

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 an 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 Leonard, Chauncey B., House

other names/site number Mary Dickey House

2. Location

street & number Shed Road N/A not for publication

city or town Berlin N/A vicinity

state Vermont code VT county Washington code 023 zip code 05602

3. State/Federal Agency Certification

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

[Signature] 1/26/95
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State of 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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

[Signature] for
Signature of the Keeper
Edson H. Beall Entered in the National Register 3/9/95 Date of Action

Leonard, Chauncey B., House
Name of Property

Washington County, Vermont
County and State

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
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Single Dwelling

Current Functions
(Enter categories from instructions)

Domestic/Single Dwelling
Commerce/Business
Work in Progress

7. Description

Architectural Classification
(Enter categories from instructions)

Greek Revival
Queen Anne

Materials
(Enter categories from instructions)

foundation Concrete
walls Weatherboard
roof Asphalt
other Shingle
Wood

Narrative Description

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

See continuation sheet

Leonard, Chauncey B., House
Name of Property

Washington County, Vermont
County and State

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

Areas of Significance

(Enter categories from instructions)

Architecture

Social History

Period of Significance

c. 1845 - 1944

Significant Dates

c. 1845

c. 1900

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:

Leonard, Chauncey B., House
Name of Property

Washington County, Vermont
County and State

10. Geographical Data

Acreage of Property .4

UTM References

(Place additional UTM references on a continuation sheet.)

1	18	693350	4897940
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Liz Pritchett, Architectural Historian

organization Liz Pritchett Associates date March 4, 1994

street & number 58 East State street telephone 802-229-1035

city or town Montpelier state Vermont zip code 05602

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 SHPO or FPO.)

name Jonathan R. and Anne H. Wall

street & number P.O. Box 1437 telephone 802-223-6764

city or town Montpelier state Vermont zip code 05601

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 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 Projects (1024-0018), Washington, DC 20503.

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Continuation SheetSection number 7 Page 1Leonard, Chauncey B., House
Berlin, Washington County, Vermont

On a gentle westerly slope of land in Berlin Corners, near the center of the town of Berlin, Vermont, sits the Chauncey B. Leonard House, belonging to Jonathan R. and Anne H. Wall. The house faces east and is parallel to and set back about ten feet from Shed Road at the intersection with Paine Turnpike, which is parallel to and about twenty-five feet from the south gable end of the house. The .4 acre property contains the historic, c. 1845, post and beam frame, vernacular Greek Revival style Classic Cottage, with extensive and well-preserved c. 1900 Queen Anne additions to both the interior and exterior. An excellent example of continuous architecture in Vermont, the house extends to the north with a series of contemporaneous appendages. The significant surrounding landscape is bounded on the west by an intact mill pond which formerly provided water power for numerous milling and industrial activities along its banks. The house was built during the mid-nineteenth century, a prosperous era in the history of Berlin Corners, when the small hamlet was the site of numerous manufacturing and milling activities. Chauncey B. Leonard, one of several village blacksmiths, owned the house between 1868 - 1889 when he operated his blacksmith shop that stood directly south of the house across Paine Turnpike. Throughout most of the twentieth century the property was the summer residence of Mary Dickey from Cleveland, Ohio. The intact property has seen no significant changes since the 1930s. Taken together this house with attached appendages illustrates Vermont's historical and architectural heritage from the mid 1800s to the present. The house, appendages, and related landscape retain their integrity of location, design, setting, materials, workmanship, feeling and association.

1. House, c. 1845/c. 1900Exterior

The c. 1845 vernacular Greek Revival style, one and one-half story, gable roof, five (front) by three (side) bay Classic Cottage measures approximately forty feet six inches (front) by twenty-six feet six inches (side). Queen Anne style features added around 1900 include diagonal clapboards in the gable peaks, decorative shinglework above the first story windows of the south gable end, and three porches -- on the front (east) facade, rear (west) facade and north gable end. A series of attached, c. 1850 appendages which are set back and extend from the north gable end of the main block, include a one-and one-half story gable roof wing, a one and one-half story, gable front horse barn, and a later, c. 1910, one-story, shed roof, one-bay garage. The

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attached wing and barn appendages appear to have been moved from another location after around 1875 as they are not included in the footprint of the house on Beers Map of 1873.

The main block and appendages are covered with clapboard siding, although wood shingle siding has been used on the north facade of the garage. Trim includes a water table board, rather narrow corner boards, a box cornice, and a raking eaves. The decorative Queen Anne style frieze and fascia which wraps around the main block below the cornice consists of vertically placed, narrow beaded boards. Asphalt roofing shingles cover the main block, wing and horse barn roofs; the garage has rolled roofing. The main block has a replacement concrete block foundation dating from 1986. The wing and garage are raised on a simple stone foundation; the barn rests on wooden piers and stones. Twin brick interior chimneys are located along the roof ridge of the main block: the chimney nearest the south gable end has been removed above the ridge line.

Main Block: The front (east) facade central main entrance is sheltered by a broad, one-bay, gable roof Queen Anne style porch. The porch has a board deck, a spindle balustrade (the square bases and tops of the balusters are placed on a diagonal), a beaded rail, turned newel posts, turned corner posts with square bases, sawn brackets which support a valance with turned spindles set on a diagonal, a beaded board ceiling, a broad frieze board, a tympanum which is covered with alternating rows of decorative saw tooth and scalloped wood shingles, and a molded cornice. The main entrance features a c. 1900 three-panel door with bolection molding and a large, clear upper light; an Eastlake style brass door knob and still working, manual, door bell (centrally located below the window) are detailed with a slightly raised scroll pattern. The historic door is protected by a recent multi-light wooden storm door. The door is flanked by wooden, louvered shutters, which replace former sidelights, and the shutters and door are enframed within a simple board surround topped by a wide lintel board with a narrow drip cap. On each side of the entrance porch along the front facade are two regularly spaced two-over-two, double hung windows with a plain board surround, Greek Revival style peaked lintel boards and wooden louvered shutters. Characteristic of Classic Cottage architecture, a broad kneewall spans the space between the window lintels and the eaves. A recently added synthetic gutter spans the front cornice.

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Berlin, Washington County, Vermont

The south gable end has two centrally located two-over-two double hung windows with a plain wood surround and wooden louvered shutters on the second floor. Three similar windows are located on the first floor -- the left and right windows are regularly spaced from the corners of the facade, and the central window is grouped closer to the left window. The first story windows are embellished by tall, projecting Queen Anne style shed roof hoods covered with alternating rows of square butt, scalloped, and saw tooth wood shingles. The diagonal boarding above the second story windows is arranged in a V pattern bisected by a vertical board in the center directly below the gable peak.

The symmetrical fenestration of the five-bay rear (west) facade consists of four two-over-two double hung windows with peaked lintels and shutters (the two windows on the left have six-over-six wooden storm windows), and a pedestrian door centered between the two left windows. The c. 1900 pedestrian door features four lower panels below a frosted glass light and two upper panels, all with bolection molding; a beaded board storm door with a small square upper light protects the rear entrance door. The three left bays of the rear facade are sheltered by a large, one (south) by two (west) bay, shed roof Queen Anne style porch with turned posts, sawn brackets, beaded board ceiling, and staggered, square butt wood shingles covering the south side tympanum and the apron. The north side of the porch is enclosed on the left by vertical boards, and on the right by the south wall of the wing which is punctured by a five-panel pedestrian door.

The north gable end of the main block is similar to the south gable end. Diagonal boarding covers the gable peak and two windows in the second story are nearly identical to those found on the south facade. The right window, however, has been partially covered by the roof slope of the wing; the window has no shutters and the lower sash has been replaced with boards. The first story fenestration pattern and windows are also similar to those on the south gable end. The central opening on the north end, however is not a window but rather a pedestrian door. The right window lacks shutters and is mostly obscured by the south end of the wing. The Queen Anne style one (east) by two (north) bay, shed roof porch which spans the north facade of the main block and connects with the east wall of the wing, has turned posts, scroll sawn brackets, a beaded board deck and ceiling, and a tympanum with alternating rows of saw tooth, staggered butt, and scalloped wood shingles.

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Appendages: The front (east) facade of the wing, horse barn and garage all extend on a similar plane, although the rear facades of the garage and barn extend beyond the rear wall plane of the wing (the northern half of the rear wall of the wing also projects slightly). All appendages have exposed rafter tails.

The wing has a contemporaneous gable roof dormer with a six-over-six, double-hung window centered in the east roof slope. The three-bay front facade of the wing has a pedestrian door on the far left. A hinged, vertical board, double door with a molded drip cap is located nearly in the center of the facade and a hinged, vertical board door on the right is also topped with a molded drip board. The rear (west) facade of the wing has a six-over-six double hung window with peaked lintel and shutters on the right; the projecting half of the wall to the north contains a small, square, fixed window.

The horse barn gable front features a fixed six-light window with a molded drip cap centered in the gable peak, a narrow horizontal, molded board defining the gable pediment, a hinged, vertical board hay door centered below the pediment, a large eight-panel sliding carriage door suspended on an exterior track (left), and an eighteen light, horizontal window on the right. The rear (west) gable end has a small, four-light, diamond shaped window in the gable peak, and two small, square, four-light stable windows centered in the first story. The south facade has an eight-light, horizontal window on the far left of the first story.

The garage front facade has a wide garage bay on the left; a large, eight-panel sliding garage door with chamfered boards slides on an exterior track. The north facade has a hinged, pedestrian door left, a small, square four-light window in the center, and a short, hinged pedestrian door, right. The rear facade has a small, hinged opening centered near the ground, and a small square window, above, right.

Interior

Main Block: Excessive moisture in the cellar of the house has resulted in deterioration of the framing members and failed paint and plaster throughout the house. Current work in progress is primarily aimed at replacement of the rotted wood and crumbling plaster. In February, 1994 the existing concrete block foundation was reinforced in the cellar with poured concrete

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Berlin, Washington County, Vermont

footings, concrete retaining walls, and a concrete slab floor.

The main block mortise and tenon frame is constructed of up and down sawn lumber. According to the owner, two layers of wide, horizontal board planking cover the frame under the clapboard siding. Many of the interior wall studs are wide up and down sawn planks edged with bark. Nineteenth century, square cut iron nails are found throughout the house. Later circular sawn dimension lumber, dating from the second half of the nineteenth century to the present has been used to replace deteriorated framing members and wall supports.

The historic floor plan appears intact. The existing plan (see attached plan) appears to be unchanged since the early 1900s. (The c. 1950 baths (room # 2 & 10) and the front hall closet may be the most recent interior alterations, but these spaces all appear to have been built within existing historic rooms.) On the first story two large parlors (# 1 & 4) or front rooms flank the front hall (# 3); four smaller rooms (# 5-8) span the rear half of this story, with the room in the northwest corner (# 8) serving as the kitchen. Two brick chimneys extend from the cellar to the roof; the north end chimney has very hard mortar indicating it is a replacement chimney built during the twentieth century. The south end chimney is contained within a small closet on the first floor. The stairs to the second floor are entered from the northeast parlor (# 4); the cellar stairs below are entered also through a door in this parlor.

On the second story, the stair landing creates a small hall. Doors to four bedrooms radiate from the hall -- one at the south end of the house (# 9), two on the north end (# 11 & 13), and one along the central rear wall (#12). A bathroom (# 10) is located just south of the stairway. Three storage areas are tucked under the eaves -- two along the front kneewall and one in the rear.

Up and down sawn wood lath was used throughout the house, although circular sawn accordion lath was found on the north wall of the southeast parlor and on the wall of the cellar stairs. The lime and horse hair plaster is primarily a single coat application; the plaster is being replaced due to deterioration. Most all the walls, and the plastered ceilings are covered with numerous layers of wallpaper.

Most of the window and door trim appears to date from the c. 1900

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renovation when clear, varnished oak was used for simple board surrounds. Bull's eye corner blocks were added downstairs to the windows and doors in the front hall, southeast parlor, and southwest corner room; baseboards with a molded top detail were also added in these rooms. The wide opening between the southeast parlor and the southwest rear corner room appears to date from the c. 1900 renovation. Narrow beaded board wainscoting with a molded chair rail and a square edge base board, and a narrow beaded board ceiling were installed in the rear room south of the kitchen. The narrow beaded board ceiling in the rear room south of the wainscoted room appears to be a later replacement. The kitchen has beaded boards covering both the ceiling and walls. The kitchen and northeast parlor have simple painted board door and window surrounds. A simple board chair rail and square-edged baseboard trim the northeast parlor, and a corner cabinet with chamfered sides is located in the northeast corner of the room.

The five-panel oak doors with a clear varnish finish also date from around 1900. Several mid-nineteenth century four-panel doors, and one early nineteenth century five-panel door (leading to the cellar stairs) remain. Original cast iron thumb latches remain on some of the nineteenth century doors.

Wide, square-edged plank flooring secured with cut nails remains in all first story rooms except for the kitchen, front hall and downstairs bath which have replacement tongue and groove narrow board flooring.

The second story rooms are trimmed with simple, varnished window and door surrounds. A chamfered vertical board defines the corner of the wall on the left (south) side of the stair landing.

Significant antique early twentieth century electrified ceiling fixtures remain in working condition throughout the house.

Appendages:

The wing and barn have a mortise and tenon frame constructed with up and down sawn lumber and cut nails. The rear (west) half of the barn has log floor joists supporting the second floor. The garage frame consists of circular sawn dimension lumber and wire nails.

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The interior of the wing is open and unfinished with a dirt and gravel floor. A board walk with a simple board hand rail parallels the walls along the south and west sides of the wing. The rear projection along the west wall is open on the left, and enclosed on the right half for an interior outhouse, no longer used. The second story of the wing is unfinished and is accessible through the second story of the horse barn.

The open front portion of the horse barn was used for sheltering carriages and wagons. The rear of the barn has an enclosed tool/storage room in the southwest corner, a set of stairs in the center leading to the hay loft above, and two stalls in the northwest corner. The barn has a wood plank floor.

The garage appendage consists of an open front section with a board floor, and an enclosed rear room with a dirt floor.

Landscape

The yard which surrounds the house appears intact and generally unchanged since the early twentieth century. The most significant impact to the setting occurred when a number of trees were removed due to a recent widening of Paine Turnpike; only one hardwood tree appears to remain from a line of fruit trees and hardwoods which formerly paralleled the road along the southern edge of the property. A number of fruit trees remain, however, behind the house. These trees, along with a mature spruce and pine, and several hardwoods create a significant landscape to the rear of the house overlooking the former mill pond which borders the western edge of the property. Fieldstone retaining walls along the southern banks of the pond, and the remains of a still functioning concrete and stone dam just north of the house add to the setting which appears relatively unchanged since the early decades of this century when the mills were still in operation and the blacksmith's shop still stood across Paine Turnpike.

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Berlin, Washington County, Vermont

The Chauncey B. Leonard House in Berlin, Vermont is eligible for listing on the National Register of Historic Places under Criterion A for its local significance and contribution to the broad patterns of Vermont social history. The c. 1845 house was built in the small mill village and crossroads settlement of Berlin Corners along Paine Turnpike, Vermont's first toll road. The distinctive, intact, Vermont Classic Cottage house with its attached wing, carriage barn and garage tells the story of the various owners of the property as it evolved from a mill-owner's house to become the residence of a local blacksmith and small-scale dairy farmer, to finally serving as the summer home of seasonal residents. Several early owners of the house, including Levi and Moses Strong, owned a significant saw and grist mill adjacent to the dwelling. Chauncey B. Leonard, who owned the property from 1868 to 1889, operated a blacksmith shop next door, and also worked a small-scale diversified farm and dairy. In the twentieth century the property gained significance as the summer residence of the wealthy Dickey family from Cleveland, Ohio. The house is also eligible for listing under Criterion C as it embodies the distinctive characteristics of Classic Cottage, vernacular Greek Revival, and Queen Anne styles of Vermont architecture. The post and beam frame, with numerous plank studs and up and down sawn lumber, dates the building prior to the use of circular sawn lumber which generally appeared around 1850 in Vermont. The house, with its attached, wing, carriage barn and garage is a good example of continuous architecture in Vermont. The house also reflects the changing concepts of style and beauty with its Queen Anne embellishments dating from around 1900 when the Industrial Age made mass-produced wooden details readily available. These details were possibly manufactured at one of the four lumberyards in Berlin Corners. The house has remained virtually unaltered both on the exterior and interior since the Dickeys purchased the property in 1935. The period of significance for Criterion A is c. 1845 - 1944. The dates of significance for Criterion C is c. 1845 and c. 1900. The .4 acre property, set in an intact surrounding landscape retains its integrity of workmanship, setting, location, feeling and association.

The town of Berlin, located in the southeastern part of Washington County in central Vermont, is bounded on the north by Montpelier, on the east by Barre, on the southeast by Williamstown, on the south by Northfield and on the west by Moretown. Berlin is a hilly town with fertile valleys carved

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along the banks of the Dog River on the west, and Berlin Pond and Pond Brook on the east. Originally the land was covered with dense growths of hardwood and some softwood. Today much of the land remains open due to years of lumbering and clearing for cropland and pasture, although modern commercial structures and the interstate are reminders to those who live in or pass through the town that Berlin is very much a part of the twentieth century.

Berlin was chartered on June 8, 1763 by Governor Benning Wentworth of New Hampshire to Chauncey Graham and sixty-three others. As with most Vermont towns, settlement did not begin in earnest until after the Revolutionary War. Ebenezer Sanborn was Berlin's first settler, arriving in 1785. In 1791, the year the first meeting was held to organize the town, 137 people lived in Berlin.

Two village centers grew up in Berlin during the early nineteenth century. The first, at the top of Turner Hill near the center of town, was the site of the first meeting hall and Congregational Church. After the meeting hall burned in 1838, the village center began to shift to the east to an intersection called Berlin Corners just northeast of the outlet of Berlin Pond.¹ Like so many early Vermont communities, Berlin Corners developed adjacent to a water source which provided power for the saw and grist mills that were necessary for milling lumber and grinding flour.

Besides its early development as a mill village, Berlin Corners grew up as a crossroads settlement between two late eighteenth century transportation routes. The "Old Brookfield Road" west of Berlin Pond, was part of an early stage route between Boston and Montreal, until 1799 when Judge Elijah Paine of Williamstown built his famous turnpike (Vermont's first toll road) which ran east of the pond through Berlin Corners to Montpelier.²

Berlin developed a rich history. By 1850 the population of the town had grown to 1507. During this early period of prosperity the small village of Berlin Corners boasted the first store in

¹ A Place to Pass Through, p. 1

² Ibid. p. 47

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town, a post office, a blacksmith shop, shoe shop, hoe factory, saw and grist mill, school, Congregational Church, Methodist Church, and over twenty dwelling houses.³

Among the earliest houses built along the stretch of Paine Turnpike as it passed through Berlin Corners was the Chauncey B. Leonard house. According to town records and the architectural features of the Leonard house, the structure appears to have been built around 1845. During this time Berlin Corners was beginning to prosper as a crossroads settlement with milling and manufacturing activities centered around the dam built at the outlet to Berlin Pond, and numerous small farms were scattered in the surrounding fertile lands.

The first known owners of the Leonard house were owners of a saw and grist mill just north of the house on the outlet of Berlin Pond. According to Wallings Map, a man named Jackson owned the house in 1858, and town records tell us that he also owned a saw and grist mill at the outlet to the Pond. By the early 1860s, ownership of the house and mills and passed to Levi and Moses Strong. Levi Strong, born Berlin in 1832, was also a brick mason and farmer, and served as a Representative from Berlin in the General Assembly from 1890-1900. Moses Strong was the Berlin Town Clerk from 1851-1858. The Strongs deeded the house to John and Louisa Haggett on December 10, 1863.⁴ On January 13, 1866 the Haggetts sold the property to John White..."a dwelling-house and lot situated near the out-let of Berlin Pond: bounded easterly by the Mill Pond Brook, southerly by the highway leading from Berlin Corner to Northfield, easterly by the road leading to Strong's Mills; northerly by land of Jonathan Bosworth."⁵

The Leonard house is a well-preserved example of a Classic Cottage in Vermont, one of several types of popular house forms dating from the mid-nineteenth century. Typical of Classic Cottage architecture, the Leonard house has the characteristic kneewall, twin interior chimneys, a symmetrical five-bay front

³ Walling's Map, 1858

⁴ Town Records, Book 13, p. 474

⁵ Ibid.

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facade and three side bays. The vernacular Greek Revival style trim common to Classic Cottage architecture in Vermont includes the corner boards, and the peaked lintel boards above the windows. The attached carriage barn, common to village houses during the second half of the nineteenth century and later, was used to house the family horses, carriages and wagons, and hay was stored in the second story loft. The open interior of the wing between the house and barn was probably used for wood storage, and possibly as shelter for several farm animals including a few sheep, chickens or a pig. No evidence of former uses remains although the interior outhouse along the west (rear) wall of the wing is still evident. If the owner farmed land nearby, additional agricultural buildings would most likely have been present. Today no other agricultural buildings remain on the property.

In 1868 Chauncey E. Leonard purchased the property, owning it for twenty-one years until his death in 1889. Leonard was both a blacksmith and a farmer, and made a contribution to his community as owner both of a small manufactory, and a small-scale diversified farm and dairy.

Leonard's blacksmith operation is listed in the U.S. Government Manufacturers Census of 1870 as one of only seven manufactories in the town of Berlin at that date (the other listings being two saw and grist mills, a hoe manufactory, a chair factory, a cooper, and a granite manufactory). In 1870 Leonard's blacksmith business was valued at four hundred dollars. His shop, according to Beer's Map (1873), was located just across the road on the south side of Paine Turnpike. Leonard employed one person and operated twelve months of the year. He used 500 pounds of iron and 25 pounds of steel in the business of "shoeing and repairing", with the annual value of his products being \$800.⁶ According to local history, the blacksmith shop remained standing until the 1940s.⁷

While Berlin Corners was much like other mill villages in Vermont during the nineteenth century, with its economy centered around small mills and manufactories, the livelihood of most Vermonters

⁶ U.S. Government Manufacturers Census, 1870

⁷ Phone interview, Hudson

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was based on agricultural activities. By the 1840s farming practices in Vermont had moved from home-use subsistence farming to more diversified farming, which included raising horses, cattle, and especially sheep. Some agricultural products such as hay, oats, Indian corn, and potatoes were grown for sale.

By the 1870s, Berlin's agrarian pursuits continued to mirror state-wide trends. Sheep farming and the production of wool had been replaced by dairying. Products of the field were being replaced by the manufacture of butter, which now could be easily transported to Boston and other markets outside Vermont by refrigerated railroad cars. By the 1880s a creamery had been built in Berlin where many local farmers sold their milk to be made into butter. Maple sugar was in rising demand.⁸

The small farming operation of Chauncey B. Leonard is important for its association with the agricultural trends occurring in Berlin and Vermont during the late nineteenth century. In 1880 Leonard's farm, comprised of 12 acres of tilled land, 29 acres of meadows and pasture and 4 acres of woodland, was valued at one thousand dollars. He owned four milch cows, four calves, one swine, and ten chickens valued at one hundred-twenty dollars. He manufactured four hundred pounds of butter, sold two sheep/lambs, and his chickens produced forty dozen eggs. He harvested thirty bushels of Indian corn, sixty bushels of oats, two hundred pounds of maple sugar, and fifty pounds of Irish potatoes. His fifty apple trees produced sixty bushels of apples and he sold orchard products valued at fifteen dollars. He cut four cords of wood and sold eight dollars of forest products.⁹

It is possible that Chauncey B. Leonard was responsible for the job of moving the attached wing and carriage barn to its current location at the north end of the house. As the Beer's Map of 1873 does not show an appendage attached to the Leonard house at that time, it is very possible that Leonard moved the c. 1850s wing and barn appendages from another location soon after 1873 to provide needed space for his farming operation. Leonard also may have had other agricultural buildings associated with his farm. No other buildings today exist on the property.

⁸ A Place to Pass Through, pp. 33-34

⁹ U.S. Government Agricultural Census of 1880

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By the 1880s, the town of Berlin appears to have been at the height of its industrial and agricultural activity. The Manufacturers Census of 1880 tells us that at that date Berlin had four lumber mills, two blacksmiths, one tanner, one chair manufacturer, one cooper, and a flour and grist mill. Besides the numerous dairy farms scattered throughout the rural landscape, several residents of Berlin Corner, J. F. Winslow and Garner S. Bosworth, were breeders of fine Morgan and Hambletonian horses and grade Jersey cows during the late 1880s.¹⁰

Migration, however was beginning to take its toll, particularly after the Civil War and the coming of the railroad, which first ran between Barre and Montpelier in 1875. Berliners were among the many Vermonters who went west, lured by better farmland and new opportunities.

In 1892 Mary A. Perkins purchased the property. Little is known about the forty years of Ms. Perkins' ownership, although it appears that around 1900 the significant Queen Anne style alterations were made to the house. During the last decades of the nineteenth century, technological advances made mass-produced lumber easier to manufacture and countless types of wooden architectural details were readily available to homeowners. The assorted styles of wood shingles found on the porches and window hoods of the Leonard house, and the fancy turned balusters, newel posts and spindle valance on the porches are all examples of the mass-produced details bought by homeowners to decorate and modernize their homes during the late nineteenth and early twentieth century. The interior changes to the house -- the varnished doors and trim, the beaded board wainscoting and ceilings, and the use of bull's eye corner blocks on window and door trim were also considered fashionable at the turn of the century. The attached one-bay garage probably dates from around 1910 when the automobile was becoming more popular and affordable to Vermonters. It appears, however that the garage may never have been used to house an automobile, but was instead used for storage, and chickens were possibly housed in the rear section.

In 1935 Lillie P. Dickey from Cleveland, Ohio purchased the property. Mrs. Dickey, her husband Moses R. Dickey and their

¹⁰ Child's Gazetteer and Business Directory for Berlin, Vermont

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daughter Mary used the property as a summer residence. The property was willed to Mary in 1958. Mary was a school teacher who never married, and came to Vermont in the summer. After her parents died, Mary never stayed in the house, choosing rather to board at the Tavern Inn in nearby Montpelier during her summer visits. Over the decades, Ms. Dickey, who died in 1994, did little to alter either the interior or the exterior of the house. Until her death, the house remained furnished and unchanged, except for a rebuilt cellar and some exterior repainting completed in 1986.

The Dickey family is associated with a trend which began in the late nineteenth century (and continues today). The Dickeys became seasonal residents; they were among many out-of-state residents who acquired a second home in Vermont, lured here by the beautiful Green Mountains, quiet villages, picturesque countryside, and cool, remote lakes. The railroad and the automobile made the more remote areas of Vermont more accessible, and seasonal residents returned every summer to escape the heat, crime and overcrowded cities spawned by the Industrial Age.

Currently, the new owners Anne and Jonathan Wall, are taking advantage of the Investment Tax Credit program (ITC) to rehabilitate the house and attached barn. After the rehabilitation is completed, the offices of Summit Construction, the Wall's family-owned business, will occupy the first floor, and an apartment will be located on the second floor.

The Chauncey B. Leonard house remains as an excellent example of a well-preserved village dwelling. Its history spans the years from the 1840s to the present. The owners of the house have been typical Vermonters -- owners of small water-powered mills, a blacksmith and farmer, and later seasonal residents. The architectural styles of the house and attached barn are well conveyed from the post and beam frame, Classic Cottage dwelling with Greek Revival details, to the turn-of-the-century Queen Anne embellishments.

Despite a significant change in the landscape in Berlin during the last fifty years, with much commercial development, and the construction of Interstate 91 which cuts a swath just west of Berlin Corners, the little village of Berlin Corners has managed to retain its historic character and feeling. The Berlin Corners Historic District was entered in 1980 on the Vermont Historic

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Sites and Structures Survey. The Chauncey B. Leonard House plays an important role in the history and architectural significance of the historic district and today is eligible for listing as an individual property on the National Register of Historic Places.

The Chauncey B. Leonard House is one of several mid-nineteenth century Classic Cottages with Greek Revival style details and an attached wing and carriage barn in Berlin Corners. The Chauncey Leonard House, however, appears to be the only intact Classic Cottage with well-preserved Queen Anne Style alterations in the historic district. The house retains its workmanship, setting, locations, feeling and association.

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Vermont Historic Sites and Structures Survey for Berlin, Vermont.
"Berlin Corner Historic District." November, 1980; February,
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February 26, 1994.

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VERBAL BOUNDARY DESCRIPTION

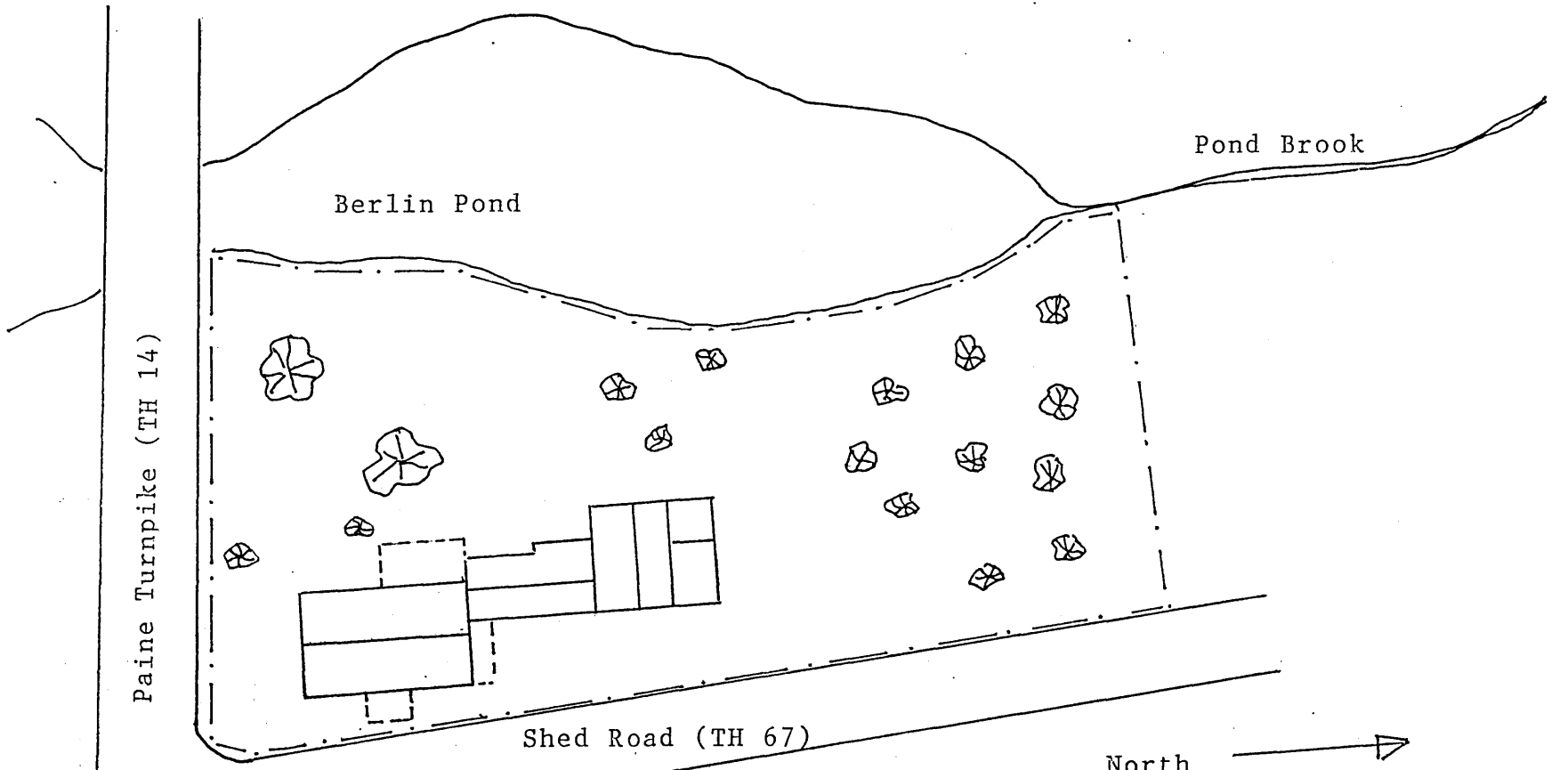
The boundaries of the Chauncey B. Leonard House are recorded in Book 67, page 209 in the Town Clerk's Office, Berlin, Vermont. The property is listed as Lot 15 on the current Tax Map R-6 (R-6-15). A copy of this tax map has been included.

BOUNDARY JUSTIFICATION

The boundary of this rectangular shaped parcel of land includes the house and attached barn and the surrounding yard and wooded land historically associated with the Chauncey B. Leonard House and that maintain historic integrity.

Chauncey B. Leonard House

Washington County
Berlin, Vermont



Paine Turnpike (TH 14)

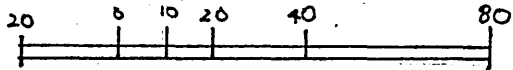
Berlin Pond

Pond Brook

Shed Road (TH 67)




North →

← To Berlin Corners



Approximate Scale
(in feet)
1/2" = 20 ft.

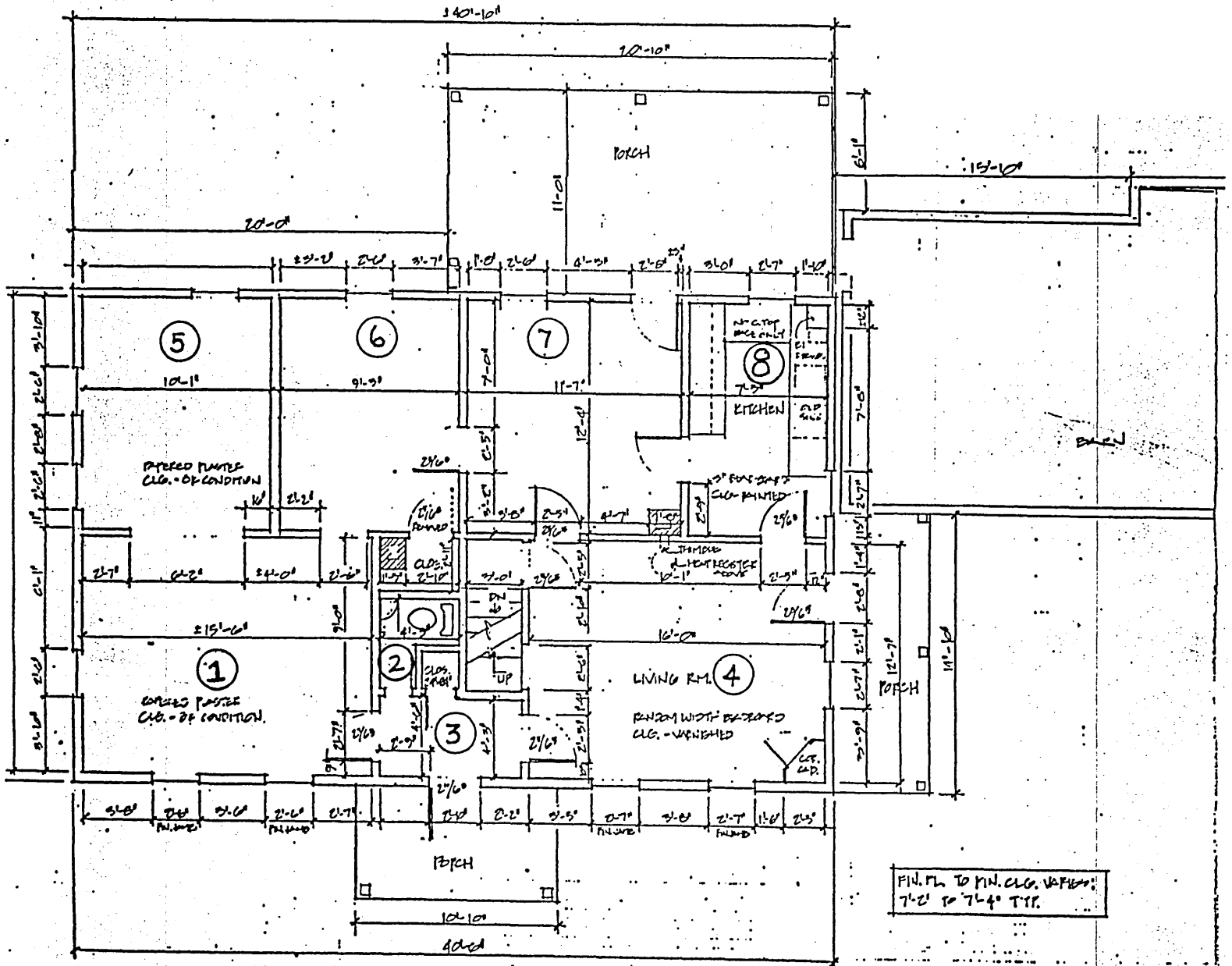
Key:

- Boundary Line 
- Contributing Building 
- Trees 

Researcher: Liz Pritchett

EXISTING PLANS

Chauncey B. Leonard House
Existing Plans
First Floor

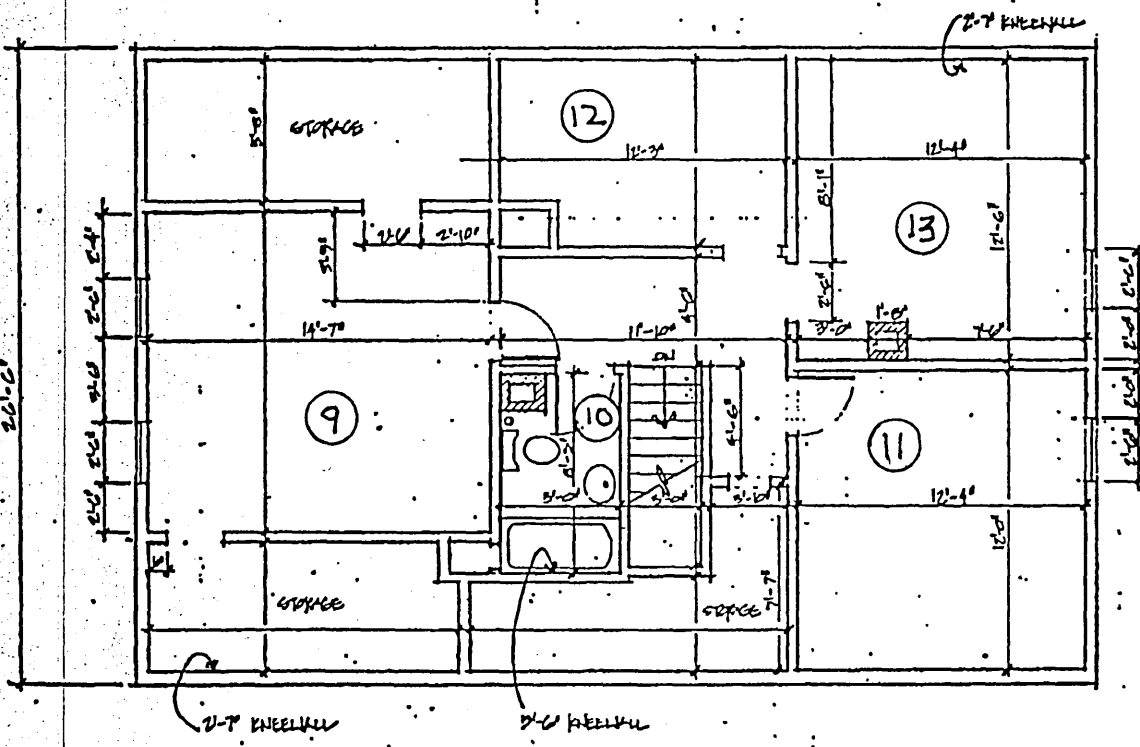


SHED ROAD HOUSE

IF PLAN AS-BUILT

SCALE: 1/8" = 1'-0"

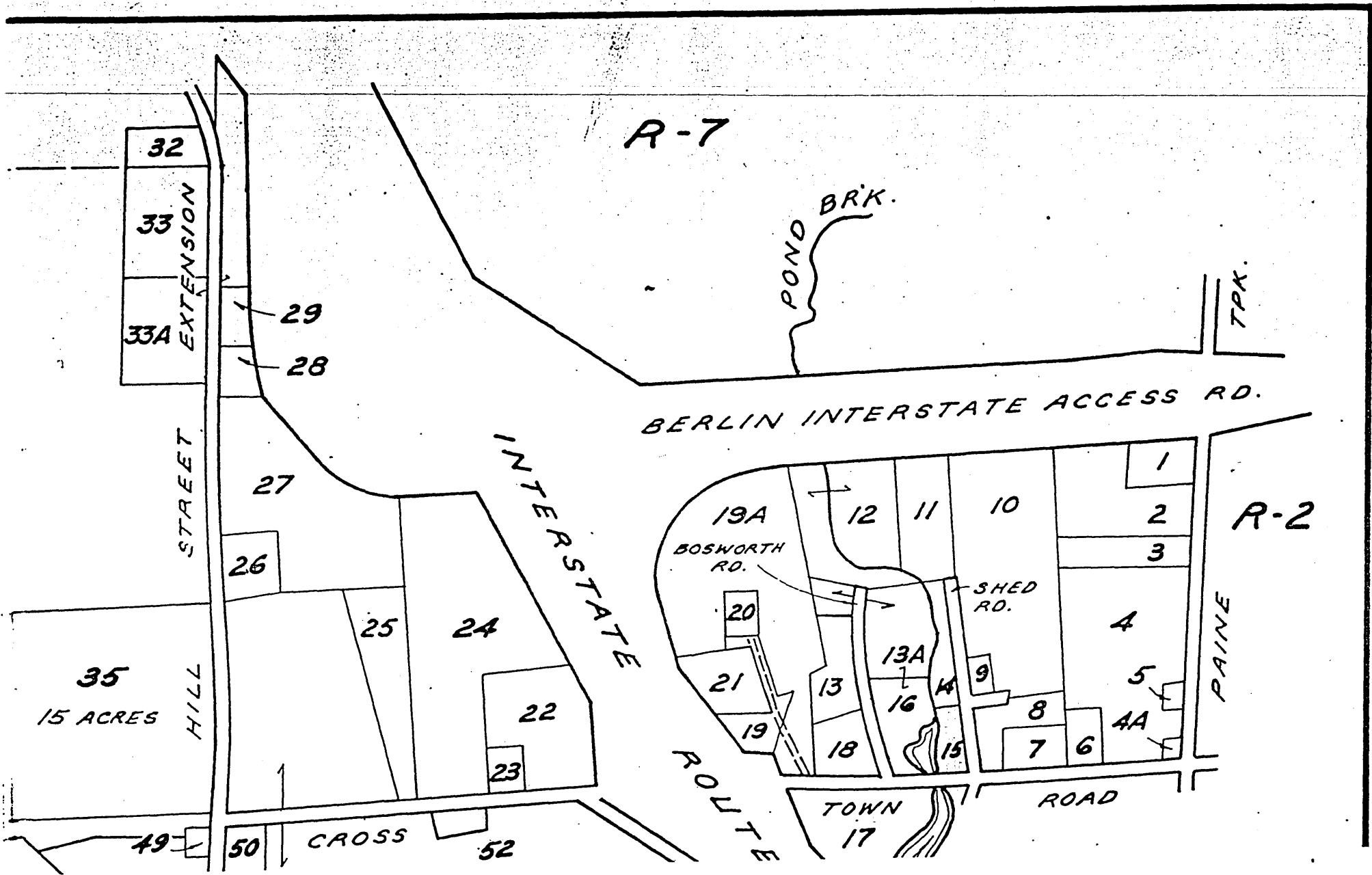
Chauncey B. Leonard House
 Existing Plans:
 Second Floor



FIN FL. D. MIN. CAS. W. RES.
 7'-1" TO 7'-2" TYP.

SHED ROAD HOUSE

2F PLAN
 SCALE: 1/8" = 1'-0"



Town of Berlin, Vermont
 Tax Map