

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Vermont
COUNTY:	Addison
FOR NPS USE ONLY	
ENTRY DATE	DEC 2 1974

1. NAME

COMMON:
Wilcox-Cutts House

AND/OR HISTORIC:
Brookside

2. LOCATION

STREET AND NUMBER:
Two miles south of Orwell Village on east side of Vt. Route 22A

CITY OR TOWN:
Orwell

CONGRESSIONAL DISTRICT:
Vt. District Rep. Richard Mallary

STATE	CODE	COUNTY:	CODE
Vermont	50	Addison	001

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)	<input checked="" type="checkbox"/> Comments
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4. OWNER OF PROPERTY

OWNER'S NAME:
Dr. George Gallenkamp & Dr. Richard Wunder

STREET AND NUMBER:
(no street number)

CITY OR TOWN:
Orwell

STATE:
Vermont

CODE:
50

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Town Clerk's Office

STREET AND NUMBER:
(no street number)

CITY OR TOWN:
Orwell

STATE:
Vermont

CODE:
50

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey

DATE OF SURVEY: 1941
 Federal
 State
 County
 Local

DEPOSITORY FOR SURVEY RECORDS:
National Park Service

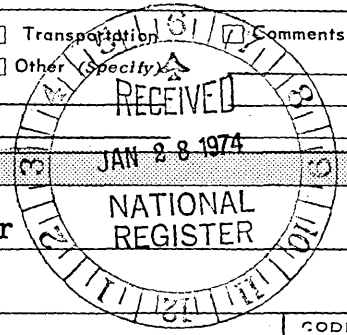
STREET AND NUMBER:

CITY OR TOWN:
Washington

STATE:
D.C.

CODE:
11

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COUNTY: Addison

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7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

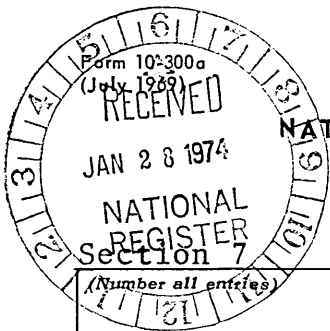
The Wilcox-Cutts house, known locally as Brookside, is located on State Highway 22A about two miles south of the village of Orwell, Vermont. The house and outbuildings are located in the center of an irregularly shaped 267 acre estate. The property borders both sides of the highway for a distance of about 1 1/10 miles. The twenty-room dwelling house is situated on the east side of the road and is set back about 200 feet on a gently rising slope surrounded by a spacious lawn with a variety of trees. Adjacent to the Wilcox-Cutts house on the northeast is a seven room tenant house which was originally a buttery. Standing nearby the house are a two-story chicken house, carriage shed, and a stable and granary all of 19th century origin. Behind the house is a 78 acre woodlot through which flow various springs that supply drinking water. To the north of the house is a 20 acre field. Below the house on the west side of the highway are two frame barns and a small milk house. Behind these buildings is a kidney-shaped pond of about six acres and to the south are traces of a former racing track constructed for the training of Morgan horses. Surrounding the pond and farm buildings are about 150 acres of meadowland that are under continuous cultivation.

The Wilcox-Cutts house is essentially an L-plan residence set upon a cut-stone foundation. It consists of a two-story, 18th century farmhouse to which a much larger 2½ story Greek Revival portion has been appended at right angles. The Greek Revival addition so thoroughly changed the character of the residence as to subordinate the original farmhouse to a service wing. The addition provided a new main facade which paralleled the highway instead of being situated at right angles as was the main facade of the old farmhouse. The original farmhouse today is contained within the central portion of the rear ell of the residence.

The end section of this ell was added about 1819 for animal quarters but was subsequently converted to residential usage prior to the construction of the Greek Revival addition. The farmhouse portion of the residence is rectangular plan, frame construction, sided in clapboard. The addition is also frame with structure of mortised timbers but is sided in smooth slabs. The roofs of both portions are medium-pitch gable and slate sheathed. The roof of the addition is aligned in temple style.

The scheme of the Greek Revival addition is based upon a traditional Palladian villa modified with Greek Revival precepts.¹ A central projecting two-story bay is supported by five fluted Ionic columns of wood. This central portion is flanked on either side by a single story wing of three bay width with

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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porticos supported by four smaller, but similar, columns. The wings are joined to the central block by matching doorways flanked by pairs of Ionic columns richer in detail than the others. The facade as a whole extends 87½ feet and rises 35 feet to the summit of the pediment. The architectural details and ornamental treatment were evidently drawn from 19th century pattern books by Minard Lefever and Asher Benjamin.² The only exterior ornamental motifs used in repetition are employed sparingly on the pilasters between the windows, and the smooth-slab siding employed in place of clapboarding sets off the ornaments admirably. The exterior window casings are enriched with cast iron decorative anthemia. The ceiling of the main portico was originally plastered and coffered but was subsequently covered over because of deterioration due to the severe Vermont winters.

The door on the south side of the main facade opens into a stair hall. The curving, free-hanging staircase is constructed of oak and butternut and is incorporated into the structure of the house to assure maximum strength. To the south, the entrance hall opens onto three small rooms which were originally bedrooms. The floors of these rooms are of hemlock planks. The windows are covered by panelled wooden shutters which, when folded back in an open position, provide a decorative feature to the window frames. The door and window frames of all rooms in the newer wing are ornamented with plaster rosettes at the upper corners.

Facing the staircase, a door opens into the parlor which is the most spacious room of the house. The parlor is lighted by six large windows which extend from floor to ceiling. When opened to maximum, the sash disappears into the upper portion of the wall to permit free access to the porch. The interior shutters are constructed in three levels to allow the closing of the upper shutters in hot weather. A fireplace dating from the 1940's is located between the doors on the east wall of the room. Above the doors are rectangular panels ornamented with cast iron quatrefoils. Door and window casings contain plaster motifs. The parlor ceiling is coffered and the original 1843 wallpaper is in place.

The north door from the parlor opens into the central hallway, a large rectangular chamber lighted by two large windows. The most important decorative feature of this room is the floor of black and white birch inlaid in a variegated diamond-shaped pattern. The present owners have added large mirrors at either end of this chamber to produce an illusion of great spaciousness. A door from the north end of this room leads to a bed chamber and bath which were servants' quarters. The treatment of woodwork in these rooms is less ornate than that found elsewhere on the ground floor.

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East of the central hallway is a dining room which was formerly the kitchen in the original farmhouse. The rear portion of the original homestead has been converted to a modern kitchen with garage and pantry space occupying the end portions. On the second floor, the house consists of a large chamber over the parlor and a smaller chamber to the rear, both of which are reached by the principal staircase in the entrance hall. Behind the back chamber a narrow staircase leads down into the second story of the original house. At the top of the stairway another staircase leads to the attic story of the 1843 extension which contains two large chambers.

The eight other buildings which stand near the house served the various agricultural activities formerly pursued on the estate. Since the cessation of dairying in the 1950's, the farm buildings have been used mostly for storage.

Immediately northeast of the house stands the former buttery, now converted into a tenant or guest house. This building has two stories on a simple rectangular plan. The building has a medium-pitch gable roof covered with slate shingles, horizontal clapboard siding painted white, and a foundation of mortared limestone rubble.

A short distance northeast of the buttery is a former chicken house of one and one-half stories. This small rectangular building has a steep-pitch gable roof covered with corrugated metal sheeting, horizontally lapped board siding painted white, and a foundation of mortared limestone rubble.

Across the driveway to the south of the main house stands the former carriage shed. This rectangular one-story building has four stall openings on the west side. The building has a medium-pitch gable roof covered with slate shingles, horizontally lapped board siding painted red, and a foundation of limestone rubble laid dry.

Southwest of the carriage shed (and formerly attached to it by a demolished building) is the former stable. This rectangular one-story building has a medium-pitch gable roof covered with slate shingles, horizontal clapboard siding painted red, and a foundation of limestone rubble laid dry.

South of the stable (and immediately south of the site of the main horse barn) stands the former granary. This rectangular one-story building has a steep-pitch gable roof covered with slate shingles, horizontal clapboard siding painted red, and a foundation of mortared limestone. The building has louvered openings on its north and south walls for ventilation.

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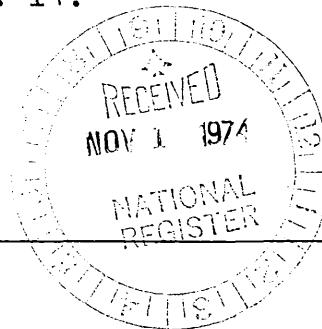
(Number all entries)

The principal farm buildings on the estate stand across Route 22A from the main house. This group contains two barns, one of which consists of two formerly separate medium-size barns now joined together, and a small milkhouse. Another barn, now demolished, stood between the remaining ones. The barns, which show their gable ends to the highway, stand in a line roughly perpendicular to the highway. The milkhouse stands south of the barn next to the highway.

Generally, the barns have steep-pitch gable roofs covered with slate shingles, horizontal clapboard or vertical flush board siding painted red, and concrete foundations (except for limestone rubble in the case of the barn closest to the highway). The attached barns, which were both built circa 1830-40 as sheep barns, served as the dairy barn, with a milking parlor installed on the east end of the first floor. The milking parlor is the only section of the barns to have fenestration which is arranged in a horizontal band of four-light fixed windows.

1. Much descriptive and historical material cited in this nomination were provided in a typescript monograph prepared by the owners: Gallenkamp and Wunder, "A Brief History of Brookside," October, 1973.

2. Gallenkamp and Wunder, p. 14.



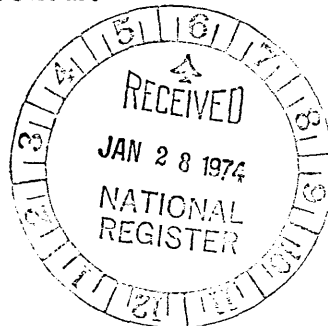
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of Castleton, Vermont. Lamb had already built one or more houses in the Shoreham area in the Greek Revival style, which was still popular in Vermont. It is believed that the Wilcox-Cutts house was Lamb's first major house commission. The same year, 1843, Lamb built the Congregational Church at Orwell and in 1846 he was commissioned for a church at Shoreham.



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) **1843**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			

STATEMENT OF SIGNIFICANCE

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The Wilcox-Cutts house is one of the most outstanding and elaborate examples of late Greek Revival domestic architecture in Vermont. Not only was workmanship and architecture of the highest order, but the building itself has been maintained well through the years so that today it is in an excellent state of preservation. Attesting to the public appeal of the Wilcox-Cutts house, it has been twice copied, in both cases on a reduced scale. One copy, built in 1846, stands at Castleton, Vermont. Another duplicate, the Webb Memorial Building at the Shelburne Museum in Shelburne, Vermont, was built in the 1960's. The Wilcox-Cutts house is additionally significant through its associations with the prosperous and innovative farming operations of the successive owners, the Wilcox and Cutts families. Linus Wilcox, the builder of the Greek Revival addition, was one of the first breeders of Marino sheep in Vermont. Henry T. Cutts, the proprietor after 1872, was a major breeder of the Morgan Horse in America. The house is a monument to the wealth generated by the Wilcox and Cutts families' successful farming and is an architectural anomaly in rural Vermont.

The Wilcox-Cutts house evolved from a New England farmhouse to a Greek Revival mansion between 1789 and 1843. The earliest portion of the house, now the rear ell, was built as a residence by William Holenbeck about 1789. Holenbeck was a settler from New Hampshire who purchased about 300 acres from two of the original proprietors of the town. Holenbeck's farmhouse was moved a few feet to its present position shortly before the property was sold to Ebenezer Wilcox about 1800. In 1819, Wilcox enlarged the Holenbeck farmhouse to accommodate a milking and woodshed and expanded the acreage of the farm. It was about this time that the buttery was built to the northeast of the farmhouse. The Greek Revival wing was added to the Holenbeck farmhouse in 1843 by Linus Wilcox, son of Ebenezer Wilcox. The addition cost \$30,000 to build and all materials were obtained from the property.

The architect for the addition was master-builder James Lamb (1810-1871) of Shoreham, Vermont. Many interior features were designed by another local builder, Thomas R. Dake (1785-1852),

9. MAJOR BIBLIOGRAPHICAL REFERENCES

(See continuation sheet)

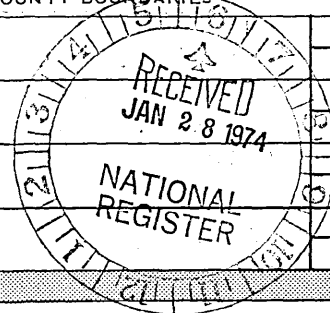
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	43° 47' 28"	73° 18' 58"		0	0	
NE	43° 47' 28"	73° 17' 59"				
SE	43° 46' 43"	73° 17' 59"				
SW	43° 46' 43"	73° 18' 58"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 267 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



11. FORM PREPARED BY

NAME AND TITLE:
Stephen J. Raiche, Historic Sites Surveyor

ORGANIZATION: Vermont Division of Historic Sites DATE: 11/5/73

STREET AND NUMBER:
Pavilion Building

CITY OR TOWN: Montpelier STATE: Vermont CODE: 50

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: William B. Pinney
Title: Director of Historic Sites
State Historic Preservation
Officer
Date: 1/17/74

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

W. A. Workman
Director, Office of Archeology and Historic Preservation

Date: 12/2/74

ATTEST:
George Truery
Keeper of The National Register
Date: Nov. 26, 1974

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0664529/81MM 0688431/028 029/813M 024444/025 009/813M 023444/025 009/813M

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Bishop, Doris S. (compiler), A History of the Town of Orwell, Vermont, Orwell, 1963.

Bottum, Roswell, History of Orwell, Orwell, 1881.

Burgett, H. W. and Company, Combination Atlas of Vermont, New York, 1876.

Congdon, Herbert Wheaton, Old Vermont Houses, Peterborough, New Hampshire, 1940.

Congdon, Herbert Wheaton, Dake of Castleton, House-Joiner Extra Ordinary, Montpelier, Vermont Historical Society, 1949.

Cutts, Cecil Hampton Howard, Geneology of the Cutts Family in America, Albany, New York, 1892.

Gallenkamp, Dr. George, and Wunder, Dr. Richard, "A Brief History of Brookside" (typescript), October 1973.

Granger, Kathleen B., The Hills of Home, a Vermont Idyll, New York, 1966.

