenth-century. All of the livestock would have been housed in one barn, possibly the original section of the extant barn, which could date to the early nineteenth-century.

Witherspoon sold the property to Thomas Gilbert at an unknown date. Gilbert (1739-1804) was from Brookfield, Massachusetts, and was reportedly the third permanent resident in Cavendish. In 1771, he settled just east of the subject property. His second wife Lydia was John Coffeen's daughter. He served in the French and Indian War, which is when he became familiar with the Crown Point Road. By 1773, Samuel Paine had moved to New Hampshire. (Samuel Paine may have found tavern keeping a satisfactory occupation as his son Samuel Jr., opened a tavern in Randolph, Vermont, in 1803.) It is unknown if Noah Paine continued to live on the subject property during Gilbert's ownership. However, there were no Paines listed as freemen (citizens) in the town of Cavendish in 1782, nor are there any Paines in the 1791 and 1800 Cavendish census records. In 1782, Thomas Gilbert sold the 200-acre subject property to John Hubbard, Esq. for 300 pounds. The deed states that it is Lot 19 and 20 of the John Witherspoon tract. The value of the property indicates that there was a structure on the property. After selling the property, the Gilberts moved to New York State.

Hubbard was from Charlestown, New Hampshire, and also did not live on the subject property. His children were not old enough to have lived on the property during his ownership (1782-1803), and there are no Hubbards in the 1791 and 1800 Cavendish census records. However, the Cape Cod farmhouse was probably constructed by him or his tenant shortly after he purchased the property. It is possible that this tenant was Eliphalet Chapman (1742-1813) and his wife Abigail, (1759?-1818), who owned land just north of the subject property. Freeman Nickerson purchased the subject farm from Hubbard in 1803, three years after marrying the Chapmans' daughter Huldah. Nickerson (1779-1847) was from South Dennis, Massachusetts, and came to Cavendish in 1799. It is possible that the Nickersons moved into the Chapmans' farmhouse on the subject property, and the Chapmans moved to an adjacent farm to the north.

In 1804, Nickerson sold 50 acres in the northwest corner of his land to Eliphalet Chapman, and at some point sold 5 acres at the eastern boundary of his land to Edmund Taylor, who lived just to the east. Subsequent deeds are confusing but it appears that Nickerson sold the remaining 145 acres

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in 1808 to Joseph Roby of Windsor, Vermont, for \$2,000. A few days later, Isaac Green of Cavendish sold the 50 acres Nickerson had sold to Chapman, back to Nickerson. The wording of an 1809 deed suggests that at the time, Roby was occupying the subject farm and Nickerson owned and lived on his in-laws' farm. In 1807, Nickerson was listed as one of the proprietors of the Weathersfield Turnpike Company. He also served in the War of 1812, then in 1814 moved to Pennsylvania with his family.

Like most towns in Vermont, after the initial hill farms had been settled, riverside villages developed. Cavendish's two villages, Cavendish and Proctorsville, were settled on the Black River in the early 1780s by Salmon Dutton and Leonard Proctor. Cavendish was initially called Duttonsville. These villages quickly became mill villages, supporting grist mills, saw mills, tanneries, and potash works. The development of these villages necessitated a new road through Cavendish as they were not served by the Crown Point Road. In 1784, Dutton laid out a road from Cavendish village leading west to Proctorsville and Ludlow. This became part of the 1799 Green Mountain Turnpike from Bellows Falls to Rutland. The section from Cavendish village to Proctorsville is now Route 131. In 1804, the Weathersfield Turnpike connected the Green Mountain Turnpike in Cavendish east to the Connecticut River in Ascutney. This is also now part of Route 131. The Crown Point Road was abandoned by the mid nineteenth-century and is only marked by a dotted line on the 1855 Doton map of Cavendish. Today, across Vermont, only small sections of the road are intact roadways.

Once these new routes were established, new taverns were established along them and the Crown Point Road taverns lost their viability due to less traffic. In 1809, Roby sold 40 acres in the northeast corner of the farm to Nickerson. In 1810, Roby mortgaged the 105-acre farm to Jonathan Atherton of Cavendish for \$1,200, then in 1812 sold the farm to Atherton (by 1812 Roby had already moved and was living in Hanover, New Hampshire). Perhaps he was forced to take these actions due to the loss of tavern business.

Jonathan Atherton (1759-1826) was the first of his surname to settle in Cavendish and was a well-known resident. His great-grandfather James Atherton was from Lancashire, England and immigrated to the Massachusetts Bay Colony in 1636. Jonathan was born in Billerica, Massachusetts and came to Cavendish in 1782 with his newlywed Nancy (1757-1853), after purchasing land in Cavendish from his older brother David in 1781. His brother Joseph also lived in Cavendish (later in Baltimore, a section of the southeast corner of Cavendish incorporated as a town in 1793), and many of their descendants lived in Cavendish until the early twentieth-century.

Atherton was a farmer, surveyor and lawyer, and acquired large landholdings in Cavendish. For most of his life, he lived on the original Atherton homestead in Whitesville, a hamlet about one mile east of Cavendish village on the Black River and three miles west of the subject property. This 300 acre farm also had a tavern, which served travelers on the Weathersfield Turnpike. The farmhouse, which was probably the same building as the tavern, was replaced in 1840. Other real estate he acquired included the subject property, which he called the Chapman Farm (195 acres), the Hardy

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Farm to its east (80 acres), 500 acres on Hawks Mountain (in southeast corner of Cavendish), and 68 acres of farmland in Cavendish.

It is likely that Jonathan Atherton lived on the subject property from 1812 until his death in 1826. Another scenario is that he moved there in 1817 after his son and his bride moved into the original Atherton homestead. Deeds refer to the farm he lived on before his death as the "Chapman Farm." This 195-acre farm has a boundary description of neighbors' land that indicates it is the subject property. Atherton could have bought back all of the original acreage of the farm except the five acres sold to Taylor. Also, Jonathan Atherton is listed between the Tarbells and Taylors in the 1820 census. These families are known to have been neighbors of the subject property.

In 1821, Jonathan Atherton was sued in court by his neighbor Jedediah Tuttle for beating Tuttle's wife Lydia. In order to finance the bonds, Atherton mortgaged all his real estate in Cavendish to his brother Joseph, and Elihu Ives, Jonathan Atherton Jr.'s father-in-law. This included three farms totaling 875 acres: Atherton's original homestead in Whitesville, the Chapman Farm, the Hardy Farm, and the Hawks Mountain parcel. Atherton lost the case and was ordered to pay a fine. Shortly after the trial, he sold all his real estate in Cavendish to Joseph and Jonathan Jr.

After Jonathan's death in 1826, his youngest son Stedman (1791-1856) moved to the Atherton Farmstead. Stedman was born in Cavendish but he and his wife Deborah (1799-1869) had been living in Albany, New York, before moving to the farmstead. His sister Nancy Parker and older brother Jonathan, Jr., held the deed to the property and entered an agreement with Stedman that allowed him to take possession of the property as long as he cared for his mother, who would live with him. (However, the 1830-1850 census records do not list her there.) Other property Stedman gained possession of as part of this agreement included the 80-acre Hardy Farm just to the west, and a 108 acre woodlot on "Eaglehead." Eaglehead is probably a parcel north of the Black River near the east boundary of Cavendish that appears on the 1790 map of Cavendish, but it may also be a parcel northwest of the farmstead cluster that is now called Eagles Head. Stedman later sold off the Eaglehead parcel. In 1839, he purchased the Atherton Farmstead outright.

The Atherton farmhouse was reportedly a stagecoach stop and the shed now attached to the house was originally across the road (which road is unknown) and used as a stable for the stage horses. The stagecoach stop served the mail route to Reading, the town just north of Cavendish. Vermont's stagecoach period was approximately 1810-1850 and Cavendish was probably no exception. With the opening of the railroads through Vermont starting in the late 1840s, there was a decrease in stagecoach service, particularly in towns with a railroad station, such as Cavendish. The Rutland and Burlington Railroad was constructed through Cavendish in 1849, following the path of the original Green Mountain Turnpike from Bellows Falls to Rutland. The stable across the road was moved and attached to the house around 1885. The hand-hewn structure and history of stagecoach service in Vermont both suggest that the stable was constructed before 1850.

By about 1830, sheep raising for wool production and stock breeding was the predominant agricultural activity in Cavendish and Windsor County, and it is likely that the Atherton Farmstead

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was no exception. In 1811, Merino sheep were first imported to Vermont by William Jarvis of Weathersfield. Because this town is adjacent to Cavendish, it is likely sheep raising began in Cavendish not long after 1811. In 1832, the first woolen mill was built in Cavendish, the Black River Canal and Manufacturing Company. In 1842, there were 7,124 sheep in Cavendish compared to 1,427 people in 1840, a ratio of five to one.

Stedman and Deborah Atherton lived on this farm for the rest of their lives. In 1841, the Cavendish Overseer of the Poor charged Stedman in court with "excess drinking and idleness," and "spending and wasting his estate as to expose himself and family." The court found that an indenture trust agreement was to be executed, and that a guardian of the estate be appointed. Whether or not the situation improved is unknown, but the 1850 census shows that seven of Stedman and Deborah's children, ranging from age seven to twenty-five, were living with them. The 1850 agricultural census (the first census to list farms individually) shows that the farm was still in full operation and was a typical farm for Vermont and Cavendish, except for the low number of sheep. At this time, Stedman Atherton is listed as the primary farmer on the property. The farm was 200 acres, so the Hardy Farm had been sold off by then. Of these 200 acres, 150 were "improved" (tilled, pasture, orchard and mowings) and 50 were "unimproved" (woodland). It was typical at that time for at least 75% of a farm to be cleared, due to the abundance of meadow required for sheep raising. The Athertons had two horses, four milch cows, two working oxen, twenty-five "other cattle" (e.g. beef cattle) and two sheep, which was a very low number of sheep at the time; some local farms had as many as 120 sheep. Also in 1850, the farm produced wheat, rye, corn, oats, wool, peas and beans, potatoes, buckwheat, orchard products, butter, cheese, hay, hops, flax, and maple sugar. It had one of the largest orchard crops in Cavendish that year and was one of the only local farms to produce hops and flax. The opening of the railroad through Cavendish in 1849 provided a means for transporting the goods produced on the farm to a wider market.

Stedman and Deborah's daughter Eliza "Lizzie" (1817-1906) described the farm (as remembered from her childhood) as being self-sustaining, having three immense orchards, hundreds of sheep, broad grain fields, a house painted red and shaded by elm trees, a wide lawn down the slope from the house, a cattle barn, and a sheep barn. She recalled activities at the farm such as spinning and weaving, and productions such as sausage and soapmaking and "a hundred other things." Her documentation of farm life did not include her father's problems. Lizzie lived most of her adult life in Illinois.

After Stedman's death in 1856, Deborah Atherton remained on the farm with two of their daughters, and there was no agricultural census taken for the farm in 1860. Their son Joseph Stedman Atherton (1835-1911) purchased the farm from Deborah's indenture trust in 1870 and moved there with his wife Annabelle (1844-1934). The 1870 agricultural census shows that the farm had been reduced from 200 to 150 acres and that there were no farm productions during this transitional time. At that time, the only farm animals included one horse, one milch cow, two working oxen, two sheep, and one pig. The 1870 mortgage deed describes the 150 acre farm as two parcels, the 100 acre home farm and a 50 acre parcel which may have been on Tarbell Road west of the home farm.

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The 1880 census records show that the farm had returned to full production and the Athertons even had a servant living with them, a luxury for most rural farmsteads. The property had also returned to 200 acres, with 50 acres tilled, 5 acres of apple orchards, 95 acres of pasture, and 50 acres of woodland. The total acreage was slightly higher than average for Cavendish. Farm animals included one horse, two working oxen, eight milch cows, nine "other cattle," sixteen sheep, and twenty-five chickens. Farm production included butter, cheese, wool, eggs, buckwheat, corn, beans, maple sugar, molasses, potatoes, apples, hay, and cordwood.

By this time, most farms in Vermont had replaced the dominant agricultural activity of sheep raising with dairying. However, in many Windsor County towns such as Cavendish, farmers still maintained more sheep than cows, and the number of sheep and cows listed at the Atherton Farmstead in the 1880 census was not unusual for Cavendish at the time. This may have been due to the fact that Cavendish village was the location of two woolen mills until the 1870s, and Proctorsville until the end of the nineteenth century. (In Cavendish village, the Gay Woolen Mill opened in 1887. The Proctorsville mill closed in 1938 and the Gay mill closed in 1951.)

The loss of the two woolen mills to fire in the 1870s encouraged the transition from sheep breeding to dairying. In 1881, the Eagle Cheese Factory opened in Proctorsville and bought milk from local farmers. At the Atherton Farmstead, a large dairy barn that once stood in front of the extant barn was probably constructed in the 1880s to accommodate a growing dairy herd. By the end of the nineteenth-century, butter and cheese production for profit was replaced with cream and fluid milk, and a creamery opened in Whitesville. In the 1920s, milk was shipped to the Bellows Falls Creamery on the train.

Joseph and Anna Atherton lived on the farm the rest of their lives. Their only child to survive into adulthood was Herbert (1865-1944). After Joseph's death in 1911, Anna inherited one-third of the farm and Herbert inherited two-thirds of the farm. At this point the "homestead" property had been reduced to 110 acres. Herbert built the carriage shed on the property around 1913. In the 1920s, new state health regulations required the construction of separate milk houses for the cooling and cleaning of milk. It does not appear that such a structure was built on the Atherton Farmstead, perhaps an indication that dairying had ceased there by this point. Herbert never married and lived at the house until his mother's death in 1934. He was the last Atherton to live in Cavendish.

The 1934 "Inventory of the Estate of Annabelle H. Atherton" lists four properties totaling 234 acres: the 63 acre Hyland Farm, the 13 acre Thomas Place, the 110 acre homestead, and one-third interest in the 50 acre Grout Woodlot. Judging by the inventory, which does not list any animals or agricultural products, and only ten dollars' worth of farming tools, the Athertons were no longer farming on the property. Also, the Depression had a severe effect on the Atherton family, and because the expenses against the estate were higher than the value of the property and its contents, all but the 13 acre Thomas Place was sold. Herbert moved to the Thomas Place (two miles down the road), and rented out the Atherton farmhouse until it was sold in 1936.

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**Atherton Farmstead
Cavendish, Windsor County, Vermont**

Starting in the 1890s, out-of-state residents started buying Vermont farmsteads for vacation homes. This trend saw a large increase in the 1920s, when the automobile was in more common use. In the 1930s, tourists started visiting Cavendish. In 1936, after 124 years of Atherton ownership, the farmstead was purchased as a vacation home by Elizabeth Williams of Hartford, Connecticut. She found the house in poor condition and undertook a comprehensive rehabilitation. This included clapboard replacement, the replacement of some of the brick chimney mass, the installation of plumbing and electricity, and the construction of the dormer and its bathroom. It is also possible that the windows and most of the batten doors date to the 1930s. With the exception of the batten doors, it does not appear that she attempted to create a false sense of history. The dairy barn was probably removed shortly after she acquired the property. Miss Williams, as she was known, was one of the founders of the Cavendish Historical Society in 1955, and was its first archivist. In 1959, she made the farm her year-round home.

In 1976, Elizabeth Williams sold off a 40 acre parcel across Greenbush Road (resulting in the construction of a new house), and a 26 acre parcel across Tarbell Hill Road. Remaining was a 21 acre triangular parcel that contains the farmstead cluster and is bounded by Tarbell Hill and Greenbush Roads and stone walls, and a 15 acre parcel on the west side of Tarbell Hill Road, bounded by stone walls. Miss Williams sold the latter two parcels to Ronald and Sandra Brown in 1976. In 1977, the Browns sold this property to Walter and Evelyn Moss.

The Mosses made some changes to the house such as adding a modern kitchen, dividing the kitchen pantry into a bathroom and hallway, replacing the second story interior door and window trim, and second story fireplaces and mantels, and adding maple floors in the kitchen, den and living rooms. Except for the second story trim and mantels, this work is clearly modern and does not create a false sense of history. In 1987, the Mosses sold the property to Dr. Eugene and Carol Wood, who sold it in 1992 to the current owners, Richard and Sandra Paczkowski. Today the property is 43 acres: 21 acres containing the farmstead cluster, and 22 acres across Tarbell Hill Road.

The c. 1785 Atherton farmhouse is an excellent example of the Cape Cod house type. This was the most common early house type in New England, and prevailed in Vermont until the 1830s. The term "Cape Cod" was reportedly first used around 1800 by Yale College President Timothy Dwight after observing the dominant house type in Cape Cod, Massachusetts. Because this is an early house type, Cape Cods are now rare in Vermont compared to the Classic Cottages that superseded them in the 1830s.

The exterior appearance of the farmhouse is intact. Significant historic exterior features include the massing, stone foundation, timber frame structure, clapboard siding, brick chimney, central doorway, and six-over-six and twelve-over-twelve windows. The interior of the farmhouse is mostly intact and alterations that have occurred are to be expected in a two hundred year old private home. Changes that have been made to the house have mostly been either in-kind or clearly modern, and the modern changes have only been slight intrusions. Significant historic interior features include the Cape Cod plan, wood flooring, plaster walls and ceilings, architectural trim,

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**Atherton Farmstead
Cavendish, Windsor County, Vermont**

paneled doors, front staircase, enclosed rear staircase, the first story fireplaces and mantels, and the small door with the peephole to the living room.

Cape Cod houses usually had a two-room deep layout that included a large central chimney mass flanked by two front square rooms, and a long kitchen room spanning the rear, usually flanked by two small rooms in the rear corners of the house. These were usually a pantry and bedroom. The two front "parlors" and kitchen were all served by the chimney mass, and a staircase to the attic was generally in front of the chimney mass near the front door, behind a small entry vestibule. Tight winding staircases were also sometimes found in the rear of the house. The Atherton farmhouse retains the two "parlors," the central chimney mass, the front stairway and vestibule, and one of the small rear corner rooms. It also retains the upper half of what may be an original staircase in the rear.

The reason that only half of an original staircase remains is a mystery. The bottom of this rear staircase is accessed by a high small door in a closet between the first story bathroom and the northeast corner room of the house. The door and the closet are of very wide planks, some fastened with rose-head nails. The closet wall planks do not have the marks of a former staircase where the bottom half of the staircase would have led. This construction suggests this arrangement is original. It is also possible that once the house was no longer used as a tavern, the owners decided a second staircase was not necessary and removed the bottom half to create storage space. If this was undertaken in the early nineteenth-century, it is possible that the very wide boards and rose-head nails were used. Some Cavendish historians believe the house was on the Underground Railroad, and that the closets under the eaves were used to hide runaway slaves and the former rear staircase is now enclosed because it was also used to hide slaves. However, there is no evidence of this, and it is unlikely that slaves needed to hide from slave catchers this far north. It is possible the Athertons gave slaves refuge, but they probably didn't need to actually hide them.

The intact outbuildings are also significant features of the Atherton Farmstead, in particular the c. 1840 Early Barn, today an uncommon type of barn in Vermont due to its age. Significant historic features of this barn include the massing, stone foundation, vertical siding, eaves-side full-height doorway with hinged doors, and timber frame structure. The barn may date to the early nineteenth-century and the addition of the fourth bay, which probably dates to no later than the mid nineteenth-century, is evidence of an expanding farmstead.

Cavendish is still a rural community, in fact its population today of 1,470 is less than the peak population of 1,823 in 1870. However, it is no longer a farming community, and the Atherton Farmstead is a preserved piece of this important aspect of Cavendish history. The farmhouse has also been immortalized on a c. 1950s cover of *Vermont Life Magazine*. The farmstead has no potential threats to its integrity and should remain a significant Cavendish landmark into the distant future.

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**Atherton Farmstead
Cavendish, Windsor County, Vermont**

Boundary Description

The boundaries of the property are the legal boundaries for Cavendish Tax Parcel #097004.2. This includes 21 acres within the top of the "Y" created by the intersection of Tarbell Hill and Greenbush Roads, and 22 acres across Tarbell Hill Road.

Boundary Justification

The boundary encompasses the remaining 43 acres of the Atherton Farmstead's original 200 acres. This parcel contains all the historic farm structures and historic landscape features such as stone walls and fields, and is sufficient to convey the historic significance of the property.

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Section Photographs

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**Atherton Farmstead
Cavendish, Windsor County, Vermont**

The following is the same for all photographs:
Atherton Farmstead
Town of Cavendish, Windsor County, Vermont
Photographs by Paula Sagerman, July 2001
Negatives on file at the Vermont Division for Historic Preservation

Photograph #1
Facing north from Greenbush Road toward front elevation of House

Photograph #2
Facing north toward front elevation of House

Photograph #3
Facing northeast toward shed attached to house

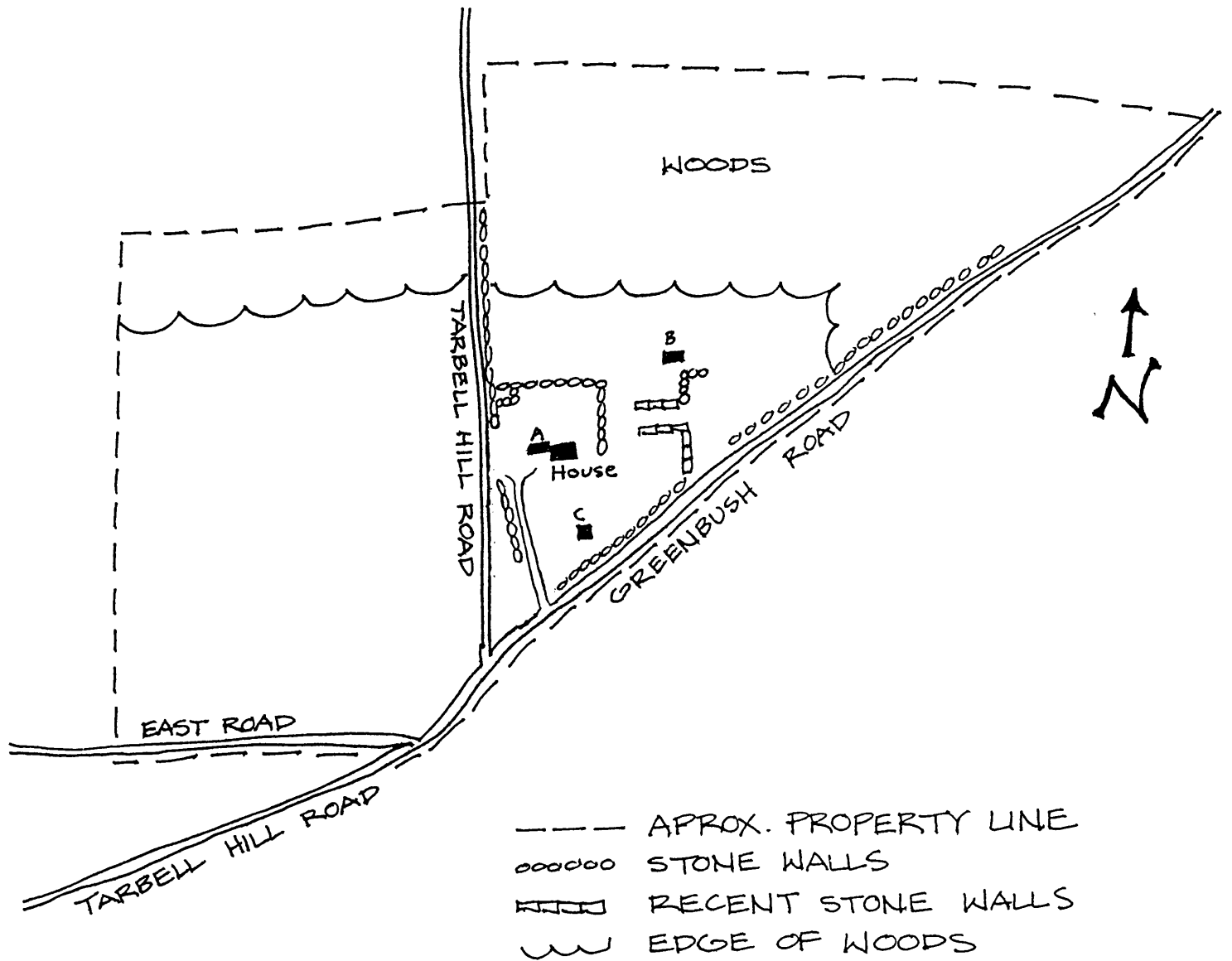
Photograph #4
Facing northeast toward Barn

Photograph #5
Facing west toward House

Photograph #6
Facing south toward House and shed attached to house

Photograph #7
Facing southeast toward Shed

Photograph #8
Facing southeast in first story southwest room of House



ATHERTON FARMSTEAD
 CAVENDISH
 WINDSOR COUNTY
 VERMONT
 SCALE : APPROX. 1" = 50 YARDS