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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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Bates, Martin M. Farmstead
other names/site number _____

2. Location

street & number Town Highway 1 (Huntington Road) N/A not for publication
city, town Richmond N/A vicinity
state Vermont code VT county Chittenden code 007 zip code 05477

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>4</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>5</u>	_____ Total

Name of related multiple property listing: Agricultural Resources of Vermont
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

[Signature] _____ Date 9/20/91
Signature of certifying official
Vermont State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

[Signature] _____ Date of Action 11-21-91
Signature of the Keeper

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwellingAgriculture/animal facilityAgriculture/agricultural fieldAgriculture/storage

Current Functions (enter categories from instructions)

Domestic/multiple dwellingIndustry/Processing/manufacturing facilityAgriculture/agricultural field

7. Description

Architectural Classification

(enter categories from instructions)

ItalianateOther: ground level stable barn

Materials (enter categories from instructions)

foundation concretewalls weatherboardroof steelother woodslate

Describe present and historic physical appearance.

See continuation sheets for entire text.

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Section number 7 Page 1

DESCRIPTION:

The Bates Farmstead encompasses forty-five acres of predominantly flat, open land surrounded by forested hills in the town of Richmond, Vermont. Mowed hay fields extend from Richmond Town Highway #1, which divides the nominated property in two, back to the wooded areas along the base of the hills. The farmstead's focal point is a group of four, wooden-framed buildings constructed for the Bates family between 1820 and 1930. The buildings include a farmhouse, barn, ice house, and chicken house. The two-story, Italianate style farmhouse and the large, L-shaped, ground-level barn border opposite sides of the road and sit near the edges of the hay fields. Although the farm buildings are no longer used for agricultural purposes, the adaptive reuse of the barn and the continued maintenance of the hay fields by a neighboring farmer have contributed to the property's preservation. The farmstead consequently retains its integrity of location, design, setting, workmanship, materials, association, and feeling.

1. Farmhouse, c. 1825, 1883.

Exterior:

The farmhouse consists of three distinct sections constructed over a period of sixty years by the Bates family. The Italianate style main block built for Martin M. Bates in 1883 is the largest of the sections and faces the road to the southwest. A smaller wing set halfway back along the main block's southeast side was most likely built in the 1820s by Martin's father, Elihu Bates, or his grandfather, Solomon Bates. Extending back from the wing is a slightly smaller ell constructed at the same time or shortly after the wing was built and then later expanded. Although evidence of three or four major phases of building are visible, the construction of the main block resulted in the most significant changes to the house. The two-over-two windows, doors with round-arched, glazed panels, and the narrow clapboards on the wing and rear ell all date from the main block's construction. The paired brackets under the eaves and the full length porch on the front of the wing also date from this time. The wing's rear porch is a twentieth century addition.

The two-story, 5 x 2 bay main block sits atop a low foundation constructed of regular, five-coursed, cut redstone on the two sides visible from the road and uncoursed stone in back. Its walls are finished with narrow clapboards and evenly fenestrated by two-over-

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two windows with simple surrounds. Located in each gable is a round window with moulding applied to the top half. The eaves-front, gable roof is covered with slate shingles on its front slope and corrugated metal on its back slope. Paired brackets with drop pendants decorate the underside of the eaves on the three sides visible from the road. A single, small, end chimney rises through the roof ridge flush with the wall abutting the wing, the chimney on the other side having been dismantled above the roof. The main block's primary entrance is located in the front facade's central bay and consists of a pair of wooden doors with round-arched, glazed panels that are screened by a single-bay, flat-roofed porch with decorative cut-out supports, paired brackets, and small drop pendants. A second entrance on the southeast facade consists of a single, wooden door with two, round-arched, glazed panels. A one-story porch similar in design to the front porch extends across the main block's southeast facade and continues along the front of the adjacent wing.

Abutting the main block's southeast wall and set approximately ten feet further back from the road is the smaller, two-story wing. The wing's clapboard walls rise from a fieldstone foundation up to an eaves-front, asphalt-shingled, gable roof decorated by paired brackets with drop pendants on the two sides visible from the road. A small, central chimney rises through the roof ridge. The front facade is composed of two, identical, three-bay sections with central doorways flanked by two-over-two windows matching those on the main block. Located directly above the windows and filling the space between the porch roof and the eaves are four, nearly-square, two-over-two windows. The wing's southeast facade contains four, two-over-two windows, with those on the first floor located closer to the end walls than those on the second floor. The rear facade is unevenly fenestrated by a four-panel door and two, nine-over-six windows on the first floor and by a single, nine-light window that slides up into the wall cavity on the second floor. Screening the first floor to the northeast of the abutting ell is a shed-roofed porch with novelty siding and a cinder block foundation. The small portion of the wing's northeast facade visible between the ell and the main block contains another door with round-arched, glazed panels and a two-over-two window below a shed roof. A nine-over-six window is located in the second floor above the porch roof.

The story-and-a-half ell extends back from the northeast half of the wing's rear wall. Its irregularly-fenestrated, clapboard walls rise from a poured concrete and cinder block

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foundation (remnants of the original fieldstone foundation are still visible next to the newer foundation) up to an asphalt-shingled, gable roof. The ell's southwest facade contains three, nine-over-six windows and can be entered through a four-panel door under the wing's rear porch or through a door constructed of vertical boards near the wall's midpoint. Its southeast facade retains its original, wide clapboards and two, nine-over-six windows in the gable. The ell's northeast elevation contains a single, nine-over-six window with two doors to its left side and a double door on the side nearest the wing.

Interior:

The main block's floorplan and character-defining, interior features remain intact with only minor alterations. From a central entrance hall, a staircase with a tapered, polygonal, newel post leads upstairs. A double parlor which can be divided into two rooms by three, hinged, four-panel doors is located to the left of the entrance hall and was originally reserved for formal occasions like weddings or funerals. To the right of the entrance hall is a second parlor which leads to the present kitchen, located behind the entrance hall, and a bathroom in the rear corner. Doors in the parlor's far right wall lead to the older wing and out onto the porch. The main block's second floor consists of two rooms to either side of a central hallway running from the front of the house to a small closet in the rear. A staircase between the two rooms on the left side lead up to an unfinished attic. The main block's paneled doors are elaborately grained in the more public spaces like the parlors and hallways and decoratively painted in the less formal spaces like the bedrooms. Plaster medallions composed of cocentric circles adorn a number of ceilings and cornices and window surrounds remain intact throughout the main block.

The interior of the older wing includes features dating back to its original construction and to its remodelling when the main block was built. The first floor plan consists of two, large rooms flanking a central staircase, with smaller spaces used at one time for storage and food preparation located across the back of the wing. The space to the left of the stairs was remodelled for use as a dining room when the main block was added and includes drawers and cabinets built into the rear wall, as well as grained woodwork. The space to the right of the stairs retains its original, beaded wainscoting and currently serves as a kitchen. The second floor has four bedrooms with original trim and Federal style, four-panel doors.

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The rear ell is divided into three sections by two walls running parallel with the wing's rear wall. Currently used for storage, the two rooms nearest the wing were originally interior spaces finished at the same time or soon after the wing's construction. The second wall from the wing is plastered atop split lath on one side and retains a section of wide clapboards on the other. The section furthest from the wing was added sometime after the rest of the ell and before the construction of the main block and was not used as a living space.

2. Ground-Level Cow Barn/Horse Barn, 1890.

Exterior:

Located directly across the road from the farmhouse is an L-shaped, ground-level barn. The larger of the two-level structure's two sections is a 100' x 44' cow barn with its narrower, gable end facing the road. Abutting the cow barn's southwest wall is a shorter, 50' x 30', gable-roofed, horse barn. The clapboard walls of both sections of the post-and-beam barn originally extended from a fieldstone foundation up to a slate-shingled roof. Stabilization and adaptive reuse of the barn in 1989-90 resulted in the replacement of the crumbling foundation with poured concrete and the remaining slate shingles on the roof with corrugated metal. Deteriorated sash were replaced with new, matching sash at this time and some windows and smaller doors were added within the existing frames of most larger entrances around the first floor. An inscription reading "T W CONWAY/JUL 24 Brist[ol]/1890" was found carved on the barn's frame, providing evidence of its original date of construction.

The facade facing the road to the northeast is a continuous wall formed by the horse barn's side wall and the cow barn's gable end. The wall below the horse barn's horizontal eaves is irregularly fenestrated on the ground floor by three, six-over-six windows separated by two, wide entranceways filled in with vertical boards topped by narrow bands of small glass panes. Immediately below the overhanging eaves are two, nearly-square openings with hinged doors constructed of vertical boards. The gable wall of the cow barn contains a central, wooden, twelve-light door flanked by six-over-six windows. To the doorway's left are a six-over-six window and a framed, vertical-board door, and to its right is another six-over-six window. Two six-over-six windows are located in the gable peak.

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The cow barn's long wall faces northwest and was originally entered through two, large entrances set approximately a quarter of the way in from each end wall. The entrance to the left contains a hinged, double door approached by a low, ramp of built-up earth. The entranceway to the right has been filled in with boards, a narrow bank of small glass panes, and two, six-over-six windows. A two-over-two window is located above each entranceway. Single, six-over-six windows are located outside of each entranceway, and four, evenly-spaced, six-over-six windows are located in the wall between the entranceways. A wooden, twelve-light door crowned by a three-light, fixed transom is adjacent to the right entranceway.

The cow barn's gable end opposite the road is fenestrated with four, small, six-over-six windows on the ground floor. Two, larger, six-over-six windows are located in the gable peak.

The cow barn's southeast wall runs perpendicular to the southwest wall of the horse barn, forming a protected barnyard space presently used as an unpaved parking area. The cow barn's wall is irregularly fenestrated with two entrances and six, six-over-six windows. A wooden, twelve-light door crowned by a fixed, three-light transom is located in the right half of the wall. An identical doorway in the left half of the wall is located within the frame of a larger entranceway, the remainder of which is filled in by a vertical-board, double door with a narrow band of clapboards and a row of small, glass panes above. The top runner for an earlier, sliding door remains attached to the barn wall. A two-over-two window is centered above the entranceway directly beneath the overhanging eaves.

The horse barn's southwest wall is irregularly fenestrated by three, six-over-six windows and three, small, four-light windows. Two of the four-light windows are located within the frame of a large entranceway filled in with vertical boards. The lone remaining entrance is wooden, twelve-light door crowned by a fixed, three-light transom that is located in the right half of the wall. Immediately below the overhanging eaves is a nearly-square opening with a hinged door constructed of vertical boards.

The horse barn's evenly-fenestrated, gable end faces southeast. Six, four-over-four windows extend across the ground floor. Two large, vertical openings covered by hinged doors are located between the ground floor level and the gable area. Paired, six-over-six windows fill the gable peak above.

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Interior:

The barn's original interior arrangement provided separate areas for cows and horses at ground level with storage space for hay in the level above. The smaller section housed the farm's horses with stalls lining the southeast-facing, gable wall. Hay was generally loaded into the level above by hand through the two, large openings in the gable end.

The larger section of the barn housed the farm's thirty to forty milk cows. The cow stanchions were arranged in two rows across the width of the barn's central section between the two, large doorways in the northeast wall. A hayfork run along tracks in the rafters was used to bring hay from ground level up into the haymow. Hay was generally put up from the portion of the barn furthest from the road, where doorways on opposite walls allowed wagons to be driven completely through the building. Hay was also brought in through the large door nearest the road, although this required backing up the wagon. A milk room measuring approximately 15' X 15' was also located in this section along the northeast wall facing the road, but no longer exists.

The stabilization and adaptive reuse of the barn to accommodate woodworking shops and associated spaces in 1989-90 resulted in the installation of additional walls on the first floor, although the barn's overall structure remains intact. Deteriorated wood flooring was also replaced where it could not be salvaged and what remained of the cow stanchions were removed. The surviving horse stanchions were reused as wall dividers in that portion of the barn.

3. Ice House, c. 1900.

The single-story ice house is located directly north of the farmhouse. Its clapboard walls rise above a poured concrete foundation up to a gable roof covered by asphalt paper. The building was originally entered through a single, vertical-board door in its northwest wall. A smaller door was located in the other gable end and vents under the overhanging eaves provided ventilation.

The ice house's original massing remains intact, although the existing wall openings are recent alterations to accommodate its current function as a workshop. The building's northwest

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wall contains a central, double door flanked by small, one-over-one windows. A hinged, vertical-board door is located in the gable peak above. Two single-pane windows are located in the southwest wall. The southeast gable wall is fenestrated by a central doorway with small, one-over-one windows to either side.

4. Chicken House, c. 1925.

The low, single-story chicken house is sited northeast of the farmhouse. The gable-roofed structure's horizontal board walls are covered by asphalt paper and sit atop a poured concrete floor. A vertical-board door is located in the gable end facing the farmhouse, and a long, screened opening stretches across the southeast wall. A small ventilator rises through the building's roof peak.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Agriculture
Architecture

Period of Significance

1883-1930

Significant Dates

1883
1890

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Conway, T. W.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet for full text.

See continuation sheet

9. Major Bibliographical References

See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property 45 acres

UTM References

A

1	8
---	---

6	5	9	9	2	0
---	---	---	---	---	---

4	9	1	4	4	6	0
---	---	---	---	---	---	---

Zone Easting Northing

B

1	8
---	---

6	5	9	7	7	0
---	---	---	---	---	---

4	9	1	4	0	5	0
---	---	---	---	---	---	---

Zone Easting Northing

C

1	8
---	---

6	5	9	4	8	0
---	---	---	---	---	---

4	9	1	4	0	5	0
---	---	---	---	---	---	---

D

1	8
---	---

6	5	9	2	8	0
---	---	---	---	---	---

4	9	1	4	2	6	0
---	---	---	---	---	---	---

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Gary Bressor and Reid Larson
organization _____ date 11/21/1990
street & number Box 94 telephone (802) 434-2800
city or town Richmond state Vermont zip code 05477

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STATEMENT OF SIGNIFICANCE:

The Bates Farmstead is significant as an intact cluster of farm buildings with surrounding fields that contribute to an understanding of the development of dairy farming in the town of Richmond, Vermont, during the latter-nineteenth and early-twentieth centuries. The buildings and associated land are eligible for inclusion on the National Register under criteria A and C, and meet the registration requirements established for farmsteads included in the Multiple Property Listing for Agriculture in Vermont. The Bates farm's development into a successful dairy operation during the last half of the nineteenth century followed a pattern typical for family farms, both in the immediate area and throughout the state of Vermont. The operation's prosperity and rapid expansion during this period are apparent in the farmhouse's Italianate style main block and the large, ground-level barn, which both superceded smaller structures between 1883 and 1890. The farm's buildings are also important as intact examples of their type which reflect trends in architecture and farmstead development in Vermont during the nineteenth and early-twentieth centuries.

The core of the land comprising the farmstead was purchased by Solomon Bates in 1793, and was owned and occupied by members of the Bates family until 1986. Solomon Bates moved to the area from New Hampshire and is believed to have built a log cabin on the property, although no remnants of the building have been located. The only remaining building from the farm's first half-century of development is the two-story wing abutting the farmhouse's main block, which was probably constructed in the 1820s by Solomon's son Elihu, who operated the farm until the 1870s.

By 1850, farm operations were primarily focused on the production of dairy products and reflected the orientation of the surrounding farms. Census records for that year show the 170 acre farm as having nineteen milk cows that produced 350 pounds of butter and 6,400 pounds of cheese. As was the case of surrounding farmers, the Bates family also kept a horse and a small number of oxen and swine. In addition to hay, some acreage was devoted to Indian corn, oats, and Irish potatoes. A small orchard was also maintained on the property and maple sugar was produced as well. Census records for 1860 and 1870 reveal little change in the farm's overall production in the following decades.

Between 1870 and 1880, the farm passed into the hands of Elihu's son, Martin. Martin Bates enlarged the farm to include 352 acres by 1880, and was responsible for the substantial

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expansion and remodelling of the house into what one contemporary source called "one of the finest farm residences of Richmond." He also oversaw basic changes in the kinds of dairy products made by the farm. As was true on other area farms, butter replaced cheese as the Bates farm's primary commercial dairy product between 1870 and 1880. In 1890, the existing barn, with room for between thirty and forty cows, was constructed on the site of the old barn. The increased capacity, combined with the expanding market for butter and liquid milk, marked the final stage in the farm's expansion.

Following the death of Martin Bates in 1921, the farm was taken over by his nephew, Ernest Bates. Although the property continued to be actively farmed by members of the Bates family, no new buildings were added to the farmstead after 1930. Like many other family-run dairy operations that matured in the late nineteenth century, the Bates farm is no longer an active agricultural operation. Adaptive reuse of the barn in 1989-90 and continued maintenance of the surrounding hay fields have, however, insured the property's ongoing use in a manner that preserves its historic integrity.

In conclusion, the Bates Farmstead is a good example of a farmstead that relates to the historic context, "Dairying, 1850-1941." The farmstead includes a house, main barn, icehouse, chickenhouse, and surrounding fields. The main buildings on the farmstead date from the late 19th century and the farm's greatest period of prosperity. The farmhouse is a good example of an early farmhouse that was transformed by being enlarged and remodelled during the period of prosperity. The original c.1825 house, probably a late Cape Cod or early Classic Cottage type house, became the wing in 1883 when the large Georgian plan main block was added. The wing was then remodelled on the inside and on the public facades to match the Italianate style of the main block. The main barn, built in 1890 to replace an earlier barn and provide more space for the dairying operation, sheltered cows, horses, and hay. It is an excellent early example of a ground level stable barn, a barn type that did not become popular in the state until the 1910s. The ice house and chicken house are common outbuildings found on a farmstead. The intact open farm fields around the farm buildings are also important components of the farmstead. Although the farm is no longer in operation, the farm fields continue to be hayed. The Bates Farmstead retains its historic integrity and possesses the associative and physical characteristics required for listing as a farmstead under the historic context of "Dairying, 1850-1941."

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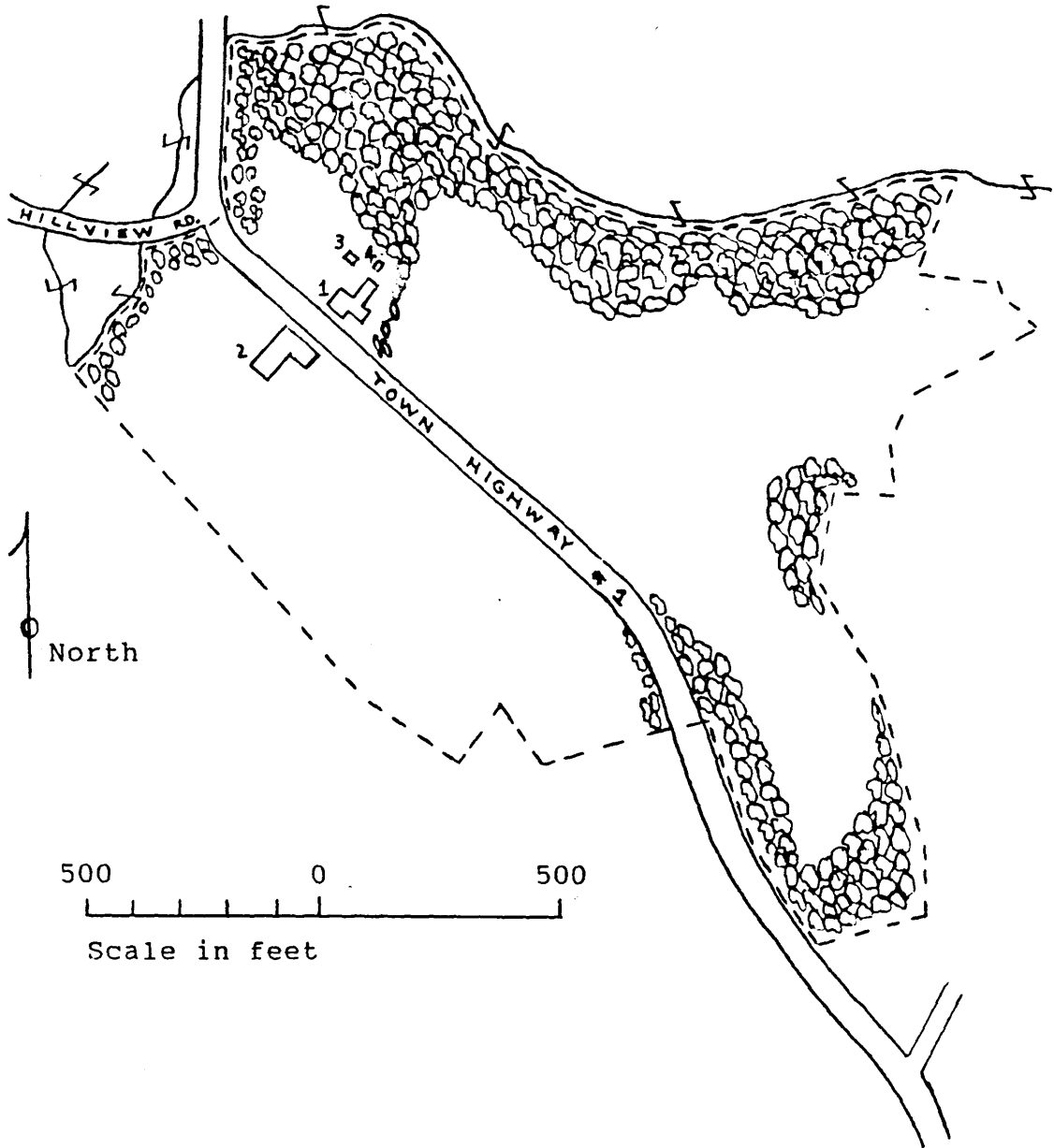
VERBAL BOUNDARY DESCRIPTION:

The Bates Farmstead includes land on both sides of Richmond Town Highway #1. The boundary above the road is formed by the southern edge of a brook that drains into the Huntington River and the eastern line of tax parcel number 11-51.1. The boundary below the road follows the southern line of tax parcel number 11-50 to a point approximately five hundred feet from the edge of the road. From that point, the boundary extends in a straight line parallel with the road to the before-mentioned brook, which it touches south of Hillview Road. The boundary thence follows the brook downstream to Hillview Road and continues along the edge of that road to the town highway.

BOUNDARY JUSTIFICATION:

The boundary includes all buildings and the surrounding open fields historically associated with the Bates Farmstead.

BATES FARMSTEAD
RICHMOND, VERMONT



500 0 500
Scale in feet

Key:

- Boundary
- ~~~~~ Brook
- Wooded Area
- Contributing Building

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Bates Farmstead
Richmond, Vermont

OWNERS LIST:

John Seibert
HCR Box 229
Richmond, Vermont 05477

Mike and Arnita Rosenfield
P.O. Box 189
Richmond, Vermont 05477

Jim Converse
HCR Box 229
Richmond, Vermont 05477

Alison Anand
HCR Box 228A
Richmond, Vermont 05477

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PHOTOGRAPH LABELS

PHOTOGRAPHS

This information is the same for all photographs:

The Bates Farmstead
Richmond, Vermont

Credit: Photograph Nos. 5, 6, 7, 10, and 11, Reid Larson
Date: November, 1990

Credit: Photograph Nos. 1, 2, 3, 4, 8, and 9, Gary Bressor
Date: March, 1990

Negative filed at the Vermont Division for Historic Preservation

Photograph #1

Description: View looking north of house and barn.

Photograph #2

Description: View looking north, southeast and southwest sides
of house.

Photograph #3

Description: View looking east, porch on southwest side of
house.

Photograph #4

Description: View looking southeast, northwest side of house.

Photograph #5

Description: View looking southeast, window on northwest side of
house.

Photograph #6

Description: Dining room, northeast wall, cabinet.

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PHOTOGRAPH LABELS

PHOTOGRAPHS (Continued)

Photograph #7

Description: Kitchen, southwest wall, door.

Photograph #8

Description: View looking south, northeast and northwest sides of barn.

Photograph #9

Description: View looking north, southeast and southwest sides of barn.

Photograph #10

Description: View looking east, northwest and southwest sides of ice house.

Photograph #11

Description: View looking north, southeast and southwest sides of chicken house.