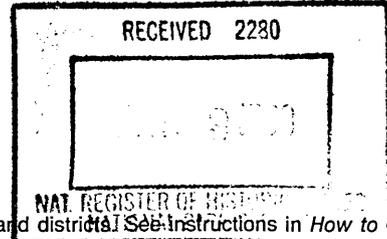


United States Department of the Interior
National Park Service

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 The Crows Nest

other names/site number Sturgis-Goodman Farm

2. Location

street & number 36 Sturgis Drive N/A not for publication

city or town Wilmington N/A vicinity

state Vermont code VT county Windham code 025 zip code 05363

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.)

Eric Dubent deputy SHTPO 3/27/98
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 commenting 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 of the Keeper [Signature] Date of Action 5/18/98

The Crows Nest

Windham County, VT

Name of Property

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	
4		buildings
1		sites
		structures
		objects
5		Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

0

Agricultural Resources of Vermont

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/agricultural outbuilding

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/agricultural outbuilding

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Cape Cod

Materials

(Enter categories from instructions)

foundation Stone

walls Weatherboard

roof Wood shingle

other Brick

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

- [x] 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.
[x] 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)

Agriculture

Architecture

Period of Significance

c.1803-1947

Significant Dates

c.1803

c.1850

1925

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
[x] Other

Name of repository:

Pettee Memorial Library, Wilmington, VT

The Crows Nest
Name of Property

Windham County, VT
County and State

10. Geographical Data

Acreage of Property 75 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 8 | 6 | 7 | 2 | 3 | 2 | 0 | 4 | 7 | 5 | 3 | 1 | 5 | 0 |
Zone Easting Northing
2 | 1 | 8 | 6 | 7 | 2 | 8 | 5 | 0 | 4 | 7 | 5 | 3 | 1 | 5 | 0 |

3 | 1 | 8 | 6 | 7 | 3 | 0 | 0 | 0 | 4 | 7 | 5 | 3 | 0 | 7 | 0 |
Zone Easting Northing
4 | 1 | 8 | 6 | 7 | 3 | 0 | 0 | 0 | 4 | 7 | 5 | 2 | 7 | 2 | 0 |

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Paula Sagerman, Historic Preservation Specialist

organization N/A date August 7, 1997

street & number HCR 63, Box 56 telephone (802) 348-9371

city or town South Newfane state VT zip code 05351

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 Vermont Land Trust

street & number 8 Bailey Ave. telephone (802) 223-5234

city or town Montpelier state VT zip code 05602

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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National Register of Historic Places Continuation Sheet

The Crows Nest
Wilmington, Windham Co., VT

Section number 7 Page 1

Description

The Crows Nest property is a collection of historic farm structures on 75 acres of rolling pasture and woodland, located on Sturgis Drive about four miles from the village of Wilmington, Vermont. The principal structure, the farmhouse, lies in the eastern portion of the property near the bottom of a large sloping field. It is a good example of the vernacular "Cape Cod" style house typical of Vermont in the late eighteenth- and early nineteenth-centuries: 1 and 1/2 stories, five bays wide and two rooms deep, an interior first floor plan comprised of one large central chimney mass, two square front rooms separated by a modest stairhall, one long central rear room with two flanking small rooms and a 1 story rear ell. The foundation of the house is fieldstone, the structure is timber-framed, the walls are painted clapboard, the roof is wood shingle, and there is a central brick chimney. Behind the house is a small wooden shed, and across the road is a large timber frame barn and small wooden barn. The house is in good condition and maintains its historical integrity, and the barns and shed are deteriorated but maintain their historical character.

1. Landscape

The landscape retains the elements of the nineteenth-century and early twentieth-century farmstead: a cluster of farm buildings straddling a narrow dirt lane lined with maples and stone walls, rolling farm fields and woodlands traversed by stone walls, and a gently falling brook. The central feature of the property, the farmhouse, sits partway up a hill within a large open lot and despite its small size, dominates the landscape. The house faces east and looks down on Sturgis Drive and the two barns across the way. Behind the house is a square, five acre sloping field, evidence of the historic farm's cropland and pasture. As a nineteenth-century farmstead, the existing field extended somewhat farther to the west, of which some has since reverted to woodlot. Farm fields also once occupied the east portion of the original tract, now under different ownership. Stone walls separate the yard in front of the house from the fields to the rear and follow the north and south edges of the fields. There is a terrace directly in front of the house enclosed by a stone retaining wall and a narrow stone stairway leads down through the wall to the lower slope of the front yard. The bank behind the house also has a stone retaining wall leading south from the house's rear ell. Also on this bank, just north of the farmhouse ell lies a small shed. Various species and sizes of trees are scattered around the farmhouse, and maples line the stone walls. A small brook runs along the southern edge of the property, and the underground water supply for the farmstead flows down the hill under the farmhouse. The woodlands to the north, south and west of the farmhouse are composed of stands of hard and softwoods such as maple and pine and historically served as woodlots and sugarbush for the farmstead. A currently unused logging road, possibly once a town road, begins on Sturgis Drive and follows the northern boundary of the property. This road passes nearby the location of the farm's sugar house that stood about a hundred yards north of the farmhouse. Sturgis Drive was once part of The Coldbrook Road, which was realigned in 1966 and now bypasses the farm to the rear (east) of the barns. The property was originally rectangular in shape, until small tracts were sold off in the east portion from 1969-1992, leaving an irregularly shaped eastern boundary. This historic landscape will be preserved in perpetuity by a conservation easement administered by the Vermont Land Trust.

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The Crows Nest
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2. Farmhouse, c. 1803, 1925

Exterior

The footprint of the main Cape-Cod section of the house is about 38' x 28'. Built into the hill behind the house is an early twentieth-century two room ell; the front room is 12' x 10' and the rear room is 27' x 16'. The foundation is fieldstone with roughly pointed joints and massive square-cut stones defining the corners. There are two small windows in the south wall of the foundation and a bulkhead at the east end of the north elevation. Currently, the clapboards are painted red and the trim, doors and windows are painted white. Defining the timber frame corner posts, sills and end rafters are flat 1" x 6" fascia boards, and the windows and doors are outlined with simple wood trim.

The main section of the house has a low gable roof with wood shingles. There is a one foot overhang from the front and rear walls with simple boxed eaves. There is no overhang from the side walls. The square brick chimney is centered in the middle of the roof ridge. The rear ell has a very low gable roof with asphalt shingles. A plastic gutter runs along the west eave of the house and south eave of the ell and diverts water underground with downspouts. The wood shingle roof appears to be beyond its useful life and may be admitting water. The other elements associated with the roofs are in very good condition.

The east elevation (front) is symmetrical and has a central doorway with a seven-panel wood door and wooden screen door flanked by two, 12-over-12 windows. In the first story of the south elevation there is a 12-over-12 window at the east end and a double 12-over-12 window at the west end, and in the second story gable there is a 12-over-12 window flanked by two 8-light casement windows. The first story of the rear elevation (west) has French doors with 16 lights each flanked by two pairs of 8-light casement windows. The second story has a c. 1925 long shed dormer with five pairs of 8-light casement windows (the two to the right are banded). The one-story rear ell is attached to the north end of the west elevation and is perpendicular to it. The foundation of the ell is roughly pointed fieldstone and is also connected to the retaining wall behind the house. The south elevation of the ell has no openings besides a board-and-batten doorway at the east end. The west elevation of the ell has two boarded up window openings, with one 2-over-2 window remaining in one. The north elevation of the ell has one 12-light window in the center and a five-panel Dutch door and 12-over-12 window at the east end. The first story of the north elevation of the main body of the house has a 12-over-12 window at the east end, an 8-over-12 window in the center and a pair of 12-over-12 windows at the west end. These windows also have 2-over-2 wood storm windows. In the second story gable there is a 12-over-12 window flanked by two 8-light casement windows. All elevations are in very good condition.

The timber frame structure of the house is concealed throughout the house except for on the second story, where the hand-hewn posts and beams are exposed in the hallway and bedrooms. With the exception of the first floor structure mentioned below, the timber frame structure of the house appears to be in very good condition, with some settlement due to age.

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The Crows Nest
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Interior

The first story has a central front entry stairhall flanked by two square front (east) rooms recently used as a living room (south room) and a bedroom (north room); and in the rear (west) there is a long room flanked by two small square rooms recently used as a dining room, a bedroom (south room) and a kitchen (north room), respectively. A small hallway and bathroom are wedged between the kitchen and the front bedroom. In the center of the house is a large fireplace mass that provides for fireplaces in the two front rooms and the rear dining room.

Common elements throughout the house are painted wide-plank floors; flat baseboards, chair rails, door and window trim; and four-panel doors with recessed panels that are flat on one side and have ogee moldings on the other, and either Suffolk or Norfolk wrought-iron thumb latches. Some plaster walls and ceilings remain in some locations, but most are now sheetrocked.

The cellar has a dirt floor and the exposed stone foundation, and about 5' of headroom to the first floor structure. The northwest corner of the foundation is built into ledge. A massive fieldstone chimney foundation sits in the center of the cellar with a large arched opening facing east. The first floor structure is not consistent throughout. The southeast corner of the house has debarked log joists while the rest of the first floor structure has vertically-sawn joists. The foundation has a seam in the south wall about five feet from the east wall. A bulkhead leads into the cellar at the east end of the north wall. There is a serious moisture problem in the cellar due to water infiltration and lack of ventilation. This has caused the first floor structure to become mildewed and experience rot in some areas, and the first story floorboards towards the front of the house have cupped and become spongy.

The stairhall's principal feature is the narrow winder stairway opposite the front door. It has 12 stairs, the bottom one with an extended rounded end and a simple stringer, rounded banister and thin square balusters. The stair ascends in a westerly direction, then turns north, then turns back west towards the second floor landing. Under the stair is a closet with a small 4-panel door. The front door has a sliding iron bolt and thumb latch. Two doors lead to the rooms flanking this hall.

The southeast room's principal feature is the fireplace in the north wall with an ogee, double-level Georgian-style mantel and a brick hearth. There is a round stove-pipe hole above the mantel. To the east of the fireplace are two stacked cabinets with 1-panel doors with ogee moldings. The four corner posts project into the room about 6" x 6" and are cased in fascia boards with a corner bead. A door leads to the rear central room.

The northeast room is more formally decorated than the living room. Its principal features are the architectural elements dominating the south wall: a fireplace with a stone slab hearth, a Federal-style mantel with a pilastered fireplace surround, a 1-panel cabinet above the mantel, and two 4-panel closets flanking the fireplace. The door to the stairhall is also on this wall. All these features plus the three windows and chair rail have Federal-style, highly profiled

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moldings. There is a door leading to the northwest area of the house. The four corner posts are treated the same as in the living room, encased with simple fascia boards with a corner bead.

The rear (west) central room's principle feature is the 6' wide x 4' high stone and brick fireplace in the east wall. It has a stone lintel, wood mantel with ogee molding, a swinging iron arm, and an adjacent warming oven with an iron door and unusual, large V-shaped hinges. There is also a small 1-panel cabinet above the mantel. The entire wall encompassing the fireplace is paneled with a drop molding. The doors and windows in this wall have ogee moldings, as well as the chair rail and 6" baseboard encircling the room. The profile of all of the moldings in the room, including the paneled wall surrounding the fireplace, are identical. Unlike the rest of the house, this room has unpainted floorboards. This floor is also slightly higher than in the adjoining rooms, except for the small southwest room that also has the same flooring. This room has burlap walls above a vertical board wainscoting and rounded chair rail.

The northwest room is entered through a door in the north wall of the dining room. This door is unique to the rest of the doors in the house because it has raised panels on both sides instead of recessed panels. It has a linoleum floor, unpainted horizontal board wainscoting on the north wall and painted horizontal boards covering the west wall. There is also a soapstone sink. From this room to the ell there is a large board-and-batten door with long wrought iron strap hinges that appears to have once been an exterior door. There are also ghostmarks of an earlier latch. Between this room and the northeast room there is a small hallway. On the south wall of this hall is a pantry with raised panel doors. Off the hall to the north is a bathroom with a linoleum floor, tiled shower, and a ceramic sink and toilet.

West of the northwest room is a one-story ell with two rooms. The east room is unfinished and open to the roof. There are unfinished wide pine (about 6") floorboards and a large soapstone sink. The west room is an unfinished shed with a dirt floor. A well with a round concrete cover and hand-pump is located in the northwest corner of the room. A water closet is built into the northeast corner of the room and has a hopper toilet.

The second story has two square rooms at the south and north ends used as bedrooms, an irregularly shaped hallway following the contours of the chimney mass from the stairway landing, and two small rooms in the rear (west) that are bathrooms. The south room has a fireplace in the north wall with a mantel similar to the one in the first story rear room. This room also has a nook in the rear (west) dormer. The north bathroom has a sink and a toilet and the south bathroom has sink and a tub.

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Outbuildings**3. Large Barn, c. 1850**

The large barn (36' x 48') across the road from the house is a 2 and 1/2 story timber frame structure with bents of 8" x 8" vertically sawn posts and beams, and pole rafters. It is oriented perpendicular to the road, with the gable end (west elevation) facing the road and the farmhouse. It has a fieldstone foundation, unfinished vertical board siding and a gable roof with wood shingles on one slope and corrugated metal roofing on the other. There is a large sliding wood door in the west end with a transom. There is also one small window opening in this wall, south of the doorway. The south elevation has a door opening at the west end, five small window openings at the first level, and one small window opening at the east end of the second level. No doors or windows remain in these openings. The rest of the barn is devoid of openings, although it is possible that there is another large doorway in the rear of the barn at basement level (currently not accessible), which animals could have entered from the former field to the east. The interior of the barn has three longitudinal bays. The central bay leads from the doorway and has a wood floor. The north bay has no partitions or floor and is separated from the central bay with a low beam partition. The south bay has what appears to be animal stalls and a second floor. The barn is in very poor condition, so a detailed exploration was not undertaken. The foundation has shifted, the sill plates are completely rotted, the bottoms of the exterior posts and bottoms of the roof rafters are rotted, and the wood shingle roof is rotted. The north wall is no longer attached to the foundation.

4. Small barn, c. 1900

The smaller barn (24' x 16') lies four feet to the north and west of the large barn. It is a 1 and 1/2 story wood frame building with 2" x 6" structural members, a fieldstone foundation, unfinished vertical board siding, and a wood shingle roof. It is oriented parallel to the road with the gable end (south elevation) facing the large barn. There is a large sliding wood door in this south gable. The interior is one room open to the roof with a wood floor. There are two six-pane windows in the east elevation and one six-pane window in the north elevation. This barn is in fair condition.

5. Shed, c. 1900

The small shed (9' x 12') behind the house sits 2' north and parallel to the rear ell. The foundation is not visible, and there is unfinished vertical board siding and a wood shingle roof. A board and batten door in the west elevation has iron strap hinges and a cast-iron Suffolk latch. It appears to have been recycled from another location, as there are remains of paint on the back of the door. Above the door is an eight pane window. There is also a double sliding door on the north elevation. In the east gable there is a six pane window and in the south elevation there is a long, narrow, horizontally oriented window opening. This shed is in fair condition.

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Wilmington, Windham Co., VT**Section number 7 Page 6**Chronology of construction**

The house was probably constructed around 1803 by Perley Bartlett, who purchased the property in 1801. It is unlikely that the house was built earlier by either of the first two owners of the property, as they owned several large tracts of land in Wilmington amounting to thousands of acres. The first owner had only been living in Wilmington for two years when he sold the property in 1789 to the second owner, who resided in Massachusetts at the time and when the property was deeded to Perley. It is likely that Perley built the house because the existence of a farm is recorded in the 1824 deed for the property. The style of the house is another clue to the date of construction, as it is a typical vernacular farmhouse common in the late eighteenth or early nineteenth century in Vermont. Also of note is the 1803 date of construction recorded on a 1983 lister's card. The source of this date is unknown, but it is possible that at the time a local resident knew of this date. Recent contact with older local residents has not confirmed this.

There is no documentation of the original appearance of the house but it is probable that it was similar to the current appearance. A pre-1925 drawing shows the front elevation exactly how it is today. Extant original elements of the house are its massing, foundation, timber frame structure, first floor floor plan, most of the wood flooring, doors and hardware, some interior architectural millwork, the central chimney mass, and fireplaces. Certain original features have been repaired or replaced in-kind: the chimney, wood roof shingles, some wood clapboards, the 12-over-12 windows, and some exterior trim. This work has not detracted from the historic integrity of the house. It is probable that the foundation was not pointed originally, as only hard, portland cement mortar is visible. Features added in 1925 include the double windows on the north and south elevations, the casement windows and French doors on the west elevation and the shed dormer in the west slope of the roof. The ell dates to the early twentieth century and possibly replaced an earlier structure, based on fact that it has a stone foundation.

Many interior features are difficult to date. They could be original or of the design of an architect or carpenter who was experienced in the Colonial Revival style that was common when the house was renovated in 1925. The decorative moldings in the northeast room on the first floor appear to date from the Federal period. This could have been the original parlor, which would have historically been the most formal room in the house. It is also possible that the mantel in the southeast room is original.

The earliest documented changes to the house were executed during the summer of 1925, shortly after Kate H. Sturgis purchased the property. A 1925 description of the renovation work that transformed the farmhouse to a vacation home reveals some of the changes at that time: the front door was moved from the south end of the house to the east elevation (its original location judging by the old drawing mentioned above), some partitions were changed, a dormer was added, and bathrooms were installed. (A photo taken in 1902 of another Wilmington Cape shows what the house may have looked like with the side-door configuration.) There is no evidence on the south elevation of the exact location of this side door. One recorded change in partitions was the removal of walls in the rear of the house

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covering up the original fireplace and dividing the rear central room in half. The dormer was added to the west side of the second story and two bathrooms were installed in them, the north one with a wall-hung ceramic sink and a toilet (later replaced), and the south one with a wall-hung ceramic sink and clawfoot tub. It is possible that the hopper toilet now located in the rear ell was originally in the north bathroom, as it appears to date from the early twentieth-century. Or, this hopper could have predated the bathrooms as it was common to have the only toilet facility outside the confines of the interior living spaces, but still under the shelter of an attached shed, for sanitary purposes or plumbing constraints.

It appears that the description of activities written in 1925 did not document all of the work completed at the time. New windows appear to have been installed in existing and later window openings throughout the house, probably to match the original since they are 12-over-12. Casement windows were installed in the rear of the house, at the first floor level and in the dormer. The paneling and woodwork in the central rear room (the original kitchen) could be original but probably date to the 1925 renovation, because the profile of the woodwork on the paneled wall matches the profile of the woodwork around the 1925 French door and casement windows, and appears to have the same number of paint layers. The stairway also probably dates to 1925, as well as the second story walls.

In the early 1960's the northwest room on the first floor (kitchen) was renovated to create a "modern" kitchen and small bathroom, by Ralph May, a neighbor of Katherine Sturgis-Goodman. In 1961 the flooring in the central rear room and adjacent bedroom was replaced with wide pine flooring removed from a c. 1808 parsonage in New Hampshire. In the early 1990's the sill plates, lower portions of corner posts, and related siding were replaced by Brattleboro carpenter Chris Parker and supervised by neighbor Carl Swanson.

The large barn was probably built in the mid nineteenth century, as it has the same features as the "New England" barn, an animal shelter and storage barn common in Vermont at that time: a gable-end door, a string of small windows over the doorway, vertical wood siding, wood shingle roof and three longitudinal bays--the northern bay was the "hay mow," the central bay was the "floor," and the southern bay was the "tie-up," where the animals stayed.

The small barn was probably built in the late nineteenth or early twentieth century, judging by its structure and condition. Its purpose is unknown. The underground water supply for the of its proximity and juxtaposition with the large barn. The underground water supply for the farmhouse could have also served this structure, which was needed to keep dairy products cold. The small shed behind the house is even more difficult to date, but is also probably of the late nineteenth or early twentieth century. It was reportedly the farmstead's icehouse.

The previously mentioned old drawing of the farmhouse reveals that another barn once sat behind and to the south of the farmhouse. The extant driveway leads to what was the doorway to this barn. Perhaps this was the first barn built on the property as it appeared to be an "English Barn" typical of the late eighteenth and early nineteenth century in New England, with the entranceway in the side of the building as opposed to gable end. This barn was gone before the 1925 purchase of the property. This drawing also shows another outbuilding higher

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The Crows Nest
Wilmington, Windham Co., VT

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up the hill southwest of this barn. A depression in the ground in this area may have been the location of this building. The farm's sugar house, which probably dated from the nineteenth century and collapsed in the mid twentieth century, stood about 100 yards north of the farmhouse near the northern edge of the property. There is no documentation of its appearance, only the remains of a stone foundation about 12' x 18'.

An existing logging road, starting at Sturgis Drive south of where the sugar house stood and winding around the north edge of the property, may have been a town road shown on the 1869 Beers map, and may have been the Spiller Highway described in town records as leading northerly from "the buildings formerly occupied by Alonzo Titus," one of the owners of the farm. It was discontinued in 1897.

From 1801 to 1966, the property had 100 acres and Sturgis Drive was a section of Coldbrook Road. In 1966 Katherine Sturgis-Goodman sold a narrow swath of land behind the large barn to the Town of Wilmington to create a new stretch of road that bypassed the house and barns. This was done in order to straighten out Coldbrook Road as it was by this time a heavily traveled road leading from the village of Wilmington to Haystack Mountain and Mt. Snow. The relocation of this section of Coldbrook Road has actually helped preserve the rural character of the farm. Five parcels adjacent to the Coldbrook and Mann Roads totaling 25 acres were sold between 1969 and 1992, leaving the property with 75 acres.

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Continuation SheetThe Crows Nest
Wilmington, Windham Co., VTSection number 8 Page 9Statement of Significance

The Crows Nest property is historically significant for its distinctive characteristics as an early Vermont farmstead. It is being nominated to the National Register under the "Agricultural Resources of Vermont Multiple Property Documentation Form" since it meets the registration requirements for the Farmstead property type. The farmhouse retains its integrity of design, materials, and workmanship, and the farm retains its historic context with its extant barns, outbuildings and landscape features. The farmhouse, historically known as The Crows Nest, was constructed c.1803 and retains most of its original or historic features. Seventy-five acres of the property remain from the 19th-century farmstead's 100 acres, and two of the three known barns are extant, as well as one of three known outbuildings. The historic fields surrounding the farmhouse remain, as well as most of the stone walls surrounding the house and property. The rural setting has been preserved despite its proximity to the Mt. Snow and Haystack resort area. Although the farmhouse has been modified, it retains its historic integrity and is a good example of the Cape Cod style with a Colonial Revival "restoration." The period of significance of The Crows Nest is c.1803-1947. The property was used as farmstead from 1803-1925, and as a seasonal vacation home thereafter. The farm was an important agriculture resource to the Town of Wilmington and was farmed by four well-established local families, and is one of few remaining agricultural resources in the Wilmington area. It is also a good example of a country farm turned vacation retreat for out-of-staters, a typical trend in Vermont beginning in the early twentieth century when transportation to rural areas via automobile became possible.

Wilmington is located in the Green Mountains of southern Vermont halfway between Brattleboro and Bennington. It was chartered in 1751 but because there was no organized settlement by a particular deadline New Hampshire Governor Benning Wentworth revoked the charter. In 1763 the charter was reinstated but the town was named Draper. Then circa 1770 the name was changed back to Wilmington. Settlement was slow until after the Revolutionary War, when settlers arrived to take advantage of the water power offered by the Deerfield River and the rich soils of the rolling terrain of the Green Mountains. Agricultural crops produced in the late eighteenth century in Wilmington included hay, potatoes, corn and grains. Sawmills and other types of mills appeared as the village grew around the Deerfield River. Early in the nineteenth century additional crops included apple orchards, and later in the century dairying and maple sugaring were major operations. The 1840 agricultural census for Wilmington lists livestock such as horses, sheep, cattle, swine and poultry; cereal grains such as wheat, oats, rye, buckwheat and Indian corn; and "various crops" such as potatoes, hay, flax, sugar, wool, dairy, and orchard crops. Wilmington's agriculture thrived throughout the nineteenth century except during the 1865-1888 agricultural depression. The town's creamery was organized in 1886 as a cooperative for farmers who were known as "patrons" of the creamery.

In 1900 Wilmington is described as having "surrounding hills in every direction dotted with thrifty homesteads and crowned with forests of majestic maples." Farms were located in the hills rather than the flat valley swamplands. Early farmhouses were also built in elevated areas, rather than the more easily accessible base of hills for defensive reasons. The Crows Nest

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property maintains these characteristics; due to this fact and its agricultural history, it was certainly a typical nineteenth-century Wilmington farmstead.

The farmhouse is known today as the Sturgis-Goodman House for its most recent owner, Katherine Sturgis-Goodman, who passed away in 1996. It was historically known as The Crows Nest and The Little Red House. Although there is no recorded date of construction, it was probably built by the third recorded owner of the property, Perley Bartlett, in 1803. The first recorded owners of the 750 acre tract that contains the present 75 acres were Jonathan and Hannah Hastings of Hardwick, Massachusetts (Massachusetts Bay Colony). The Hastings' were granted this land and several other large tracts possibly by 1763 but did not settle in Vermont until 1787. Jonathan was a Revolutionary War soldier who in 1786 became involved in "Shays's Rebellion" (traitor activity) in Massachusetts and was subsequently arrested. He and his family escaped to Vermont and settled in Wilmington in an unknown location and raised seven children. Both Jonathan (1752-1822) and Hannah (1759-1823) died in Wilmington.

In 1789 the Hastings sold the 750 acre tract to Eliphalet and Thomas Wells Dickinson, who resided in Deerfield, Massachusetts and also owned several other large tracts in the area. The Dickinsons are recorded on a 1779 list of men to petition for "a confirmation of the Charter of Wilmington," and are also identified as "Subscribers Proprietors" for the Town (proprietors of large tracts but not residents).

In 1801 the Dickinsons sold a 100 acre tract of this property to Perley Bartlett (1771-1845), and retained parcels to the north and west. (This parcel was not again subdivided until 1969.) Perley and his wife Lucy (1772-1868) may have had eleven children living under their roof by 1820. During his residence at this farm Perley was a Wilmington constable and Selectmen. There are many Bartlett descendants still residing in Wilmington.

In 1824 Mr. Bartlett sold "the farm on which I now live," minus 1/2 acre for a new road, to William Titus (1772-1836) of Wilmington for \$1,000. (The Bartletts did not go far, as they are listed five doors down from William Titus in the 1830 Census. The Bartletts and Tituses may have been related by marriage.) William's father Ephraim was one of the first settlers in Wilmington. Although the 1830 Census shows twelve people residing at the farmhouse, the only family members identified in other town records are William's wife Polly (1771-1851) and their children William, Arnold, Mary, Alonzo and Alfred. William, Sr. was a member of the Standing Militia of Wilmington and was in 1824 (same year as farm purchase) made corporal of the Wilmington Company. Although the Agricultural Census does not list information for individual farms until 1850, the one occupation known on the farm in 1830 is buttermaking, as William is recorded as bringing tubs of butter to the "West Dover store."

In 1832 William Titus conveyed "the farm on which I now live, and the same which I purchased from Perley Bartlett" to his sons Arnold (1796-1854) and Alonzo (1803-1884). Living in the house in 1840 were Polly Titus, Arnold and his wife Mary (1798-1864), Alonzo and his wife Mary (1813-1893) and four children. By 1850 Arnold, Mary and Polly had moved to a different location in town, probably the village, as Arnold's occupation is listed as

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millwright. Alonzo and Mary remained in the house with their five children, Edward (1833-1902), Leander (1836-?), William (1838-1922), Henri (1839-?), and Ada (1841-1863). Alonzo is listed in the 1850 Census as a Farmer owning property worth \$1,300. The first comprehensive Agricultural Census in 1850 provides the first detailed information on the activities at this farm. There were 75 "improved" acres and 25 "unimproved" acres. Farm animals included one horse, four "milch" cows, 2 oxen, 4 "other cattle," and 13 sheep. The farm produced (in 1849) 15 bushels of oats, 25 bushels of corn, 40 pounds of wool, 250 bushels of potatoes, 10 bushels of barley, 7 bushels of buckwheat, 800 pounds of butter, 300 pounds of cheese, 25 tons of hay, and 600 pounds of maple sugar (about 55 gallons).

In 1851 Arnold Titus conveyed his interest in the farm to his brother Alonzo as a mortgage, which was discharged in 1865. By 1860 the number of occupants in the farmhouse had dwindled to four: Alonzo, Mary, William (also listed as a farmer) and "Addie." The value of the farm at this time was \$1,500, and "personal estate," \$800. The 1860 Agricultural Census shows more or less the same activities and products as the 1850 census, with the addition of two swine and the omission of sheep; plus the cease of production of barley, buckwheat and cheese. In 1864 William was enrolled in the Militia. By 1870 Alonzo and Mary had moved to another location in town, as well as had their son Edward and his family. They may have all moved to the same residence in the village of Wilmington. Only William and his wife Jennie (1846-1923) and their two children remained on the farm.

The 1870 Agricultural Census shows more or less the same activities and products as the 1860 census, with the addition of "orchard products." The 1880 Agricultural Census is more detailed than the previous ones. The 100 acres are categorized as: 15 acres of woodland/forest and 85 "improved" acres: 10 tilled and 75 of meadows, pastures and orchards of which 30 are mown and 45 not mown; 24 acres of Indian corn, 1/2 acre of oats, 1/2 acre potatoes, and 2 acres of orchards. Chickens were added to the list of farm animals. In 1879 hundreds (illegible 3-digit number) of eggs were produced, 250 bushels of apples were sold, \$60 in "forest products" was sold and 20 cords of wood were cut.

In 1884 Alonzo Titus died, leaving the property to his wife Mary and their four sons Edward, William, Henri and Leander. The latter two were living in Brooklyn at the time, reportedly where many Wilmington residents moved to work in the baking industry. The sons immediately conveyed their interest in the property to their mother. She passed away in 1893 and in 1896 the brothers quit claimed the deed to William, who had been the only brother residing at the property for about thirty years. By 1900 William and Jennie were the only residents of the house.

The resident of the farmhouse most distinguished in Wilmington's history appears to be Edward Titus (1833-1902). In a biographical sketch from a 1900 published history of Wilmington, he is described as a "good type of the elderly, well-to-do citizen." (His obituary also made a small headline.) For 25 years he manufactured woodenwares such as chairs and bobbins, then was a justice of the peace, and was also a member of the Board of Trustees of the Wilmington Savings Bank. In 1892 he became an assistant judge of the Windham County Court. Other town records show that after leaving the family farm, he continued to farm in the

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village of Wilmington, and was an officer of the Deerfield Valley Creamery Association. He was also a Wilmington Selectman and was engaged in social activities, organizing many dances and balls. One invitation to a ball shows it being held a "Titus' Hall." One additional note of interest is that he paid \$300 to the Town Treasury in order to avoid the Civil War draft.

In 1903 William and Jennie Titus sold the property to their neighbor Clyde W. Lyman (1880-1958). In 1904 Clyde conveyed the property to his father Warren F. (1855-1922). He and his wife Ruth (1856-1930) took in a boarder, Lyman Green, a farm laborer. Clyde and his wife Bessie moved to another Wilmington location.

In 1912 the Lymans sold the property to Harlie W. Upton (1871-1933) and his wife Lilla (1875-1963). They had three daughters, Lottie, Lila and May (1908-198?). The Lymans may have been related to the Uptons through marriage. The Agricultural Census from the period of the Lymans and Uptons is not available but there are recollections of cows, horses, chickens, and pigs, and of the Uptons who were self-sufficient farmers doing "a little bit of everything." Harlie Upton was a regular patron of the Deerfield Valley Creamery during the 1920's, selling his cream there, and Lilla sold eggs from the house.

In 1925 the Uptons sold the property to Kate H. Sturgis (d. 1942) of Cambridge, Massachusetts, ending the long history of the farmstead and beginning the history of a summer vacation home. Many farms in Vermont were being converted to seasonal homes at this time. Kate's sensitive renovations to her country retreat in 1925 retained its historic integrity, and she added such conveniences as a shed dormer for more living space, and bathrooms. Adding a shed dormer to the second story rear of a classic Cape was not uncommon at this time. The landscape was to remain intact, with some sections of field allowed to revert to woodlot. The only agricultural activity that took place subsequently was haying by a neighboring farmer in the large field behind the house. In 1940 Kate conveyed the property to her daughter, Katherine "Kay" (1904-1996), also of Cambridge, who later married Nelson Goodman. The family continued to use the house as a summer retreat, hosting numerous overnight visitors and many local friends.

From 1966 to 1992 Katherine Sturgis-Goodman sold six small parcels in the east and south corners of the property, reducing the acreage from 100 to 75 acres; the first to allow for the relocation of Coldbrook Road to its current configuration; the others for the construction of one single-family home per parcel. This development has not detracted from the historic and rural appearance of the farm, as only one home is within view from the farmhouse and field.

In 1996 Katherine Sturgis-Goodman passed away, leaving the property to the Vermont Land Trust. The 75 acre tract will be sold to a private owner and the land and structures will be protected in perpetuity by a Warranty Deed. Also ensuring the preservation of the rural character are the adjacent properties. Along the northern boundary is a small neighborhood not visible from the property. Along the western boundary is a wooded property unlikely to be developed due to its ownership by the same farming family since the nineteenth century. Along the southern border is a golf course that is buffered from the farmhouse and field by a

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large expanse of woods. As long as these conditions persist, so will the historic character and rural setting of the Crows Nest property.

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10. GEOGRAPHICAL DATA

UTM References

5. 18/672320/4752720

Verbal Boundary Description

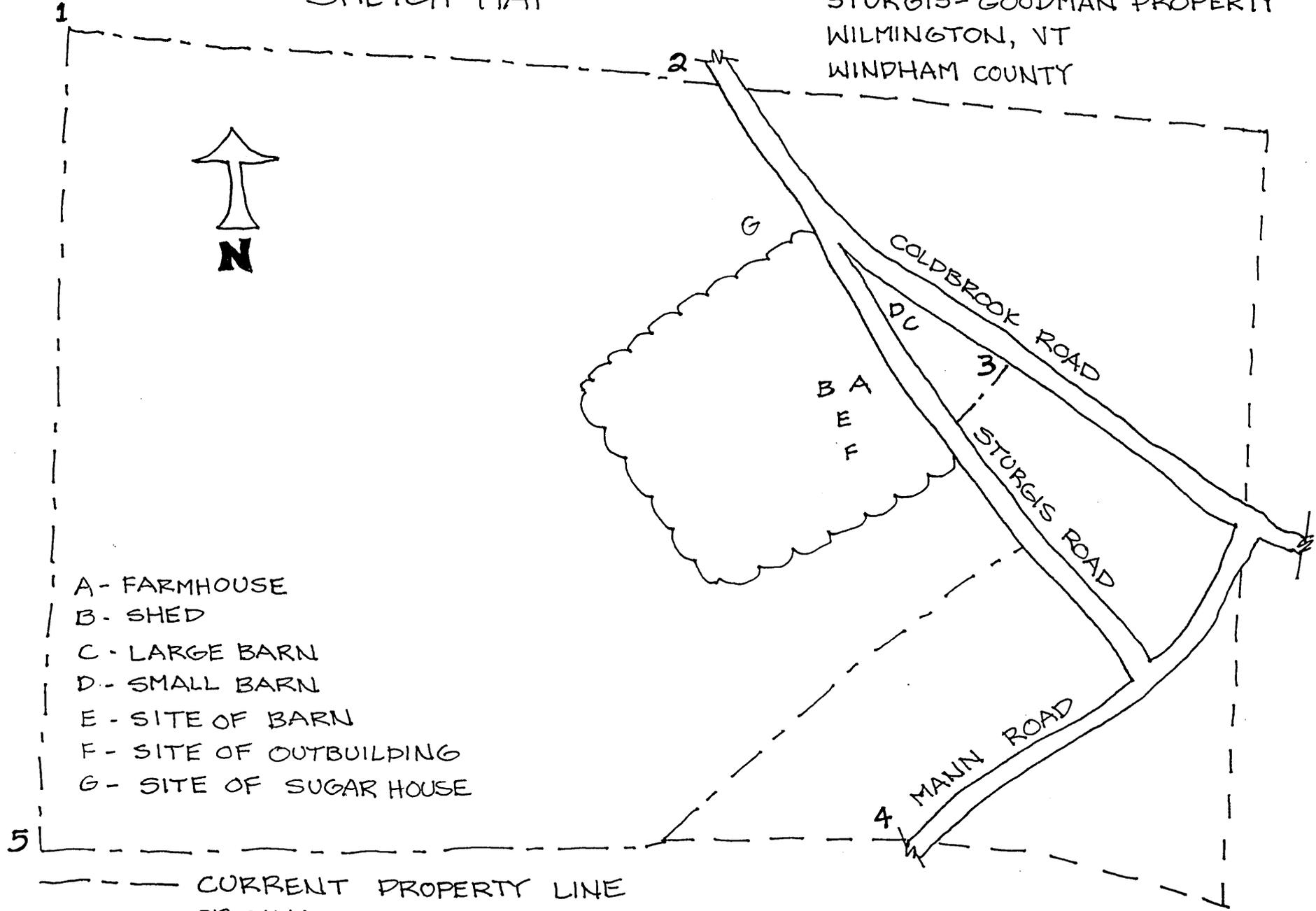
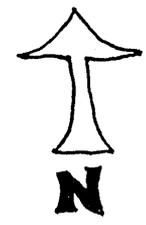
The boundaries of the property are the legal boundaries for Wilmington, VT, Tax Parcel #202072.1. This map is on file at the Wilmington Town Clerk's Office, Wilmington, VT.

Boundary Justification

The boundary encompasses the remaining 75 acres of the Crow's Nest 100 acres. This tract contains all the historic farm structures or the remains of such and is sufficient to convey the historic significance of the property. The parcels on the other 25 acres have been excluded because they now are the locations of late 20th century houses not associated with the historic property.

SKETCH MAP

THE CROWS NEST/
STURGIS-GOODMAN PROPERTY
WILMINGTON, VT
WINDHAM COUNTY



- A - FARMHOUSE
- B - SHED
- C - LARGE BARN
- D - SMALL BARN
- E - SITE OF BARN
- F - SITE OF OUTBUILDING
- G - SITE OF SUGAR HOUSE

- — — CURRENT PROPERTY LINE
- — — ORIGINAL PROPERTY LINE
- ~~~~~ EDGE OF WOODLANDS

#s - UTM REFERENCES