

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	JUN 5 1978
DATE ENTERED	DEC 1 1978

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

McKenstry Manor

AND/OR COMMON

Kellogg House

2 LOCATION

STREET & NUMBER

Vermont Route 12

CITY, TOWN

Bethel

STATE

Vermont

VICINITY OF
CODE

50

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

Vermont

COUNTY

Windsor

CODE

027

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Keith Kellogg

STREET & NUMBER

Vermont Route 12

CITY, TOWN

Bethel

VICINITY OF

STATE

Vermont

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Office of the Town Clerk

STREET & NUMBER

CITY, TOWN

Bethel

STATE

Vermont

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Vermont Historic Sites and Structures Survey

DATE

1973

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Vermont Division for Historic Preservation

CITY, TOWN

Montpelier

STATE

Vermont

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Situated on Vermont Route 12 in Bethel, McKenstry Manor is a two-story, post and beam frame structure, with a hip roof, set on a low fieldstone foundation. The main rectangular structure is five bays wide and three bays deep. The house is covered with asbestos shingles over wooden clapboards. In the central bay of the first story of the main (east) facade is the main entryway; a Georgian style doorway with a semi circular head light, a broken pediment and panelled pilasters flanked by 4 over 4 3/4 length sidelights which originally had small dentiled heads identical to those on the Palladian window. A well proportioned Palladian window, located directly above the doorway, has a wooden keystone in the central arch and is flanked by flat arched windows with small proportioned dentiled heads. The second floor windows retain their original 12/12 sash and butt the boxed cornice. The north and south sides of the house contain three bays with simple molded surrounds. The winter kitchen is situated in the west (rear) elevation, and protrudes from the main block of the building to form a 1 1/2 story ell containing the summer kitchen and wood sheds; this area was the original and earlier part of the house.

The original plan of the house remains intact, and follows plate 31 of Asher Benjamin's Country Builder's Assistant, with the exception of the protruding front wings and circular staircase shown in the Benjamin plan. Four interior fireplaces with federal mantels remain intact, located in the first and second floor front (east) rooms.

The original acreage of the property, as held by McKenstry, is still intact, currently owned by the Kellogg family. The landscape suggests a 19th century vintage, with the original stone post fence still standing. A barn complex, including the original McKenstry barn, stands across the street. Current plans call for the preservation of the nineteenth century McKenstry barn, with the removal of the later barn buildings, unfortunately in deteriorated condition, and a safety hazard to the owners' family. The later barns date from the mid-nineteenth to early twentieth century.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES **Circa 1800-1810** BUILDER/ARCHITECT **Joseph Emerson**

STATEMENT OF SIGNIFICANCE

McKenstry Manor is an excellent example of an elegant country farmhouse built in the first quarter of the nineteenth century. The design for the house is attributed to the architect-carpenter, Joseph Emerson. Alvan McKenstry, the original owner and builder, was a local Bethel entrepreneur who, besides his farm, owned the old Bethel House Hotel (entered in the National Register, September 3, 1976) which he willed in 1845 to the Town of Bethel, along with the McKenstry Fund, for the support of Bethel's poor; however, these were dissipated within a few years.

The original 1783 house, which Alvan McKenstry added to by 1810, is the present 1 1/2 story ell and woodshed. The interior architectural detailing is largely Federal in style, and is in an excellent state of preservation without restoration. The exterior architectural detailing, especially the front doorway and Palladian window, lacks any uniformity of scale with the building as a whole. This reflects the vernacular building tradition of the carpenter-builder, Joseph Emerson, inspired by architectural pattern books common throughout the late eighteenth and nineteenth centuries. A likely source for the building can be found in Asher Benjamin's Country Builder's Assistant, Plates 31 and 32, McKenstry Manor representing a country vernacular approach to Benjamin's more detailed plates.

The house's agricultural setting remains intact, and appears to be virtually unchanged since the nineteenth century, including the original McKenstry barn presently part of a complex across the street. This area was originally considered the town center and is near the location of the militia musters and Bethel parade ground.

Considering its remarkable state of preservation, McKenstry Manor is among the few remaining country estates that were planned at the time of the settlement of central Vermont by its early settlers.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Congdon, Herbert Wheaton, Early American Homes for Today, (Charles E. Tuttle Company, Rutland, Vermont 1963) pp. 82-85.
2. Interview with and use of materials gathered by Irene Cushing, Bethel historian.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 385 acres *21701 on map*

QUADRANGLE NAME Randolph, VT QUADRANGLE SCALE 1:62500

UTM REFERENCES

A	1,8	6,8,9,2,2,0	4,8,5,9,5,7,5	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

Coextensive with land upon which the house stands, and original McKenstry "Manor" farm land as purchased by the Kellogg Family. 1903.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Richard C. Cote & John P. Dumville Architectural Historians

ORGANIZATION Vermont Division for Historic Preservation DATE 8/77

STREET & NUMBER Pavilion Building TELEPHONE 802-828-3226

CITY OR TOWN Montpelier STATE Vermont 05602

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William B. Pinney

TITLE State Historic Preservation Officer

DATE 5/31/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles A. Hursey
KEEPER OF THE NATIONAL REGISTER

DATE 7/21/78

ATTEST: *Ann M. Dwyer*
CHIEF OF REGISTRATION

DATE 12/1/78