

United States Department of the Interior
National Park Service

1346

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 any 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 Rockingham Village Historic District
other names/site number n/a

2. Location

street & number Meeting House Road, Rockingham Hill Road
not for publication n/a
city or town Rockingham vicinity n/a
state Vermont code VT county Windham code 025
zip code 05101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally X statewide locally. (See continuation sheet for additional comments.)

Suzanne Spindle, National Register Specialist 11-21-07
Signature of certifying official/Title Date

Vermont State Historic Preservation Office November 21, 2007
State or 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 or other official/Title Date

State or Federal agency and bureau

4. 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

Edson H. Beall 1.4.08

other (explain): _____

[Signature] _____
Signature of Keeper Date of Action

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

Contributing	Noncontributing
<u>19</u>	<u>6</u> buildings
<u>1</u>	_____ sites
<u>1</u>	_____ structures
_____	_____ objects
<u>21</u>	<u>6</u> Total

Number of contributing resources previously listed in the National Register 1

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Domestic</u>	<u>secondary structure</u>
<u>Domestic</u>	<u>hotel</u>
<u>Commerce/Trade</u>	<u>department store</u>
<u>Social</u>	<u>meeting hall</u>
<u>Education</u>	<u>school</u>
<u>Religion</u>	<u>religious facility</u>
<u>Funerary</u>	<u>cemetery</u>
<u>Funerary</u>	<u>graves/burials</u>
<u>Agriculture</u>	<u>agricultural outbuilding</u>
<u>Agriculture</u>	<u>agricultural field</u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Domestic</u>	<u>secondary structure</u>
<u>Social</u>	<u>meeting hall</u>
<u>Funerary</u>	<u>cemetery</u>
<u>Funerary</u>	<u>graves/burials</u>
<u>Agriculture</u>	<u>agricultural field</u>

7. Description

Architectural Classification (Enter categories from instructions)

Georgian
Federal
Greek Revival
Colonial Revival
Ranch

Materials (Enter categories from instructions)

foundation stone
roof asphalt shingle
walls weatherboard
other brick
slate

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)

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 a 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
Community Planning and Development
Agriculture

Period of Significance 1775-1957

Significant Dates 1908

Significant Person (Complete if Criterion B is marked above)

n/a

Cultural Affiliation n/a

Architect/Builder n/a

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: _____

10. Geographical Data

Acreage of Property 36.77

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 18 703716 4784869 3 18 704407 4783975

2 18 704609 4784559 4 18 703525 4784288

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 Consultant

organization n/a date July 13, 2007

street & number 7 Winter Haven Dr. telephone (802) 464-5179

city or town Wilmington state VT zip code 05363

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 the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 the 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 Project (1024-0018), Washington, DC 20503.

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**Rockingham Village Historic District
Rockingham, Windham County, Vermont**

Description

The Rockingham Village Historic District is a small rural village located in the center of the town of Rockingham, Vermont. Most of this 14-property historic district lies on Meeting House Road, and also includes a short section of Rockingham Hill Road near its intersection with Meeting House Road. Meeting House Road was originally part of the Green Mountain Turnpike, which is also known as Vermont Route 103 and is one of the major east-west routes in southern Vermont. For the past fifty years, the village has been bypassed by a new section of Route 103, which helps the village retain its historic and rural character. The historic resources are scattered or in small clusters and include fourteen primary resources and thirteen outbuildings. Ten of the properties are on Meeting House Road, two of the properties are at the corner of Meeting House Road and Rockingham Hill Road, and two of the properties are on Rockingham Hill Road. Only one primary resource is non-contributing (#12), and there are eight contributing outbuildings. The resources are generally in close proximity to the road, and the historic district is surrounded by fields, rolling hills and woodland. Before a 1908 fire that destroyed about eight buildings near the intersection of the two roads, the historic district included about fifteen farmhouses, one store, one hotel, one schoolhouse, and one meeting house with a cemetery. Six houses, the store, and the hotel were destroyed in a 1908 fire. Three houses and a grange hall were constructed in their place. The village has remained virtually unchanged since then, and the historic district has retained its integrity of location, setting, materials, workmanship, design, feeling, and association.

The Town of Rockingham is located in the northeastern corner of Windham County and on the Connecticut River. Vermont Route 5 follows the river along the eastern boundary of the town, Interstate Route 91 runs north-south just west of Route 5, and Vermont Route 103 follows the Williams River southeasterly across the northern half of the town until its confluence with the Connecticut River. The historic district borders Route 103 about 1-1/2 miles west of the confluence of the rivers and Route 5, and lies about five miles northwest of Bellows Falls Village, the economic center of Rockingham. The Divoll brook runs north-south through the village, crossing Meeting House Road about one hundred yards east of Rockingham Hill Road.

The historic district boundary follows the outer perimeter property lines of the parcels with buildings that lie adjacent to the roads in the district. The historic district boundary was chosen to include the resources located in the original village, and to eliminate late twentieth century dwellings constructed just northwest of the historic district on Meeting House Road. Another

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boundary is Route 103, which bypasses the village to the north, and intersects Meeting House Road at the east end of the village. West and south of the historic district, there is a visual and topographic break between the village and the more rural areas of town. Meeting House Road is a paved road only used by residents and visitors to the village, or by those using the road to access the unpaved Rockingham Hill Road, which is a quiet lane leading south to Saxtons River, another village of Rockingham.

In the center of the historic district there is an elevated terrace that contains the centerpiece of the village, the Rockingham Meeting House (#5). It is accessed by a long steep driveway that has two ends meeting the road. Under the driveway, set into the hill, is an underground tomb (#5B). North and west of the meeting house, there is a large cemetery (#5A); in between the cemetery and Route 103, there is a large field. Across Meeting House Road from the meeting house, there is a large haymow that stretches from Property #2 to Property #12. It is part of a 171 acre undeveloped parcel that is mostly forested.

East of the meeting house, there are four historic homes, three on the north side of the street (#1, 3 and 4) and one on the south side of the street (#3). They sit on small lots that back up to the woods and have moderate setbacks from the street. Directly west of the burial ground is the Pleasant Valley Grange (#6), which has a large setback from the street and is separated from the burial ground by a row of trees and an unpaved driveway that leads to the rear of the burial ground. West of the Grange are two houses (#7 and 8); the westerly one of the pair faces the intersection of Meeting House Road and Rockingham Hill Road, and is set close to the road. Both of these properties back up to a large field that stretches north to Route 103.

At this intersection, on the south side of Meeting House Road, there is a house on each corner (#11 and 12). Both are set close to Rockingham Hill Road and back up to wooded areas. East of the house at the southeast corner, there is a large lawn. Farther west on Meeting House Road, a brook runs north-south through a ravine that passes under the road. West of this lies a house on a hill on the south side of the road (#9), which backs up to the woods south and west of the historic district. At the west end of the historic district, a long driveway leads to a farm complex surrounded by large fields (#10). Farther south on Rockingham Hill Road are a historic schoolhouse (#13), which is set on a small lot in between the road and a ravine, and the southernmost house in the historic district (#14), which sits close to the road on a small lot surrounded by woods.

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The Rockingham Village Historic District contains a diverse collection of building types and styles. There are ten historic houses and one non-historic house, a historic meeting house, a historic grange hall, a historic former schoolhouse, a historic burial tomb, and one non-building resource, the historic burial ground. There are also seven historic outbuildings, including six barns and sheds and one burial tomb.

Most of the historic houses date from about 1775 to 1850 (#2, 3, 4, 9, 10, 11, and 14), two were constructed in the early twentieth century to replace buildings that burned in 1908 (#7 and 8), and one was built on a lot subdivided from a farmstead (#1). The non-historic house was built on the site of a house lost in the fire (#12). It was actually built on the cellar hole of the second house built on the site, which also burned down.

The oldest house in the historic district is the Webb House (#3), which dates to c. 1775, and is an intact Georgian style building with a Georgian floor plan. The second oldest historic resource is actually not a building, but the burial ground adjacent to the Meeting House, which had its first interment in 1776. The 1787 Meeting House is the second oldest building in the historic district, and is also a Georgian style building. Federal style buildings include the 1804 Campbell House (#11), the c. 1806 Knight House (#4), and the c. 1812 Fay House. The Campbell House is unusual in that it has an L-shaped main block with two front entries, one facing each street. The other houses are typical two-story Federal-style houses with a Georgian plan. Also from this time period is the c. 1805 Cooper House, which is a modified Cape Cod (#14).

There are two Greek Revival houses, one is the side-gable c. 1835 Manasseh Divoll House (#10), and the other is the only front-gable house in the historic district, the c. 1851 Fremont House (#2). There are no Victorian-era buildings in the historic district, which helps to maintain the early nineteenth-century appearance of the village. Buildings that replaced structures lost in the 1908 fire include the 1910 Colonial Revival Hadwen House (#7), the Colonial Revival c. 1938 Gammell House (#8), and the 1908 Pleasant Valley Grange, which is a typical early twentieth century vernacular grange hall (#6). The Lincoln Divoll House is a 1970 Ranch (#12); it stands in the location of another house lost in the 1908 fire and replaced the second house on the property, which burned down in the 1940s.

The c. 1807 schoolhouse (#13) is the only brick structure in the historic district, and is unusual in that it originally had the appearance of a Cape Cod house with a central doorway. All of the other buildings are wood frame, mostly with clapboard siding. Two clapboard buildings have

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been covered in vinyl siding (#1 and 7). All of the historic buildings have stone underpinnings, except for the brick schoolhouse and the Hadwen House (#7), which have brick underpinnings, and the Odette House (#1), which has a rusticated concrete block foundation. Most of the buildings have asphalt-shingle roofing. The Webb House (#3) has a wood shingle roof, the Meeting House (#5) and Grange (#5) have slate roofs, and the Fay House (#9) has a standing-seam metal roof.

Distinctive architectural features are generally limited to doorways and rooflines. The Meeting House (#5) has a high-style heavily-molded Georgian entry with fluted pilasters and a denticulated pediment, and a modillioned cornice. The Webb House (#3) and Campbell House (#11) have vernacular Georgian entry casings with splayed lintels, and the other façade of the Campbell House has a Greek Revival entry with fluted casings and corner rosettes. The Federal-style Knight House (#3) has a typical high-style Federal entry with pilasters, pediment and fanlight transom. The Greek Revival Manasseh Divoll House (#10) has an entry with an entablature and sidelights, and a cornice entablature. The Colonial Revival Hadwen House (#7) has a bracketed cornice.

Surviving outbuildings include two historic barns, a hearse shed at the Meeting House (#5C), a c. 1941 hen house at the Odette House (#1A), a c. 1930 shed at the Lincoln Divoll property (#12), and a c. 1900 shed behind the Grange (#7A). The barns include a c. 1850 English Barn at the Webb House (#3) and a small horse and carriage barn at the Manasseh Divoll farm (#10).

The historic district also includes many archaeological sites. In 1908, a fire destroyed at least eight primary buildings near the intersection of Meeting House Road, five where Properties #6, 7 and 8 are located (3 houses, a hotel and a store), and two where Property #12 is located (houses). There are also former industrial sites; a blacksmith shop stood across from the Meeting House, a tannery stood near the brook just north of Meeting House Road, and a grist mill and blacksmith shop stood near the brook just north of Meeting House Road. There was also a store and gas station just east of Property #9, and a house across from the schoolhouse. A c. 1970 fire destroyed a Federal-style house between Properties #9 and 10.

All of the historic resources retain a high degree of integrity, and help depict the history of Rockingham village. Most resources are in very good condition; the clapboards of the Campbell House (#11) are deteriorated, and the owners are currently in the process of replacing them with matching clapboards. Except for the loss of buildings due to the 1908 fire and discontinuation of

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industrial and retail activities, the landscape of the historic district remains much the same as it was in the nineteenth century.

1. Odette, Ernest and Marjorie, House, 3 Meeting House Road, 1941, contributing

This wood frame Neo-Cape Cod house is located at the east end of the historic district on a ¼ acre lot that borders Vermont Route 103. It has a large setback from the street and faces south. The house has a three bay main block with a rectangular footprint oriented parallel to the street, a small one-story wing, and an attached one bay garage. The property also has an unpaved circular driveway, scattered pine trees adjacent to and behind the house, and a detached hen house (A).

The house has a rusticated concrete block foundation, vinyl siding and side-gable asphalt shingle roofs. Centered near the roof ridge of the main block is a brick chimney. The main block has a central doorway with a paneled wood door with an integral fanlight window. Flanking the doorway are eight-over-one wood windows. The east gable has paired six-over-six windows and the west gable has an individual one-over-one window. The west elevation, where not concealed by the garage, has an individual four-over-one window.

The wing is one bay wide and has a concrete block foundation and a flat roof with a slight double slope. It has a triplet multi-pane casement window at the front elevation, and a Chicago window and doorway at the east elevation. The narrow garage has a paneled wood door, and a centered side window.

The main block was constructed in 1941 and probably retains the original clapboard siding beneath the vinyl. The wing and garage postdate the main block, but probably do not date to later than the 1950s. The house is in very good condition and is a good example of a Colonial Revival Cape Cod. The house was constructed for Ernest and Marjorie Odette in 1941, on a lot subdivided from the Wheeler Farm. Frank and Helen Wheeler's homestead was the property to the west (#3). Some of the Odette's property was given up for the construction of the Route 103 bypass in 1957. The property remains under the ownership of the Odette family.

1A. Hen House, c. 1941, contributing

This tiny shed is located northwest of the house and has a rectangular footprint oriented parallel

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to the street. It sits on concrete blocks, and has clapboard siding, a shed roof that descends to the rear, and two vertical single-pane windows at the front elevation. The shed is probably contemporaneous with the house, and originally stood farther to the rear of the property. It was moved about 1957 to make way for the construction of the Route 103 bypass.

2. Fremont, Jonas and Betsy, House, 4 Meeting House Road, c. 1851, contributing

This 1-1/2 story wood frame Greek Revival house is located on the south side of Meeting House Road at the east end of the historic district. It has a small setback from the road and backs up to a steep hill and woodland. East of the house are woods, and west of the house is a large field. In front of the house are a tall hedge and mature deciduous trees. The structure consists of a main block, a rear wing, an attached rear shed/garage, and an attached structure behind the shed/garage that may have originally been a barn.

The front-gable sidehall-plan three bay by four bay main block has a rectangular footprint oriented perpendicular to the street, a brick underpinning, clapboard siding, an asphalt-shingle roof with boxed cornices, and a brick chimney emerging from the east roof slope. Architectural trim includes cornice returns, wide friezeboards and gable rakes with bed moldings, wide cornerboards, and flat-stock window casings with drip caps. The recessed front doorway is framed with flat-stock casings and a molded cornice, and the paneled wood door is flanked by narrow $\frac{3}{4}$ height sidelights. The house has regularly-spaced six-over-six wood windows.

The rear wing has a secondary entry door and modern bay window at the first story of its west elevation. Spanning the west roof slope is a full-façade shed dormer. At the east elevation, there is a projecting front-gabled entry porch. The shed/garage has a long rectangular footprint oriented parallel to the road, and projects west from the rear wing. It has clapboard siding and a side-gable asphalt-shingle roof. From left to right, it has a vertical-board garage door, a twelve-pane window, another vertical-board garage door, a twelve-pane window, a vertical-board pedestrian door, and a twelve-pane window.

The 2-1/2 story rear section is attached to the rear of the shed/garage, and has a rectangular footprint oriented perpendicular to the road. It has clapboard siding, a standing-seam metal roof, and flat-stock cornerboards and window and door casings. Centered on the west eaves elevation is a modern doorway with a multi-pane transom. The front (north) gable has a historic twelve-over-twelve wood window.

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The house and its extensions are all in excellent condition. It is the only front-gable building and one of only two Greek Revival buildings in the historic district. Greek Revival features include the front-gable orientation, wide friezeboards, recessed doorway, and sidehall plan.

The house was constructed about 1851 for Jonas and Betsey Fremont, on land subdivided from the Jehiel Webb estate (#3). Although the Fremonts probably built the house, it is unknown if they ever lived in the house, as they are shown as living across the street (#4) on the 1856 map of Rockingham. The 1856 map shows that Richard Halladay is living in the subject house. Halladay and his wife Maria bought the property in 1858, which at the time was only one acre, the same size as it is today. Richard Halladay (1814-1884) was a farmer and a contractor, so perhaps he built the house.

In 1862, the property was acquired by Willard Stowell, who conveyed it to his younger brother David Stowell in 1865. David and Laura Stowell lived in the house, and then left it to their children, including Hattie Benson, who was married to Dexter Benson. Dexter Benson was a blacksmith who probably worked in the blacksmith shop that once stood west of the property.

In 1885, the property was sold to Lewis McQuaid. In 1894, Lewis and Olive McQuaid sold the property to Augusta and Charles Hinckley, who sold it in 1898 to William J. Webb. William J. Webb (1843-1926) was a farmer, and a descendant of an early settler of Rockingham. His son Henry lived with him, and operated a harness shop until at least the 1920s, reportedly on the property. After William Webb's death, the property was conveyed to his daughters D. Frances and Stella Webb. Stella Webb sold the property in 1966.

3. Webb, Jehiel and Mary, House, 7 Meeting House Road, c. 1775, contributing

This 2-1/2 story wood frame Georgian style house is located on the north side of Meeting House Road near the east end of the historic district. It has a large setback from the road and backs up to a small wooded area that lies between the house and Route 103 to the north. The five-acre property also includes an antique shop (A) and an English Barn (B). The house is probably the oldest structure in the historic district and one of the oldest in Rockingham.

The house consists of a five bay by two bay symmetrical main block and a rear addition attached to the main block via a short connector. The Georgian-plan main block has a rectangular footprint oriented parallel to the road, a stone foundation, clapboard siding, a side-gable wood

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shingle roof with boxed cornices, and a large square brick chimney centered on the roof ridge. Architectural trim is limited to small cornice returns and flat-stock cornerboards, roof fascia and gable rakes and window casings. The centered front entry has wide paneled wood casings with a flat arch, and a paneled double-leaf door. Each narrow leaf contains a small center horizontal panel between two vertical panels. The house has regularly-spaced twelve-over-twelve wood windows. There is a secondary door off-center on the west gable wall.

The 1-1/2 story rear addition sits behind and east of the main block and is attached to the main block via a connector. It has a rectangular footprint oriented parallel to the road, a concrete foundation, clapboard siding, and a side-gable wood shingle roof. The front (south) elevation has a doorway and a triplet window; the door casings match the front door of the main block and enframe a paneled wood door, and the window has flat-stock casings that enframe a bank of multi-pane double-hung windows. Projecting east from the east gable wall of the addition is an enclosed porch with a wood shingle gabled roof.

The house is in excellent condition, and is an excellent and rare example of a Georgian-style Vermont home. Georgian features include the symmetry, five bay wide center-hall plan, large central ridge chimney, multi-pane windows, simple ornamentation, and austere appearance. The main block of the house does not appear to have had any major alterations. At some point, probably in the late nineteenth century, the original windows were replaced with two-over-two windows. The extant windows were installed by the current owners. The front doors are original; the current owners found them in the attic and replaced the Italianate doors that had been used to replace them.

The house was constructed about 1775 for Jehiel and Mary Webb. Jehiel Webb (1745-1813) moved to Westminster, Vermont, from Windham, Connecticut, in 1765. In 1774, he bought an 85-acre parcel of land in Rockingham that probably included the subject property. It was part of a large tract that David Pulsipher owned (Pulsipher lived west of the Meeting House). Webb later bought an L-shaped parcel that bordered the north boundary of the Meeting House burial ground (#5A), a parcel bordering the Williams River, and two parcels on Rockingham Hill Road just south of the schoolhouse (#13). Webb was definitely living in Rockingham by 1776, because a town meeting was held at the "Rockingham house of Jehiel Webb, Inholder [sic]" in 1776. This record also indicates that the house also served as a tavern. Webb was a selectman as well as a farmer. From then until 1797, he served as either selectman, town treasurer, or town clerk.

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Webb's wife Mary died in 1811, and after his death the farm and all the other properties they owned were acquired by their children, who sold off all the properties over the next couple of decades. Elijah Davis occupied the homestead until 1828, when it was sold to John Olcott. At this point, the farmstead was 107 acres. The deeds are confusing and it is difficult to determine if the owner was John Olcott or his nephew John H. Olcott, or if they both owned it at some point. It is possible that one Olcott owned this property, and the other owned the house to the west (#4). The likeliest scenario is that John Olcott owned the subject property, and John H. Olcott owned #4. The Olcotts were members of the locally well-known extended family that occupied several farmsteads around Rockingham village and the Upper Meadows.

The property was sold in 1858 to John A. Burt (who also bought #4 the same year). The 1869 Beers map of the village shows that he occupies both the subject property and #4. The 1870 census shows that Burt (born 1820) was a farmer and a blacksmith, and lived here with his wife Laura and their children, including Martha. His blacksmith shop was located across the road and closer to the Meeting House (#5), on property associated with Property #4.

Martha Burt (born 1842) married Frank Wheeler (born 1855) in 1893, and they acquired the subject property as well as the property next door. Wheeler was a local carriage maker and blacksmith as well as a farmer. His carriage factory was reportedly on Meeting House road just east of the historic district, and he operated the same blacksmith shop as his father-in-law. Martha Wheeler died in 1917, and Frank acquired the property. He married a woman named Helen, and their son Frank, Jr., later acquired the property. The farmstead was sold out of the family in 1942. From 1945 to 1951, it was owned by Irvin and Margaret Hurley, who were the last farmers on the property. They sold it to Bernice Leet Smith of Connecticut in 1951. After Smith's death about 1969, the property was acquired by her husband, Robert A. Smith. He sold the lot on the north side of the road to the current owners in 1985.

3A. Antique Shop, c. 1900, c. 1990, non-contributing

This small wood frame shed is located west of the main block of the house. It has a rectangular footprint oriented parallel to the road, clapboard siding, a side-gable open-eave overhanging standing-seam metal roof, and flat-stock window and door casings and cornerboards. The off-center doorway has door casings that match the front door of the house. The front (south) elevation contains this doorway as well as a large multi-pane display window with a multi-pane transom. The west gable wall has three awning windows, and a multi-pane vertical window in

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the gable. The building is in excellent condition and is used as an antique shop. It was constructed at an unknown time of reused barn materials; the current owners estimate its date as about 1900. The owners found it in poor condition; they retained the original structure and replaced the exterior materials. Due to these alterations, the building is not a contributing resource.

3B. English Barn, c. 1850, contributing

This 1-1/2 story wood frame English Barn is located northwest of the house. It has a rectangular footprint oriented parallel to the street, a concrete foundation, clapboard siding, a side-gable open-eave overhanging standing-seam metal roof, and flat-stock window and door casings, cornerboards, and roof trim. The front (south) elevation has two vertical boards that mark the location of the original center barn doorway; infilled in this space are a double-leaf vertical-board door and a multi-pane display window. The gables each have a twelve-pane fixed sash set at an angle. The building is in very good condition and is the only English Barn in the historic district. It appears to have been built around 1850, and except for the infilled barn doorway, has not had any major alterations.

4. Knight, Elijah and Mercy, House, 9 Meeting House Road, c. 1806, contributing

This 2-1/2 story wood frame Federal-style house is located on the north side of the road at the bottom of the hill below the Meeting House (#5). It has a moderate setback from the road, a wooded hillside to the west, and is relatively close to the property to the east (#3). The house has a main block and a rear ell. The five-bay by two-bay Georgian-plan main block has a rectangular footprint oriented parallel to the road, a cut stone underpinning, clapboard siding, and a low-sloped asphalt-shingle hipped roof with boxed cornices.

The center Federal-style doorway has molded pilasters supporting a molded gabled hood, a vertical-board door with wrought-iron strap hinges and Suffolk latch, and a multi-pane round fanlight window with tracery. Other architectural trim includes flat-stock window and door casings, watertable and cornerboards, molded cornices, and friezeboards with bed moldings. Between the bed moldings and window lintels, there is a thin horizontal trim board. The regularly-spaced window openings contain twelve-over-twelve wood units.

The rear ell has a rectangular footprint oriented perpendicular to and off-center on the rear of the

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main block. It has a concrete foundation, clapboard siding, and an asphalt-shingle roof with boxed cornices. A large brick chimney rises from the south end of the roof ridge, meeting the rear elevation of the main block. Another brick chimney is centered on the rear gable wall of the ell. The east eaves elevation has the appearance of a Cape Cod house, with a centered wood panel door flanked by pairs of twelve-over-twelve windows. A small one-story addition sits on the west side of the ell, where it meets the main block. There is also a flat-roofed small addition on the west roof slope of the ell, where it meets the main block.

The house is in excellent condition and is a very good example of a Federal style house. Federal-style features include the symmetrical, Georgian-plan massing, the hipped roof, the molded trim, the regularly-spaced windows, and the front doorway features. The main block does not appear to have had any alterations, and the rear ell dates to 1955.

It is unclear exactly who the house was built for, but it was probably constructed in 1806 for Elijah and Mercy Knight, who bought the property from next-door neighbor Jehiel Webb (#3). Knight (born 1756) came to Rockingham with his parents upon the organization of the town in 1761. His father Simeon was one of the first three settlers of Rockingham. Elijah was a lieutenant and captain of Vermont military companies, town clerk from 1786-87, was admitted to the bar in 1796 and was the first lawyer in Rockingham. His office was in Rockingham village, probably on the house lot or across the road from the house. Knight was admitted to the Vermont Supreme Court in 1803 and was judge of probate from 1815-1820. Knight also built a granary across the road from the house.

Subsequent deeds are confusing, but it appears that sometime before 1824, Benjamin Spaulding built a store on the property. At this point, Hugh Henry owned the house, although a deed transfer between Knight and Henry was not found. Henry was a local land speculator during the first half of the nineteenth century, but he probably did not live in the house as he is listed as living in Chester in the 1810 and 1820 censuses. In 1831, Henry sold the house to Benjamin Spaulding. The same year, Spaulding sold the part of the property on the south side of the road to John Olcott, who owned the property to the east (#3). This deed mentions that this lot is land where Spaulding's barn "once" stood.

In 1837, Benjamin Spaulding sold the property to Lewis M. Olcott. At this point, the property contained 1-1/2 acres, a house, store and outbuildings. In 1845, Olcott sold the property to Joseph Hemphill of Ludlow, who sold it in 1848 to William Lindsey of Massachusetts. Deeds

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indicate that a Chester Crofsett rented the house from Lindsey. In 1850, Lindsey sold the property to Jonas Fremont of Springfield, Vermont, who moved to Rockingham with his wife Betsy the same year, and was a farmer. They built the house across the street (#2), but probably lived in the subject house. The 1856 McClellan map shows that at this point, they were living in the subject house.

In 1858, the Fremonts sold the property to John A. Burt, who also bought the house next door (#3). The 1869 Beers map of the village shows that he occupied both the subject property and #3. The 1870 census shows that Burt (born 1820) was a farmer and a blacksmith, and lived with his wife Laura and their children, including Martha. The blacksmith shop was located across the road and closer to the Meeting House (#5). It is possible that blacksmith John McGreen occupied the subject house while Burt occupied the house next door.

Martha Burt (born 1842) married Frank Wheeler (born 1855) in 1893, and they acquired the subject property as well as the property next door (#3). Wheeler was a local carriage maker and blacksmith as well as a farmer. His carriage factory was reportedly on Meeting House road just east of the historic district, and he operated the same blacksmith shop as his father-in-law. They lived in the house next door. In 1893, the Wheelers sold the subject property to Henry C. Wheeler (relationship unknown; they had no children).

In 1898, the property was sold to Edward Grant, of Massachusetts, who rented out the house to Julia E. and Gilbert A. Grant. The Grants bought the property in 1909. Gilbert (born 1862) was the son of the Gilbert Grant that lived in the historic district in a house that once stood on the east side of Rockingham Hill Road. In 1910, the Grants sold the property to John Buemond. At some point, the property was acquired by Carlos White, who sold it to Stanley Furgot in 1921. In 1926, Furgot sold it to farmer Eric H. Nelson, who in 1941 sold it to George and Mayme Moulton of Springfield, VT. The Moultons rented out the house, and then sold the property to Kenneth and Emma Illingworth of Connecticut in 1943. The Illingworths were the last farmers on the property. They sold it to May Minor Leete of Connecticut in 1954, and Leete sold it in 1971.

4A. Shed/Garage, c. 1985, non-contributing

This two-bay wood frame garage sits northeast of the house and has a rectangular footprint oriented parallel to the street, vertical board siding, and a side-gable open-eave standing-seam

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metal roof. There is one center bay opening and one right bay opening, both with sliding vertical-board barn doors. The garage was constructed about 1985 and is non-contributing due to its age.

5. Rockingham Meeting House, 11 Meeting House Road, 1787, 1801, contributing

This 2-1/2 story wood frame Georgian meeting house and its burial ground are located on a four acre parcel that sits atop a small, steep hill that rises directly north of Meeting House Road. The burial ground (A) is L-shaped and lies west and north of the meeting house yard, a burial vault (B) sits at the base of the hill near the road, and a hearse house (C) is located at the east end of the meeting house yard. A driveway begins at the east end of the property, ascends the hill to the front of the meeting house, and then descends the hill toward the west end of the property and the road. Scattered mature maples line portions of the driveway. A large field separates the burial ground from Route 103.

The seven bay by five bay symmetrical meeting house has a modified rectangular footprint oriented parallel to the street, a fieldstone foundation, clapboard siding, and a side-gable wood shingle roof with boxed cornices. The building consists of a symmetrical main block and gabled stair towers projecting from each gable wall.

The central doorway is framed by an architrave opening, fluted pilasters applied on wide fascia boards supporting a heavily molded entablature with a bulbous cushion frieze, and a molded modillioned pediment. The doorway contains a double leaf door; each leaf contains four panels and one leaf has a tulip Suffolk latch. The doorways leading to the stair towers, which are in the front (south) elevations of the towers, have similar trim, without the modillions. These side doorways each contain an eight-panel door.

Other architectural trim includes an entablature at the eaves that matches that of the center doorway, with cornice returns; similar entablatures at the first story front window; and heavily molded cornices at the gable windows. There are also molded gable rakes, and flat-stock cornerboards, water table and second story window casings. The main block has regularly-spaced twenty-over-twenty wood windows. Centered between the two stories at the rear (north) elevation, there is a double-hung window with a round-arched upper sash; the upper sash has fifteen lights plus eighteen radiating lights in the arch, and the lower sash has twenty lights. This window, which lights the raised pulpit inside, is capped by flat spandrel boards supporting the

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standard window entablature used throughout. The stair towers, also known as porches, have fifteen-over-twenty wood windows at the first story gable ends and above the entries. The meeting house is in very good condition and is owned by the Town of Rockingham. Georgian features of the building include its symmetry, doorway embellishments, modillioned cornice, and regularly-spaced multi-pane windows. The building remains almost unchanged from its 1801 appearance. About 1981, the first floor windows in the front (south) elevation were replaced in kind. In the 1990s, deteriorated wood foundation sills were replaced, the timber roof system was reinforced, and the slate roof was replaced with wood shingles (the original roofing material).

The meeting house was constructed from 1787 to 1801 under the direction of local resident General John Fuller, and was originally used as both a Congregational Church and town meeting space. It replaced a 1774 meeting house that also stood on the hill. It is the most intact eighteenth century public building remaining in Vermont, and is a National Historic Landmark, one of only two in Windham County. According to the National Historic Landmark registration form, the meeting house “occupies a unique place as a late ‘second period’ eaves-entrance meeting house, whose barn-like massing and austere appearance evoke Medieval and Puritan forms, and yet which is styled in the Georgian manner to a degree apparently unmatched among surviving New England meeting houses of its type and period. From the formal symmetry of its exterior and its extraordinarily detailed entrances, to the subordinated but consistent detailing of its interior, it is a highly-styled example of the Georgian Classical and the only non-domestic building so highly styled in Vermont.”

The meeting house served as a church until 1839, and as the site for town meetings until 1869. It remained unused until 1906, when the Town of Rockingham undertook its restoration. Since then, there has been an annual pilgrimage to the site. In 1911, the Rockingham Meeting House Association was formed. It is now a museum and site for public events, and is maintained and repaired by the Town. (Please see the National Historic Landmark registration form for more detailed information on the meeting house.)

5A. Burial Ground, 1776, contributing

This L-shaped cemetery is located west and north of the meeting house. Its southern leg extends to the road and the west end of the driveway. According to the National Historic Landmark registration form,

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....the burial ground contains more than one thousand head stones, more than fourteen hundred burials and many more unmarked graves, dating from 1776 through the present. The cemetery is defined by a white picket fence hung on granite posts on its two interior sides facing the Meeting House, and stone walls in a tree line along its east and west boundaries and up the west entry drive. More than half of the headstones date from the period when the site was actively used for regular church services (1774-1839) and perhaps another fifth date from years while it was still used for town meetings (until 1869). Most all of these headstones are directly north of the meeting house aligned in north-south rows, generally facing west. The west end and "L" of the burial ground contain most of the late Victorian and more recent stones in less regular rows, many facing east. Many of the earliest, shouldered slate stones are notable for their vernacular carving, with winged-head, sunburst, urn and willow, tree-of-life, Masonic, and other motifs. There are funeral poems and paens and quite a number of dual husband and wife stones, many with two or five or ten children who died before reaching adolescence.

The headstones are a mix of slate, marble and granite. One family grouping of headstones is enclosed by an ornamental iron Victorian-era fence, and two other family plots are enclosed by large granite curbs. The burial ground is an excellent example of a historic cemetery, and is probably one of the oldest intact public cemeteries in Vermont.

5B. Burial Vault, c. 1900, contributing

This stone underground vault was built into the side of the steep hill that lies between the meeting house and the road, and is accessed from the road. The arched front (south) elevation is comprised of large flat-faced, rough-cut blocks; otherwise the barrel-vaulted structure is defined by the arched lawn above the front wall, which tapers into the steep hillside. Centered on the stone wall is a double-leaf iron door with strap hinges. The vault is used for the winter storage of bodies. Its construction date is unknown, but it appears to date to no later than the early twentieth century.

5C. Hearse House, c. 1850, contributing

This small wood frame shed is located east of the meeting house, just south of the southeast corner of the burial ground. It has a rectangular footprint oriented east-west, and faces west. It has clapboard siding, a front-gable open-eave overhanging standing-seam metal roof, and a large

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double-leaf vertical-board carriage door with strap hinges. Attached to the north eaves elevation is a small tool shed. The hearse house was constructed about 1850 and is in good condition.

6. Pleasant Valley Grange #242, 13 Meeting House Road, 1908, contributing

This 2-1/2 story wood frame vernacular Colonial Revival building is located on the north side of the road and just west of the Rockingham Meeting House Burial Ground. It has a moderate setback from the road, and a detached shed that is associated with the house to the west sits behind the grange (#7A). The three bay by five bay grange is symmetrical and has a rectangular footprint oriented perpendicular to the road. It is supported by concrete blocks, and has clapboard siding, a front-gable open-eave overhanging slate roof, and flat-stock window and door casings, cornerboards, friezeboards, and gable rakes. The window and door casings have molded cornices, and the gable rakes have bed moldings. The centered front doorway contains a four-panel wood door, and there are two-over-two regularly-spaced wood windows. One front window has been infilled with clapboard siding, but the casings remain intact.

The grange is in good condition and is a good example of a vernacular early-twentieth century grange hall. It does not appear to have any alterations except the infilled window opening. It was constructed in 1908 as the Pleasant Valley Grange #242, replacing the Nat L. Divoll house that burned down in the fire of April 1908, the disastrous fire that destroyed many other structures in this part of the historic district. (Before the fire, the grange occupied a hall in the Lovell Hotel, which also burned down in the fire.) In June 1908, Natt L. Divoll, Jr., subdivided his property and sold this .12 acre parcel to the Pleasant Valley Grange "for the purpose of building a grange hall." At some point, the grange was sold to the Saxtons River Grange No. 298. This grange sold it to a private owner in 2000. It is now vacant and used for storage.

The grange stands on what was one of the earliest settled properties in the village, which included a Cape Cod house that probably dated to the eighteenth century. See the Statement of Significance for more information on this house.

7. Hadwen, Chester and Emily, House, 15 Meeting House Road, 1910, contributing

This 1-1/2 story wood frame Colonial Revival bungalow is located on the north side of the road, on a large open flat lot. The house has a large setback from the road and there is an unpaved driveway between the house and the Pleasant Valley Grange (#6). The house has a brick

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underpinning, aluminum siding, and a pyramidal asphalt shingle roof with boxed cornices. The house is comprised of a square main block and a large one-story hipped roof rear wing with a garage, and two porches. The entire house, including the porches, is encircled by a cornice with scrolled brackets.

The main block has a large hipped-roof dormer at the front (south) roof slope and a large exterior brick chimney is centered on the east elevation. The main block lacks an entry door; the front and east elevation each have pairs of regularly-spaced paired one-over-one replacement windows, and the west elevation has three regularly-spaced one-over-one windows; the outer windows are replacements and the middle window is a wood six-over-one window. The dormer has a triplet of three-over-one wood windows.

The east elevation of the rear wing has two entry doors; one is a paneled wood door and the other is a paneled wood door with a four-pane upper light. At the right end of the east elevation is a veneer garage door. The wing has regularly-spaced six-over-one wood windows. A three-bay porch spans most of the east elevation; it has turned Queen Anne columns and a plain railing with square balusters. In the corner between the main block and west elevation of the wing is a small porch with Tuscan columns and a plain railing with square balusters. A small shed-roofed clapboard-sided shed projects from the north end of the wing.

The house was constructed in 1910 and is in very good condition. Colonial Revival bungalow features include the square-shaped main block, pyramidal roof with large hip-roofed dormer and bracketed cornice, and paired windows. Alterations include the replacement windows and aluminum siding.

The house was constructed for Chester "Chet" and Emily Hadwen on land that had been two separate parcels before the fire that had destroyed this part of the village in 1908. From 1883 to 1910, the Hadwens had been living on a large farm just north of Rockingham Village on Parker Hill, and in 1910, they reportedly retired from farming and made the subject property their homestead. At this point, the property also included agricultural land on the south side of Meeting House Road, and the Hadwens had a barn across from the Meeting House (which burned down in the 1960s).

Chester Hadwen died about 1920, and Emily continued to live in the house until her death about 1936. In 1938, the property was conveyed to Nyra Waterman Davis, who is listed in the 1910

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census as living with the Hadwens with the occupation of "servant." Davis did not live on the property after acquiring it, and sold it in 1942 to Natt and Louise "Louie" Divoll, who lived elsewhere in the village. In 1959, the house lot on the north side of the street was sold to Horace W. and Annette S. Dockum; Horace Dockum is the current owner.

Before the fire of 1908, four early nineteenth century buildings stood on what is now this property. At the time of the fire, these were (from west to east): the J.B. Divoll store, a brick Federal-style building; the J.B. Divoll homestead, a wood frame Federal-style Georgian-plan house; the Charles Proctor homestead, a brick Federal-style Georgian-plan house; and a Federal-style Georgian-plan wood frame house owned by Natt Divoll and rented to John Harris. See the Statement of Significance for more information on these structures.

7A. Shed, c. 1900, contributing

This one story wood frame shed is located behind the grange (#6). It faces south toward the road and has a rectangular footprint oriented parallel to the road, clapboard siding, and a front-gable open-eave overhanging metal roof. Architectural trim is limited to flat-stock cornerboards, gable rakes and cornice fascia. A barn doorway that has been boarded up is centered on the front gable wall. The shed is in fair condition. It is difficult to date, but was probably constructed about 1900. It was originally associated with a house that burned in 1908.

8. Gammell, Frank and Mary, House, 19 Meeting House Road, c. 1938, contributing

This 1-1/2 story wood frame vernacular Colonial Revival house is located on the north side of Meeting House Road, across from the intersection with Rockingham Hill Road. It has a small setback from the road and is virtually symmetrical except for the placement of the two front doors. The house has a rectangular footprint oriented parallel to the road, a concrete foundation, clapboard siding, and a side-gable asphalt-shingle roof with boxed cornices and a centered brick ridge chimney. There is a full shed dormer and a full-façade shed-roofed porch. Architectural trim is limited to flat-stock cornerboards, gable and eave fascia, and door and window casings. Each end of the front (south) elevation has a set of grouped openings; the left end has two-over-one windows flanking a wood door with two lower vertical panels and two upper vertical lights, and the right end has two adjacent two-over-one windows and a wood door with two lower vertical panels, one horizontal panel, and two upper vertical lights. The first story of each gable end has two two-over-two wood windows. One gable contains a six-over-six replacement

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window and the other contains paired one-over-one replacement windows. The shed dormer has three regularly-spaced paired six-over-six replacement windows. The five-bay porch has a standing-seam metal roof and three Tuscan columns flanked by chamfered corner columns. The house is in excellent condition and was probably constructed in 1938. Vernacular Colonial Revival features include the symmetry, flat-stock trim, and full-façade porch with Tuscan columns. The columns appear to be old, but a 1967 photo shows that the house had square porch posts at the time. The 1967 photo also shows that the extant shed dormer replaced three irregularly-spaced gabled dormers. The shed dormer and paired replacement windows appear to be of recent vintage.

The house was constructed for Frank and Mary Gammell on the site of the Lovell Hotel, which had burned down in 1908. (See the Statement of Significance for more information on this hotel.) Gammell had lived near here before; he had boarded with Charles Proctor as an eighteen year old in 1900, in the brick house that stood closer to the Meeting House. In 1958, the property was conveyed to Pawel and Marie Jermak, and then to Edward and Mary Ann Stebbins in 1967. The property remained in the Stebbins family until 2000.

9. Fay-Pulsipher House, 30 Meeting House Road, c. 1812, contributing

This 2-1/2 story wood frame Federal style house is located on the south side of Meeting House Road at the bend in the road. It sits on a small hill facing east toward the Divoll Brook, and has a large setback from the road. There is a small sloped front lawn and scattered evergreen and deciduous trees surrounding the house, and the house backs up to woodland. The five bay wide symmetrical Georgian plan house has a stone foundation, clapboard siding, and a standing-seam metal roof with boxed cornices. A small brick chimney rises off-center from the roof ridge. There is also a full-façade front porch and a one-story bay window at the south gable wall.

Architectural trim includes molded gable and cornice trim, cornice returns and bed moldings, and flat-stock cornerboards, gable rakes and friezeboards, and flat-stock window casings with molded cornices. At the corners of the house, between the cornice and cornice returns and cornerboards are modern square-shaped paneled "capitals." The house has regularly-spaced windows at the front elevation and irregularly-spaced windows at the gable walls. The window openings all contain one-over-one replacement windows. The three-bay screened-in front porch has a flat overhanging roof, tapered Tuscan columns, and a wood railing with square balusters. The house is in excellent condition.

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The house was constructed about 1812. Federal style features include the five bay wide façade, symmetry, central doorway, regularly-spaced windows, and plain architectural trim. The house originally had a barn and a rear ell, which were removed around the 1970s. The square “capitals” do not appear to be original, but they do appear in a 1967 photograph. This photograph also shows that the house had two-over-two windows at the time. The front porch columns may date to the early twentieth century.

It was difficult to date this house, but it may have been built as early as 1812 for John Fay, who operated the blacksmith shop that stood just northeast of the house, near the brook and the road. In 1814, Fay sold the house and shop to David Pulsipher, Jr. and Elias Pulsipher, descendants of David Pulsipher, one of the first settlers of Rockingham and an early inhabitant of Rockingham village. Around the early 1830s, they sold the property to their cousin Charles W. Pulsipher (1808-1888), who lived in the house. In 1839, Charles Pulsipher sold the property to blacksmith Joseph Davis (born 1887), who lived there until 1860, when he moved to Boston. In 1866, Davis sold the property to Delucy Martin of Boston. It is unknown when the blacksmith shop was removed, but it appears on the 1869 Beers map of the village.

In 1881, the property was sold to Charles and Lovinia Weeden, who lived outside the village. They sold the property in 1887 to Merrill and Maria Hall, who probably lived on the property. Merrill was a mail carrier. In 1901, the property was sold to George and Jennie Wright. They lived on the property and were farmers, and in the 1920s built and operated a store and gas station where the blacksmith shop had once stood. After their deaths, the property was conveyed to their son Ralph, and it remained in the Wright family until 1978.

10. Divoll, Manasseh and Charlotte, House, 34 Meeting House Road, c. 1829, contributing

This two story wood frame Greek Revival house is located on a large parcel at the end of a long driveway at the west end of the historic district. The house faces south and is surrounded by fields and scattered trees. West of the house, there is a detached former horse and carriage barn (A), and southwest of the house, there is a large detached modern dairy barn with two silos (B and C). The house consists of a main block, large 2-1/2 story rear ell, and a shed that projects from the ell.

The five bay by two bay symmetrical main block has a mortared fieldstone underpinning,

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clapboard siding, and a shallow side-gable standing-seam metal roof with boxed cornices. At the rear of the main block are two exterior brick chimneys. There is a two-story bay window at the east gable wall. Architectural trim includes pedimented gables, an entablature encircling the cornice, molded gable trim with gable rakes and bed moldings, corner pilasters, flat-stock window casings with molded cornices, a flat-stock watertable, and a front entry surround with a flat-stock friezeboard and cornice, flat-stock casings, and half-length sidelights. The Queen Anne bay window has scallop shingle siding. The regularly-spaced window openings contain twelve-over-twelve wood replacement windows, and the front entry has a paneled wood door.

The rear ell has a square footprint and is centered on the rear (north) elevation of the main block. It has clapboard siding and a standing-seam metal roof with boxed cornices. Spanning the west elevation is a one-story former porch that has been enclosed with clapboard siding and paired multi-pane windows. The east elevation, which faces a stone patio, has a large modern bay window with multi-pane window units. The second story of both elevations has regularly-spaced six-over-six wood windows.

The attached shed projects west from the northeast corner of the ell. It has a rectangular footprint oriented east-west, clapboard siding, and a steep side-gable asphalt-shingle roof with boxed cornices and a wide overhang at the west gable wall. Architectural trim includes molded gable and cornice trim, cornice returns, corner pilasters, and flat-stock door casings with molded cornices. At the left end of the front (south) elevation, there is a double-width door opening with screen doors, and at the right end of the front elevation, there is an individual wood door with a six-pane upper light. The gable wall is spanned by a horizontal screened window opening.

The house was built about 1829, and is a good example of a Greek Revival house. Greek Revival features include the five bay wide symmetrical façade, pedimented gables, cornice entablature, corner pilasters, front entry surround, and regularly-spaced windows. The house reportedly originally had twelve-over-twelve windows that were replaced with two-over-two windows in the late nineteenth century. The bay window was also added at this time. Historically, the east elevation of the ell had a porch, and the front entry frieze and cornice was probably originally a full three-part entablature.

Manasseh Divoll (1787-1863) moved to Rockingham from Lunenburg, Massachusetts, about 1806. He was a farmer, tanner, and currier, and started buying property in 1814, when he purchased and occupied a house that stood across from the subject house, and closer to Meeting

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House Road. (This house burned down about 1970.) In 1817, he married Charlotte Davis (1794-1882), a daughter of one of Rockingham's first settlers, Nathaniel Davis. Manasseh worked at Samuel Billings' tannery, which stood on the north side of Meeting House Road by the brook, across from Property #9 (Manasseh's sister had married Billings). After Billings' early death in 1817, his son Samuel Jr., and Manasseh established a partnership in the business.

The first house that the Divolls occupied was a Federal style house with a Palladian window that was constructed about 1807 by Alexander Campbell (#11). Divoll then bought the subject property, which included 100 acres, in 1824. He sold his first house to his niece Susan Billings in 1829, so perhaps his new house, the subject house, had been constructed by then. Divoll later purchased several other properties around the village, and during his life probably owned more property than anyone else in the village.

Manasseh and Charlotte Divoll had eight children, including Charlotte, who married Elias Olcott III and lived in the "Corner House" (#11); Ira M., who lived in his parents' first house; Eliza A., who married Lewis S. Eddy (they lived on the site of Property #7); Josiah B. (who owned a house and store on the site of Property #7), and John L., who married Flora Olcott (daughter of John H. Olcott, who also lived in the Corner House). After the death of Manasseh and Charlotte, Ira M. and another son, John L., inherited all of their real estate, and John L. and his family occupied the subject property.

John L. (1830-1908) and Flora Olcott (1843-1904) were married in 1862, and their children included John I., Natt L., and Mary O. The 1884 Windham County Gazetteer notes that John L. and his brother Josiah B. were breeders of Merino sheep. At the time of John L.'s death, he owned the family farmstead, plus six other properties, mostly large farmsteads. John I. Divoll died in 1906, and his two siblings inherited their father's properties. Natt Lincoln Divoll (1864-1943) and his wife Louie lived on the family homestead with their six children.

After Natt Divoll's death, his son Natt, Jr. and Natt, Jr.'s wife Josephine acquired the properties that Natt and Mary had inherited, and lived on the farmstead until their deaths. In 1940, their large dairy barn burned down and was replaced with another dairy barn, which burned down in the 1960s and was replaced with the extant barn. The milking herd was sold in the 1950s, and replaced with heifers. At this point, there was still a sheep herd on the farm, and corn was grown.

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The farmstead was later broken up and Natt, Jr. and Josephine's son Scott and his wife Nancy acquired the property in 1980. Natt, Jr.'s other children, Natt, III and Knox, acquired and now occupy other Divoll properties (#12 and 13). The heifer herd and sheep herd were sold in the 1970s, and corn continued to be grown until about 2000. Today, the Divoll farmlands are used solely for haying.

In 2004, the subject property, now 12 acres, was sold out of the family, ending about 175 years of Divoll family ownership. Despite the fact that the farm is now only 12 acres, it retains its rural and agricultural character and the rest of the land has does not appear to have been developed (five hundred undeveloped acres in and near the village are still owned by members of the Divoll family).

10A. Horse and Carriage Barn/Garage, c. 1875, c. 1970, contributing

This two-section wood frame building is located west of the farmhouse and faces south. The east section is a 1-1/2 story former horse and carriage barn, and the west section is a one-story shed/garage. Both have rectangular footprints and are attached at their side walls. The barn is a bank barn with a fieldstone foundation, clapboard siding, and a side-gable open-eave overhanging corrugated metal roof. The west gable, which is exposed above the attached garage, lacks siding. The basement is exposed at the east gable wall and rear (north) elevation, and is open at the east wall.

Architectural trim includes flat-stock cornerboards, watertable, and eave fascia and gable rakes. At the left end of the front elevation, there is a sliding vertical-board barn door, and at the right end, there is a one-over-one replacement window. The east gable wall has two six-over-six wood windows at the first story and one six-over-six window in the gable. This part of the building is in fair condition. It appears to have been constructed about 1875 and is the only historic outbuilding remaining on the property.

The shed/garage has board-and-batten siding, and a shed standing-seam metal roof. Centered on the front elevation is an overhead garage door. To the right of this is a pedestrian door made of board-and-batten siding. The west elevation has a pair of paired multi-pane vertical windows. This part of the building is in fair to good condition. It appears to have been constructed about 1970.

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10B. Dairy Barn and Milking Parlor, c. 1970, c. 1980 non-contributing

This large 1-1/2 story bank barn and attached one-story barn/milking parlor is located southwest of the farmhouse. The bank barn has a rectangular footprint oriented east-west, a concrete block foundation, board-and-batten siding, and an open-eave overhanging standing-seam metal gambrel roof. The west gable end has a double-leaf sliding board-and-batten barn door at the attic level, and the east gable end has banks of casement windows at the first story and a double-leaf hay door at the attic level. The north elevation has a bank of casement windows and two large door openings flanking a sliding vertical-board barn door.

The attached milking parlor/barn has a long rectangular footprint oriented perpendicular to the barn, projecting south from the south elevation of the barn. Most of the long elevations consist of vertical-board half walls under an opening that is only interrupted by the vertical studs of the wall structure. This structure also has an open-eave overhanging corrugated roof; one roof slope projects beyond the roof ridge. The dairy barn was constructed c. 1970 and the milking parlor was constructed c. 1980. The milking parlor was used until the 1980s. Both structures are in good condition. They are non-contributing resources due to their age.

10C. Silos, c. 1970, non-contributing

Twin concrete block silos stand in close proximity to each other and to the northwest corner of the milking parlor/barn. They are cylindrical and constructed of vertically-oriented concrete blocks and sheet metal domed roofs. They date to about 1970 and are non-contributing due to their age.

11. Campbell, Dr. Alexander and Rhoda, House, 3 Rockingham Hill Road, 1804, contributing

This two-story wood frame Federal style house is located at the southwest corner of Meeting House Road and Rockingham Hill Road. It is also known as the "Corner House." The house has a moderate setback from both roads and sits on a small knoll above Meeting House Road. There are scattered trees and bushes around the house, and west of the house the terrain descends into a ravine next to the brook that runs through the village. The house has an L-shaped footprint, each section of the "L" faces each road, and each façade is five bays wide with a central doorway.

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The house has a fieldstone foundation, clapboard siding, and a low-sloped hipped asphalt-shingle roof with boxed cornices. Large square brick chimneys rise from the center of the north-south roof ridge and the west end of the east-west roof ridge. Architectural trim includes flat-stock cornerboards, cornice fascia, and window and door casings. The north elevation has a centered front entry with wide paneled wood casings including a flat arch, a multi-pane transom, and a paneled double-leaf door. The east elevation has a Greek Revival centered front entry with a fluted surround with corner rosettes and a rectangular keystone panel, and $\frac{3}{4}$ length sidelights flanking a vertical-board door. The house has regularly-spaced twelve-over-twelve wood windows.

The house was constructed in 1804 and is in fair condition. Judging by the Greek Revival doorway on the elevation facing Rockingham Hill Road, this section of the "L" was constructed in the mid nineteenth century. Federal-style features include the hipped roofs, five-bay wide symmetrical facades, plain trim, twelve-over-twelve windows, and central doorways.

The house was constructed for Dr. Alexander Campbell, M.D., and his wife Rhoda. Dr. Campbell (1762-1837) was born in Oxford, Massachusetts, and came to Rockingham with his bride in 1786. He acquired a great deal of real estate in Rockingham, and was one of the owners of the Green Mountain Turnpike (Meeting House Road/Route 103) before it became a town-owned road. He lived in the subject house until 1833. After passing through several owners, it was acquired in 1839 by Elias Olcott III, a member of one of the first families to settle in Rockingham. Olcott (1809-1887) was married to Manasseh Divoll's (#10) daughter Charlotte.

In 1849, Olcott moved into his new house in Bellows Falls Village. His brother John H. Olcott (1813-1873) acquired the property in the early 1850s (after living at Property #4), and lived there with his wife Mary and children. Mary A. Olcott died in 1904, and their daughter Flora A. Divoll acquired the property. Flora and her husband John L. Divoll lived on his family's farmstead (#10). The house remained in the Divoll family until 1968, but was rented out during their ownership.

12. Divoll, N. Lincoln and Margaret, House, 4 Rockingham Hill Road, 1970, non-contributing

This wood frame Ranch style house is located on the southeast corner of Meeting House Road and Rockingham Hill Road, on an open, flat lot with a small stand of trees to the south. It has a

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rectangular footprint oriented parallel to Rockingham Hill Road, faces west, and has a large setback from Meeting House Road and a moderate setback from Rockingham Hill Road. South of the house, there is an old detached shed (A).

The house has a concrete foundation and an open-eave overhanging asphalt-shingle side-gable roof. Most of the house has wood shingle siding; part of the front elevation is sheathed in stone veneer, and the gables have T-111 wood siding. There is a large exterior stone veneer chimney off-center on the south gable wall. The house has an off-center recessed front entry, flanked by two sets of paired eight-over-eight windows on one side and a bay window on the other. The rest of the house has individual or paired regularly-spaced eight-over-eight windows. There is a projecting entry vestibule at the southeast corner of the house.

The house was constructed in 1970 for N. Lincoln and Margaret Divoll, and is in very good condition. It is a non-contributing resource due to its age. It replaced a historic house that burned down in the 1940s. It is also reported that the extant house is the third house on the property. The first house was constructed for Thomas and/or Benjamin Hayden about 1828, and had numerous owners. It was owned by blacksmith William Severance at the turn of the century and when it survived the fire of 1908. After the fire, it was owned by Oscar J. Divoll. He sold it in 1920 to John Harris. Both men had lived across the street in houses that burned in the fire of 1908. Since 1944, the property has been in the Divoll family, and is still surrounded by 171 acres of Divoll farmland.

12A. Shed, c. 1930, contributing

This one-story wood frame shed is located southeast of the house. It has a long narrow rectangular footprint oriented perpendicular to Rockingham Hill Road, membrane siding intended to resemble brick (except for the gables, which have clapboard siding), and an overhanging open-eave corrugated metal roof. The remains of a small monitor ventilation roof project from the ridge. At the right end of the north elevation, there are two pairs of hinged vertical-board doors; each door has a three-pane window. There is an open pedestrian doorway to the left of this, and another doorway with a vertical board door at the east gable wall. The shed was constructed about 1930 and is in poor condition.

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13. Middle School District Schoolhouse, 13 Rockingham Hill Road, c. 1807, c. 1980, contributing

This one-story brick schoolhouse is located on the west side of Rockingham Hill Road, on a narrow plot between the road and a ravine behind (west of) the building. There are also 500 acres of farmland associated with the property, which were originally associated with other Divoll farm properties. The building also includes a modern wood frame addition.

The five-bay wide brick section faces east and has a small setback from the road and a rectangular footprint oriented parallel to the road. It has brick walls, except for the gables, which have clapboard siding, and a side-gable asphalt-shingle roof with boxed cornices. There is an exterior brick chimney at the southwest corner.

Architectural trim of the brick section includes architrave window casings, bed moldings under the gables, and flat-stock door casings and cornice fascia. The windows have flat arches. The entryway is at the right end of the front elevation, and contains a recessed modern door. The other five bays of the front elevation contain a wood six-over-six window. The north gable wall has a centered bank of four six-over-six wood windows.

The wood frame addition projects north of and is set back from the north gable wall of the brick schoolhouse. It is five bays wide and three bays deep, and has a concrete foundation, vinyl siding, and a side-gable asphalt-shingle roof. The basement is exposed at the north end. The addition has a centered doorway with a modern wood paneled door, and the front elevation has regularly-spaced double-hung windows with false muntins. The basement of the north gable wall has two garage doors and a pedestrian door. The first story has an oriel window flanked by double-hung windows with false muntins, and the second story has one window.

The brick schoolhouse was probably constructed in 1807. Seams in the front elevation indicate that it originally had a center doorway. It is unlikely that the clapboard siding on the gables is original. The wood frame addition dates to about 1980. It replaced a two bay wide wood frame addition that had replaced a small wood frame shed.

The schoolhouse was constructed on land sold by Dr. Samuel Cutler to the Committee of the "Middle School District in Rockingham" for \$20, for the purpose of building a schoolhouse. However, the deed notes that there is already a school house on the property, so perhaps the

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extant schoolhouse replaced an earlier one. On the 1869 Beers map, it is called "School No. 3." The school property also included a lot across the street that was used as a playground.

The school closed in the mid 1950s, and in 1957, the Rockingham Town School District sold both lots to Natt L., Jr., and Josephine Divoll (#10). In 1991, the Divolls sold the property to the current owners, two of their children. The schoolhouse is relatively old compared to other surviving schoolhouses in Vermont, and is probably the oldest surviving schoolhouse in Rockingham.

14. Cooper, John, House, 38 Rockingham Hill Road, c. 1805, contributing

This wood frame Cape Cod house is located on a small lot on the east side of Rockingham Hill Road, in an isolated location at the south end of the historic district. It has a moderate setback from the road, faces south, and has a rectangular footprint oriented perpendicular to the road. North of the house are woods, and east of the house is a detached shed (A).

The house has a fieldstone foundation, clapboard siding, and an asphalt-shingle side-gable roof with boxed cornices. There is a rear ell, an enclosed entry vestibule at the front elevation, and two shed dormers at the front roof slope. Architectural trim is limited to flat-stock window and door casings, cornerboards, and eave and cornice fascia. The rear ell has vertical board siding and a standing-seam metal roof. The entry vestibule is at the left end of the front elevation. It has a shed roof with exposed rafter tails and clapboard siding, and an entry at its east side. The equidistant dormers have shed roofs. The front elevation has a centered window opening plus one at the right end; both of these have two-over-two wood units. There is a two-pane fixed window at the right end of the front elevation of the entry vestibule. The west gable wall has two off-center two-over-two windows under a two-over-two gable window, and the east gable wall has two off-center two-over-two windows at the first story. Each dormer has a modern horizontal awning window.

The house was constructed about 1805, and is in fair condition. It was probably originally a Cape Cod house that faced south, with different window and door openings. The entry vestibule appears to date to the third quarter of the twentieth century, and the dormers and rear ell appear to date to the late twentieth century.

The house was constructed for John Cooper, who bought the quarter-acre parcel in 1804. Cooper

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died about 1812, and the house was sold to Samuel W. Pulsipher in 1813. His children George and Samuel acquired the property after his death, and sold it to Elias Pulsipher in 1846. The property passed through a few more owners (men who lived elsewhere in the village), and in 1850, the United States census indicates that the house was rented to "black" pauper Betsy Jackson (born 1810) and a Jane Jackson, also "black," plus Irish immigrant pauper Catherine Hughes. (The "pauper" designation was very rare in the census records.)

In 1860, Betsy Jackson is listed in the house alone, and is working as a washwoman. In 1870, she is listed as a domestic servant living with the Charles Allbee family, but the 1869 Beers map indicates that she was the head of the household at the subject property. In 1873, Betsy Jackson bought the house, and the deed mentions that the house is occupied by Betsy as well as Mrs. Gilbert Grant, a widow who previously lived in the house to the north (now gone). Betsy continued to live in the house until her death about 1892, when the property was sold to Natt L. Divoll (#10). Divoll owned and rented out the property until 1937, and the house has passed through several more owners since then.

14A. Shed, c. 1980, non-contributing

This wood frame shed stands east of the house and faces the road. It has horizontal and vertical board siding and a front-gable sheet metal roof. Spanning the south elevation, there is a shed-roofed lean-to. The front gable wall has a large brace-framed vertical-board sliding door. The shed appears to have been constructed in the late twentieth century, and is non-contributing due to its age.

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**Rockingham Village Historic District
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Statement of Significance

The Rockingham Village Historic District is significant for its distinctive characteristics as a well-preserved rural village. The village is a sparsely-settled neighborhood of intact historic buildings, which as a cohesive unit depict the development of Rockingham's first village and its survival following a destructive fire in 1908. The historic resources depict the architecture and landscape of a Vermont village that has been transformed from an agricultural, and to a small degree, industrial and commercial late eighteenth century village, into a bedroom community that also contains one of Windham County's two National Historic Landmarks, the Rockingham Meeting House. The significance of the historic district also lies in its depiction of classical architectural styles such as the Georgian style, which is rarely found in Vermont, and the Federal, Greek Revival, and Colonial Revival styles. The period of significance of the historic district is 1775-1957, which begins with the estimated construction date of the oldest surviving building, and ends fifty years ago, the most recent year allowed under National Register guidelines. The end of the period of significance also occurs just before a bypass was constructed north of the village, removing the village from general traffic. The historic district meets National Register Criterion A for its representation of a pattern of town development and as Rockingham's first village, and National Criterion C as an excellent example of an early rural Vermont village.

The historic district also holds significance in Vermont's historic context of historic architecture and patterns of town development, and to a smaller extent, historic contexts of industry and commerce, agriculture, culture and government, and transportation. Rockingham village was historically the location of the Town's first meeting hall, town clerks and post offices, was a stopover on the Green Mountain Turnpike (now Route 103), providing as many as three taverns simultaneously during the early nineteenth century, and was also the location of a grist mill, a tannery, a paint shop, several blacksmith shops, a schoolhouse, a grange, and retail stores.

Rockingham village was also an important crossroads; the north-south road through the village led from Saxtons River village (another village in Rockingham) to Springfield (the town north of Rockingham), and the east-west road led from Bellows Falls (Rockingham's economic center since the 1820s) to Rutland (one of Vermont's largest municipalities). Today, the east-west road in the village is now called Meeting House Road. A railroad depot once stood about a half mile north of the village. The village was also supported by an agricultural community that existed during Vermont's agricultural periods of subsistence/diversified farming, agricultural processing, sheep breeding, orchard farming, and dairying.

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As in all eighteenth-century Vermont villages, many historic resources in Rockingham village are gone. However, the historic district has experienced a higher than average loss due to factors beyond the control of its inhabitants, including a fire in 1908 that destroyed seven primary structures and most of their outbuildings. However, most of the nineteenth century resources survive, three buildings that date to the period of significance replaced some of the burned buildings, and the historic district retains its feeling as a cohesive village. Also, the decrease in agricultural activity in Vermont during the twentieth century has not caused the loss of any additional primary resources, and the village retains its rural agricultural feeling, with many farm fields surviving and now in use as haymows.

Eighteenth and nineteenth century features include the road alignment of the Green Mountain Turnpike, a road chartered in 1799, the road alignment of Rockingham Hill Road, which leads to another village in Rockingham, Saxtons River, the setting and prominence of the Rockingham Meeting House and its 1776 burial ground, the Divoll Brook, which helped power a grist mill, blacksmith shop, tannery and paint shop, a haymow across the street from the meeting house, one eighteenth century residence, six early nineteenth century residences, and one early nineteenth century schoolhouse. There are also one early twentieth century grange hall, and two early twentieth century residences with classical designs that suit the nineteenth century appearance of the village.

The name Rockingham was chosen by Governor Wentworth and named after his relative Charles Wentworth, the Marquis of Rockingham and Prime Minister of England from 1765-1766 and for a few months in 1782. He led the parliamentary group known as Rockingham Whigs, which supported the colonists during the Revolutionary War. During his brief tenure as prime minister in 1782, Rockingham initiated peace negotiations with the colonists.

The Town of Rockingham was chartered in 1753, with fifty-nine proprietors/grantees of land. At this time, people of European descent attempted to settle near Rockingham village, but left during the French and Indian War. Permanent residents of European descent probably did not settle in Rockingham until near the end of the French and Indian War in 1761. The first residents came from Connecticut and Massachusetts, and eight of the original proprietors lived in Rockingham. The first settlements were along the Connecticut and Williams Rivers. The proprietors intended to make the first village, "Citydale," in the part of town now known as the Upper Meadows, which is on the Connecticut River north of the mouth of the Williams River. Although several farms were built in that area, a village was never created there.

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It is unclear how the location of Rockingham's first village was chosen, but it could be that the first settlers preferred a more centralized location for the meeting house, and a place at an elevated location near the Williams River, one of Windham County's principal rivers. The original proprietors did vote in 1753 to locate the meeting house in the center of the town, and twenty-one years later, in 1774, the first meeting house was constructed. It was probably located on the same hilltop as the extant meeting house (#5), and served as a Congregational Church as well as a location for town meetings. It was replaced by the extant meeting house in 1787. This site also includes the town's second cemetery, which had its first interment in 1776.

The first settlers in Rockingham were mostly farmers and fishermen, and there were also some early sawmills on the Williams River. By 1765, there were twenty-five families living in Rockingham. The first census of Rockingham was taken in 1771, when there were 225 inhabitants, including fifty families. The population increased more than five-fold by 1791, when there were 1,235 inhabitants. The first settlers in the historic district were farmers, and there were also blacksmith shops, a grist mill, and a tannery.

The first tavern in Rockingham was reportedly in Rockingham village, in a log house located just west of the meeting house. It was operated by David Pulsipher before the Revolutionary War, and was also the location of the first locally-held town meetings. Pulsipher had moved to Rockingham from Ware River, Massachusetts, in 1767, and died while serving in the Revolutionary War. He owned a large parcel of land, including the land that the Meeting House sits on (#5), and Properties #1, 3 and 4.

The earliest house in Rockingham that remains standing is the c. 1775 Georgian-style Jehiel Webb house (#3). Webb (1745-1813) moved to Westminster, Vermont, from Windham, Connecticut, in 1765, and then moved to Rockingham about 1775. Webb was a farmer and also operated a tavern in the house. He also served as selectman, town treasurer, and town clerk.

Most of Rockingham's earliest physicians lived in Rockingham village, including Dr. Levi Sabin, Dr. Joshua Webb, Dr. Alexander Campbell and Dr. Samuel Cutler. Dr. Sabin lived just west of the historic district, on the north side of Meeting House Road. Jehiel Webb's brother, Dr. Joshua R. Webb (1768-1813), lived with his wife Sally on the east side of Rockingham Hill Road, probably just north of Property #14. He died of "spotted fever" (meningitis) during an epidemic that had spread throughout most of New England.

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Dr. Alexander Campbell, M.D. (1762-1837) came to Rockingham from Oxford, Massachusetts, in 1786 and was Rockingham's second physician. At first he lived northwest of the village, and then in 1804 built what came to be known as the "Corner House" (#11), where he lived for the rest of his life. About 1807, Dr. Campbell built a Federal style house with a Palladian window at the foot of what is now the driveway to Property #10, but did not live there.

Dr. Samuel Cutler (1744-1821) moved to Rockingham from Hartford, Connecticut, in 1789 and was Rockingham's third physician. In 1798, he purchased a house on the north side of Meeting House Road, across from the intersection of Rockingham Hill Road (now Property #8). In 1815, he sold the property to Levi Hoit, who operated a tavern there. During the second quarter of the nineteenth century, other owners and tavern keepers on the site included Amos Hitchcock, Ebenezer Severance, and Harvey Wood.

A blacksmith shop and grist mill were established no later than the late eighteenth century on the brook that crosses Meeting House Road (now called Divoll Brook). The blacksmith shop was on the south side of the road, and was operated at the turn of the nineteenth century by Nathaniel Farrar. The grist mill was on the north side of the road, and was acquired in 1792 by George Caldwell and Dr. Samuel Cutler.

There were two stores in the village in the late eighteenth century. George Caldwell's store stood on the north side of Meeting House Road, probably near the brook. Since Caldwell owned the grist mill, perhaps the store sold grain. William Hall, Jr., had a store that stood near the north end of Rockingham Hill Road, probably on the west side of the road. Later stores include Benjamin Spaulding's, which was established earlier than 1824 and stood on Property #4. It remained in operation until about 1850, and is no longer standing.

The Green Mountain Turnpike was chartered in 1799, and is now Route 103, which runs east-west from Route 5 in Rockingham to Route 7 near Rutland. The earliest section of the turnpike ran through Rockingham village, but Route 103 now bypasses the village. One tollgate was located about a quarter mile west of the historic district. In 1841, the Town of Rockingham purchased its section of the turnpike, making it a public road. Stagecoaches began to serve Rockingham around the turn of the nineteenth century, and by the 1820s there was a stagecoach route along the Green Mountain Turnpike.

Rockingham Hill Road, the other road that runs through the historic district, was established by the turn of the nineteenth century in order to provide a direct route to Saxtons River village. This

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road extended north to Springfield, but has been discontinued between Meeting House Road and Route 103. Today, the northern section of the road includes the Parker Hill Historic District, which is listed on the National Register of Historic Places. At the same time Dr. Campbell built his house at the corner of Meeting House Road and Rockingham Hill Road, a more modest Cape Cod house was constructed farther down Rockingham Hill Road (#14). It was built about 1805 on a quarter-acre parcel for John Cooper.

Rockingham's first attorney lived in Rockingham Village (#4). Elijah Knight (born 1856), who was the son of Simeon Knight, one of Rockingham's first settlers, started his practice in 1796. He moved to the village in 1806, and maintained an office there until the late 1810s. In 1808, he was one of only two lawyers in Rockingham.

In 1806, a tannery was constructed on the brook, north of Meeting House Road. It was established by Samuel Billings (1781-1817), who moved to Rockingham with the Divoll family from Lunenburg, Massachusetts, in 1806 after marrying Manasseh Divoll's (#10) sister Susannah. The Billingses lived nearby (just west of the historic district). Soon after, Billings and Divoll established a partnership in the tannery. Billings' son Samuel, Jr., succeeded his father in the tannery business, and partnered with Manasseh Divoll. Manasseh Divoll (1787-1863) and his family first lived in the house that Dr. Campbell had built, which was between Properties #9 and 10, and then later built the family farmstead (#10).

As the village continued to grow and prosper in the nineteenth century, public amenities such as a post office and schoolhouse were established, and there may have been three stores operating at the same time. The first post office in town was established in Rockingham village in 1801, and it was probably located at the first postmaster Roswell Bellows' home, which was probably just north or west of the historic district. The early post offices in the village were probably all in the postmasters' homes until the brick store was constructed in the 1810s (now part of Property #7). The town was divided into ten school districts in 1792, and later enlarged to eighteen. One of the town's earliest schoolhouses was constructed in the historic district in 1807 (#13); it is probably the oldest surviving schoolhouse in Rockingham, and one of the oldest in the state.

About the 1810s, a store was constructed in the heart of the village, between Hoit's tavern and the Meeting House. It was a 2-1/2 story front-gable brick Federal-style building, three bays wide and symmetrical, with a centered front doorway underneath a second story doorway served by a hoist pulley that was attached to the roof peak. In the gable, there was an elliptical blind arch containing a smaller louvered elliptical fan. The store may have been built around 1818 for

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Hubbard Bellows, Royal Earl and Ira Smith, and then sold in the 1820s to John Campbell, a businessman from Saxtons River. Royal Earl and John Campbell also established the stone woolen mill in Cambridgeport (a village also within the Town of Rockingham). The brick store also served as the village post office from 1834 (and possibly earlier) until it burned in 1908.

About 1810, a wood frame, Federal-style Georgian-plan house with a side-gable roof was constructed on the north side of Meeting House Road, just east of the brick store. It was probably built as Dr. Levi Sabin's "new" house (he had been living just west of the historic district boundary), but after his death it was sold to Andrew Dunn in 1813. After Dunn's death, the property was sold in 1819 to John H. Campbell, who soon after acquired the store mentioned above.

Also about 1810, a brick Federal-style Georgian-plan house with a hipped roof was constructed just to the east of the Sabin house. It may have been built for Edward R. Campbell, and then sold to Dr. Jarvis Chase in 1813. (There were two Edward R. Campbells, one was the son of Dr. Alexander Campbell (#11) and the other was Dr. Campbell's brother.) An Edward Campbell also built a house on the south side of Meeting House Road, east of Property #12.

The log house constructed for David Pulsipher was replaced by a wood frame Federal style, Georgian-plan house sometime in the early nineteenth century. It was probably built for his son David, Jr., and then later acquired by David, Jr.'s son William W. Pulsipher (1800-1870). At an unknown time, a Cape Cod house was constructed just west of the Meeting House. It may have been built by David Pulsipher Jr., who had built the Federal style house to the west. The earliest known owner of record was Horace Baxter, who sold it in 1815. From 1818 to 1831, it was owned by blacksmith Elijah Davis, who probably operated his shop on the property.

By the 1820s, six buildings were standing in close proximity to each other on the north side of Meeting House Road, between the intersection of Rockingham Hill Road and the Meeting House (#5). This includes the previously mentioned tavern (now Property #8), and the brick store, Sabin house, Pulsipher house and Davis house, which were all located on what is now Properties #6 and 7. This densely developed row of buildings that included a substantial store, as well as the Meeting House to the east and industrial buildings to the west, must have depicted the village as somewhat of an economic center.

While Rockingham village was the principal village of the town, Bellows Falls Village continued to grow and by the 1820s was the economic center of the town. After its heyday, Rockingham

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village continued to serve travelers with taverns, the meeting house remained the location for town meetings and the Congregational Church, the stores remained open, the blacksmith shops and tannery remained in operation, and all the farms remained occupied. In 1835, there were three taverns, two stores, two blacksmith shops, and a large tannery. Perhaps the first loss of a village activity due to the development of Bellows Falls occurred in 1839, when the Meeting House ceased to be used as a church.

After Rockingham village's heyday, although a few of the early families had left the village, such as the Webbs and the Knights, most of the other early Rockingham families continued to live in the village, including the Olcotts, Lovells, Pulsiphers, Billings, Stowells, Divolls, and Halladays. John Olcott was a son of one of Rockingham's first settlers, Elias Olcott. John (1786-1858) acquired the Webb property from the Webb family in 1828, and lived there until his death (#3). His nephew Elias Olcott III (1809-1887) lived in the Corner House (#11) in the 1830s and 1840s, and then moved to Bellows Falls. Elias's brother John H. Olcott (1813-1873) lived in the Knight house (#4), and then lived in the Corner House with his wife Mary in the 1850s and 1860s. Elias and John H. Olcott were farmers, but also acquired the brick store in 1834. In 1836, they sold it to their cousin Lewis M. Olcott, who lived at Property #4 from 1837 to 1845, and was postmaster from 1834-1841.

Lewis C. Lovell (1818-1885) was a grandson of Michael Lovell, one of six brothers who were among the earliest settlers of Rockingham. According to the 1907 *History of the Town of Rockingham*, the Lovell descendants "outnumbered any other family in the history of the town." Lovell purchased the Hoit tavern in 1844, and operated it until his death, and then it was operated by his wife Ann until it burned down in 1908. Lewis Lovell was also a horse trainer and dealer. A photograph shows that the hotel was a two-section building, probably built in two phases. Both sections were two stories and had rectangular footprints oriented parallel to the street. The east section had a low-sloped hipped roof and a full-façade porch, and the other had a side-gabled roof and carriage bays on the first story. The hotel contained a dance floor, and from the late nineteenth century until the fire of 1908, it was also the location of a grange hall. According to the *History of the Town of Rockingham*, "In staging days this hotel was one of the important ones of this vicinity and had a wide reputation."

Manasseh Divoll and his descendants were some of Rockingham's most successful farmers. Manasseh acquired large tracts of land and built a farmhouse about 1829 (#10). He and his wife Charlotte had eight children, including Charlotte, who married Elias Olcott III and lived in the "Corner House," as mentioned above. Charlotte's brother John L. (1830-1908) married Flora

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Olcott, who was the daughter of John H. and Mary Olcott. John and Flora acquired the Divoll farmstead after John's parents' deaths, and they lived there until their deaths. They also acquired the "Corner House" property after the death of Flora's mother, and it remained in the Divoll family until 1968, as well as many other farm parcels in the village and north of the Williams River. John L.'s brother Ira M. lived in the first house that his parents had lived in, which stood between Properties #9 and 10.

John L. Divoll and his brother Josiah B. (a.k.a. J.B.) bred Merino sheep together, and J.B. (1832-1904) and his family also owned and operated the brick store, a dry goods store, from 1860 until it burned in 1908. J.B. first started working at the store as a clerk in 1849 under proprietor Lewis S. Eddy, then acquired the property from members of the Simonds family, who had acquired it from Lewis M. Olcott. From 1863 to 1908, this was the only store in the village, and J.B. was postmaster during the entire time he operated the store. J.B. and his family lived next door to the east, in the house that had been owned by John Campbell, who also had owned the store. Campbell had sold the house to members of the Simonds family, then both the house and store were acquired by Divoll. In 1899, Divoll conveyed the store and house to his wife Harriet and his son George, and the store was operated by George and J.B.'s other son Oscar until it burned down in 1908.

William W. Pulsipher (1800-1870) acquired the family homestead next to the Meeting House and lived there until his death in 1870. The property remained in the Pulsipher family until 1884, ending the Pulsipher family's 115-year occupation of Rockingham village. Around the turn of the century, Manasseh Divoll's grandson Natt Divoll acquired the property, and he owned it until it burned down in 1908.

Samuel Billings's son Samuel, Jr. (1808-1863), was a tanner like his father, and partnered in the tanning business with Manasseh Divoll. He was also town clerk in 1845 and from 1849-1851. From 1839 until his death, he lived in a house on the east side of Rockingham Road, just south of Property #12. This house, which dated to the 1820s or earlier, was removed at an unknown time. Judging by the 1869 Beers map, the tannery must have been converted to a paint shop shortly after Billings's death.

David Stowell and his nephew Charles both lived in Rockingham village in the mid and late nineteenth century. David (born 1808) was a grandson of David Stowell (also spelled "Stoel"), who had moved to Rockingham from nearby Walpole, New Hampshire, in 1778. Farmer David Stowell (the younger) first lived on Rockingham Hill Road just south of the historic district, and

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then acquired the Fremont House (#2) in 1865, where he lived until his death. Charles Stowell (born 1838) acquired Samuel Billings, Jr.'s house about 1863, and had a 200 acre farm. Both farms were sold outside the Stowell family in the 1880s.

Richard Halladay (1814-1884) was a grandson of John Halladay, an early settler of Rockingham who lived about a mile north of Rockingham village. Richard Halladay was a carpenter and bought and sold several properties in the village. He first lived in the house on the south side of the road at the east end of the historic district, before it was owned by David Stowell (#2). It is also possible that he built this house, although he did not acquire it until 1858, about seven years after its construction. In 1861, he sold this house and bought the one at the southeast corner of Rockingham Hill Road and Meeting House Road, where he lived with his wife Maria (#12). This house was purchased from Jonas Fremont, who was the original owner of the Halladays' first house. The Halladays only occupied this house for a few years, then probably moved out of the village, as they do not appear on the 1869 Beers map. They did however continue to buy and sell property in the village, such as lots north of the burial ground and the Pulsipher land west of the cemetery.

By the mid nineteenth century, many new families occupied Rockingham village. This included Jonas Fremont, Jonathan A. Burt, Dr. Noah Pratt, Lewis S. Eddy, Joel and Calvin Brown, George Griswold, and Betsy Jackson. Jonas Fremont moved to Rockingham from Springfield, the town to the north, in 1850, when he bought the Knight house (#4). Shortly thereafter, he had a house across the street constructed on land that he owned (#2), but probably did not live there. In 1858, the Fremonts sold both properties and moved to the house at the southeast corner of Rockingham Hill Road and Meeting House Road. They remained there only for a few years, but then moved back in 1873 and remained there until their deaths about 1880.

Jonathan A. Burt (born 1819) purchased the Fremont's north house (#4) and the old Webb house (#3) in 1858, and occupied one of the houses with his wife Laura and their children. Burt was a blacksmith as well as a farmer, and established a blacksmith shop across the road from and a little west of his houses. The properties remained in the Burt family until 1942.

Dr. Noah Pratt (1784-1847) lived in the brick house that stood in the row of buildings west of the Meeting House. He had acquired it from Dr. Jarvis Chase about 1830. After his death, his wife Sarah sold it in 1851 to Lewis S. Eddy. Eddy (born 1820) at the time was the proprietor of the brick store. Eddy lived in the brick house with his wife Eliza, who was Manasseh Divoll's daughter (#10), and Eliza's brother Josiah B. Divoll lived with them as a teenager, while he was

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a clerk in the store. Eddy was a merchant and farmer, postmaster from 1851-1854, and after serving as a merchant in the 1850s became a successful cattle dealer serving Boston markets. In 1884, he is listed in the town directory as overseer of the poor, sexton of the cemetery, dealer in cattle, and farmer with 800 acres. His barn was located across the street, just east of Property #12.

Joel and Calvin Brown lived in the Cape Cod house that stood just west of the cemetery. Joel had acquired it in 1843 from David and Elias Pulsipher, who had bought it from Elijah Davis in 1831. Joel Brown was a shoemaker, and conveyed the property to his son Calvin. In 1859, Calvin Brown sold the property to next door neighbor William W. Pulsipher, who lived next door and rented this house out. As with William Pulsipher's other house, the Cape Cod house was sold to another family and both houses were later acquired by Natt Divoll.

George S. Griswold (1806-1888) moved to Rockingham from nearby Walpole, New Hampshire, in 1835, and was a butcher. He bought the Edward Campbell house in 1852, which was located on the south side of Meeting House Road, east of Property #2. Griswold moved to Bellows Falls in 1874, but retained ownership of the farm. It was conveyed to his son Willis H. Griswold, who was a Bellows Falls merchant and real estate investor. The house burned down in the fire of 1908.

John Cooper died in 1812, and his house on Rockingham Hill Road (#14) was owned for about forty years by members of the Pulsipher family. By 1850, the U.S. census shows that the house was rented by "black" women Betsy and Jane Jackson, and Irish immigrant Catherine Hughes. They were all also listed as "paupers." It should be noted that the pauper designation in the census records was very rare. In 1860, Betsey Jackson was living in the house alone and employed as a washwoman. In 1873, she purchased the house, and lived there until her death in 1892.

The railroad was established in Rockingham in 1849, and depots opened in Bellows Falls and just north of Rockingham village, between the village and the Williams River. This probably helped the local farmers ship their products and the store(s) to receive a larger variety of goods, but despite the village's proximity to the depot, this did not cause an increase in development in the village. The 1856 and 1869 maps of the village, in addition to deed research, reveal that only one house (#2) and one blacksmith shop (across from Property #4) were built after the advent of the railroad. Hamilton Child's 1884 *Gazetteer and Business Directory of Windham County, Vermont*, makes little mention of the village, noting its importance in early years, and that the

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remaining tavern (Lovell's, which stood on Property #8) has been "largely given up to the entertainment of teamsters in their journeys to and from the markets."

The *Bellows Falls Times* reported in 1899 that the village contained the Divoll store and post office, the Lovell hotel, the schoolhouse, "an old brick structure with modern equipments" (probably the tannery that stood near the brook on the north side of the road west of property #), two blacksmith shops (one just northeast of #9 and one on the south side of Meeting House Road in between Properties #4 and 5), about a dozen residences, and the old "town house" (the Meeting House). At the time, the older family names occupying the village included the Stowells, the Proctors, the Webbs, the Lovells, the Divolls, and the Burts. Also, according to this article, earlier in the nineteenth century the village was a "lively stage center" with two hotels, a tannery, and the focus of religious and legal activity of the town, but "most of its sons have gone forth to do the world's work in broader fields."

In 1891, the Lewis Eddy farm, including the brick house on the north side of Meeting House Road and a barn across the road, was sold to Charles H. Proctor of Boston. Proctor lived on the premises and was a farmer. The house burned down in 1908, but the barn survived until it burned in the 1960s.

David Stowell house (#2) was sold in 1885 by Stowell's children. In 1898, the property was acquired by William J. Webb (1843-1926), who grew up in Bellows Falls and was a descendent of Joshua Webb, who settled in Rockingham in 1777. Webb's son Henry lived with him, and operated a harness shop until at least the 1920s, reportedly on the property. The house remained in the Webb family until 1966.

Jonathan A. Burt's properties (#3 and 4) were conveyed to his daughter Martha and her husband Frank M. Wheeler. Wheeler was a carriage maker and blacksmith as well as a farmer. His carriage factory was reportedly on the Green Mountain Turnpike just east of the historic district, and he operated the same blacksmith shop as his father-in-law. In 1898, the Wheelers sold Property #4, which then went through several owners but remained a small farm until the 1950s. The other property remained in the Wheeler family until 1942.

The Divoll family continued to grow and prosper in the village during the late nineteenth century. John L. Divoll's son Natt Lincoln (1864-1943) lived on the family homestead (#10) with his wife Louie and their six children. Natt also acquired other properties in and near the village, including the former Pulsipher properties west of the Meeting House (#7), which

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included farm fields, plus the Hadwen Farm (#7), the Bidwell Farm north of the historic district, and the Betsy Jackson house (#14). The children of John L. Divoll also acquired the "Corner House" (#11) in 1904, as John's wife Flora was the daughter of the previous owners, John H. and Mary Olcott. By the early twentieth century, the Divoll holdings also included large tracts of land north of the Williams River.

Just prior to the fire of 1908, the village included one store, one hotel, two blacksmith shops, about twenty houses, a schoolhouse, and the meeting house. Blacksmiths included Dexter Benson (#2), John Nolette, William S. Severance (#12), and F.M. Wheeler (#3). Wheeler and Benson may have shared a shop just west of Benson's house and south of Wheeler's house, and Severance's shop was probably on his property.

On the night of April 14, 1908, a fuel tank exploded in the Divoll store, and the fire quickly spread to several other structures, including one house across the street. Nobody died in the fire, but on the north side of the road it burned (from west to east) the Lovell Tavern, the Divoll Store, the J.B. Divoll homestead, the Proctor house, and two houses owned by Natt Divoll, one of which was occupied by John Harris, and the other, unoccupied. All of the outbuildings except for one shed (#7A) were also lost. On the south side of the road, the fire burned the Griswold house, which stood east of Property #12. The Severance house caught fire but was saved (#12). A few years after the fire, it was acquired by Oscar J. Divoll, Josiah B. Divoll's son. He sold it in 1920 to John Harris, who had been living across the street when the fire occurred.

After the fire, only three buildings were constructed to replace those lost in the fire, and only two of them were built shortly after the fire. In 1909, the Pleasant Valley Grange was constructed just east of the Meeting House, on the site of the Cape Cod house (#6). It remained a grange until 2000. In 1910, a house was constructed for farmer Chester Hadwen in the general location of Charles Proctor's former brick house (#7). Hadwen moved into his new house from Parker Hill, another rural historic district in Rockingham, and used the Proctor barn across the street, which survived the fire. This property remained in the Hadwen family until 1938. About 1938, a house was constructed for Frank and Mary Gammell in the former location of the Lovell Hotel (#8). Frank Gammell was not a stranger to the village, as he had boarded with Charles Proctor as an eighteen year old in 1900. The Gammells lived in the house for twenty years.

The 1908 conflagration was not the only fire to destroy historic buildings in the village. Several historic buildings, both houses and barns, have also been lost to fire. The dairy barn at the Divoll farmstead (#10) burned down about 1940. It was replaced by another barn, which burned down

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in the 1960s, and was replaced by the extant barn (#10B). The house at the southeast corner of Rockingham Hill Road and Meeting House Road burned in the 1940s; it may have replaced another house that burned down before that (#12). The Hadwen barn, which stood across the street from their house and survived the fire of 1908, burned down in the 1960s. In the 1970s, the c. 1807 Federal style house that stood between Properties #9 and 10 burned down.

Like other rural areas of Rockingham and Vermont, Rockingham village has a long agricultural history that spans all of Vermont's agricultural periods, and until the early twentieth century, village residents were mostly farmers. The early settlers of the historic district would have first cleared the land for a house site and to prepare for subsistence agricultural production. Besides producing potash as the land was cleared of trees, early local farmers probably raised wheat, buckwheat, barley, rye, corn, oats, peas and beans, potatoes (for food, whiskey and starch), and hay, and produced butter, cheese and maple sugar.

Commercial farming began in Rockingham as well as the rest of Vermont around the 1820s, and in Rockingham, the sheep raising period also probably began by the 1820s. Vermont's sheep-raising craze began in the 1820s after William Jarvis imported Merino Sheep from Portugal to his farm in Weathersfield (about twenty miles away) in 1811.

Sheep raising was probably the most important agricultural activity by 1840, and much of the land was cleared for grazing. In 1837, Rockingham had the second highest number of sheep in Windham County, 12,601. The small area of "unimproved" forest (an average of 20% of the land) documented in the 1850-1880 U.S. Agricultural Census records for each historic district farmstead also reflects the importance of cleared land during the sheep-raising period.

The 1850-1880 agricultural censuses reveal that throughout this period, the Rockingham farmers continued to grow staples such as corn, oats, wheat, potatoes, peas and beans, and hay, and produce wool, butter, cheese, orchard products, cordwood, and maple sugar. Despite competition from the west and the repeal of the wool import tariff in 1846, sheep farming remained the dominant agricultural activity in Rockingham during this period, and in addition to being raised for wool, sheep breeding was also important.

Manasseh Divoll, and later his sons John L., Ira and Josiah B., practiced sheep breeding for the sale of live sheep to outside markets, with over 200 sheep from the 1840s to the 1880s. In 1860, Charles Stowell, who lived just south of Property #12, had one hundred sheep. After this, the Divolls were the only farmers to continue practicing sheep breeding for the sale of live sheep;

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other farmers raised small numbers of sheep primarily for meat and wool. Lewis S. Eddy (who was married to Manasseh Divoll's daughter and lived in the brick house), was a cattle dealer, and in the year 1880 he bought and sold 200 head. The 1880 census shows that except for the Divolls and Eddy, very few farmers maintained sheep herds, and those that had sheep had less than ten head.

Rockingham village contained a mix of small and large farms ranging from two acres to several hundred acres. Tannery owner Samuel L. Billings, Jr., only had a two-acre farm in 1850, while his partner Manasseh Divoll, who was also a farmer, had a 230 acre farm. In 1860, Gilbert Grant (between Properties #12 and 14) had a three acre farm, and John H. Olcott (#11) had a twelve acre farm, while Lewis S. Eddy had a 300 acre farm with farmland on the south side of Meeting House Road that is now part of the Divoll lands, and Manasseh Divoll's farm had grown to 250 acres. In 1870, Eddy's farmland had grown to 500 acres, the Divoll farm remained at 250 acres, and George Griswold's farm was 300 acres (just east of Property #12). The smaller farms at this point are not listed in the census; perhaps they ceased all agricultural productions. In 1880, the Divoll brothers owned over 500 acres between them, Lewis Eddy owned over 800 acres, and the smallest farm in the historic district was the 60 acre parcel owned by John A. Burt (#3 and 4). This indicates that many of the smaller farms were being consolidated, a trend that was typical in many Vermont communities in the late nineteenth century. The agricultural census records also show that most of the farms in the historic district maintained orchards.

After 1880, dairying became more prevalent in Vermont than sheep raising. In 1900, dairy farmers in the historic district included John L. Divoll and his son Natt (#10), William J. Webb (#2), Frank Wheeler (#3), Charles Proctor (#7), James Woolley (between #9 and 10), and Josiah B. Divoll (#7), who was also the local storeowner. At this time, the only non-farming commercial activities in the village included William Severance's blacksmith shop, the Divoll store, Frank Wheeler's carriage shop, and Henry Webb's harness shop (#2). In the 1920s, George Wright built a store and gas station near the brook next to his house (#10); it was removed at an unknown time.

The 1920 census shows that there were at least three farms in the historic district. Natt Divoll (#10) was a stock farmer, and William J. Webb (#2) and Chester Hadwen (#7) were general farmers. George Wright also worked on a farm, as a laborer (#9). The census also shows that some farmers in the historic district had taken on non-agricultural professions. As mentioned earlier, Frank Wheeler was a carriage maker, and in both 1910 and 1920, James Woolley was road commissioner. Henry Webb operated the harness shop until at least the 1920s.

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In 1930, it appears that there were only two farms in the historic district. Natt Divoll was still a farmer, and had a large dairy barn (#10). Eric Nelson owned a farm at Property #4, which had recently been subdivided back into its own parcel after being part of the Burt/Wheeler farm (#3). It is possible that there was a farm associated with the house at Property #12, until it burned down in the 1940s. James Woolley remained road commissioner, and George Wright operated a store and filling station on his property (#9) instead of being employed on a farm. This last store in the historic district was removed by the 1960s. On properties that were farms in 1920, Chester Hadwen had recently died, Frank Wheeler had retired, and the Webb farm was owned by William Webb's daughters, who did not practice farming.

In the 1940s, there was one large farm remaining in the historic district, and two small farms. The Divoll farm maintained a milking herd and sheep, and produced corn, and the Illingworths (#3) and the Hurleys (#4) had small farms. The latter two properties have not had any farming activities since the 1940s. The Divolls sold their milking herd in the 1950s and raised heifers until the 1970s, and then grew corn until about 2000. Today, the Divoll lands are only used for haying.

The decline in agricultural activities in Rockingham village was probably due to two factors: the economics of maintaining a small-scale farm and the availability of the automobile. The small dairy farms could not compete with the larger, technologically-advanced farms developing around the state and country. From 1900 to 1930, the number of farms in Vermont decreased by one third, and the percentage of acreage of land used for farming in Vermont decreased by one third. The automobile enabled people to live in one place and work in another (such as Bellows Falls), and many farmers' children entered into other professions.

In 1957, the year that also coincides with the end of the period of significance, the State of Vermont purchased sections of properties within the historic district in order to construct a bypass north of the village. This was part of the Route 103 upgrade that ran from Route 5 (about a mile east of the historic district) to Chester Village (the town to the west of Rockingham). This affected Properties #1 and 3 the most, cutting the house lots off from the farmland to the north. The bypass was constructed from 1961 to 1962, and helped further isolate the village and protect its historic integrity. Meeting House Road and Rockingham Hill Road remain quiet, narrow, local roads. Although the working farms have ceased operation, the landscape retains its agricultural feeling due to the haymows located south and north of Meeting House Road, and because the Divoll family has not developed its 500 acres of property in the village.

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CONTINUATION SHEET**

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**Rockingham Village Historic District
Rockingham, Windham County, Vermont**

The only known family remaining in the historic district since the period of significance is the fifth generation of the Divoll family. The family continued to own large tracts of land in and around the village throughout the twentieth century. In addition to the farmsteads and village lots, Natt L. Divoll, Jr., and his wife Josephine acquired the village schoolhouse in 1957 (#13). It is now owned by their children, and 500 acres of undeveloped farmland on both sides of Rockingham Hill Road are associated with this property. Another child of Natt, Jr. and Josephine owns the property at the southeast corner of Meeting House Road and Rockingham Hill Road, which has been in the Divoll family since 1968. The extant house (#12) replaced one that had burned in the 1940s (and is possibly the third house on the property). The Divoll family also owns the field north of Properties #6, 7 and 8. Today, in addition to the 500 acres + of farmland, including the field across the street from the Meeting House, the Divolls own Properties #12 and 13. After about 180 years of ownership, the Divoll farmstead (#10) was sold out of the family in 2004.

The Rockingham Village Historic District is also significant for its architectural, and as described above, its landscape integrity. Thirteen of the fourteen primary resources contribute to the significance of the historic district, and no historic buildings have been lost since the period of significance. There are two intact excellent examples of Georgian architecture (#3 and 5), in a state which has very few intact examples of Georgian architecture at all. The Meeting House (#5) is a National Historic Landmark. It is the most intact eighteenth century public building remaining in Vermont, the only non-residential high-style Georgian building in Vermont, and is unmatched in architectural details among other Georgian meeting houses in New England.

The historic district also has three good examples of Federal style houses (#4, 9 and 11) two good examples of Greek Revival houses (#2 and 10), and a modified Cape Cod house from the Federal period (#14). The Campbell House is an intact L-shaped Federal style house with two principal symmetrical façades (#11), which is unusual. The early nineteenth century brick schoolhouse is the oldest school building in Rockingham, and is relatively old compared to other surviving schoolhouses in Vermont. The historic district also has an intact and good example of an early twentieth century grange hall (#6).

The Meeting House has a still-active burial ground that is a good example of a well-maintained late eighteenth century cemetery, with examples of gravestones from the eighteenth century to the present, and also has a good example of a historic underground burial vault. Most historic outbuildings in the historic district are gone, but there is a good example of a nineteenth century English Barn (#3A) and four historic sheds (#5C, 7A, 10A, and 12A).

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**Rockingham Village Historic District
Rockingham, Windham County, Vermont**

The Rockingham Village Historic District depicts over 225 years of the history of the village. Its architecture and landscape are visual reminders of a rural community that has survived a multi-property fire and the loss of most agricultural activity. The Town of Rockingham is a Certified Local Government with a Historic Preservation Commission staffed by a Historic Preservation Coordinator. The Commission has been educating property owners on the benefits of historic preservation, and presents annual awards for notable preservation projects. The historic district is protected by a local historic preservation ordinance. The combination of these factors ensures the future preservation of the Rockingham Village Historic District, and there are currently no threats to the future integrity of the historic district.

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Section 9 Page 1

**Rockingham Village Historic District
Rockingham, Windham County, Vermont**

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Section 9 Page 2

**Rockingham Village Historic District
Rockingham, Windham County, Vermont**

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Corrigan, Stephen, telephone interview, March 6, 2007
Divoll, Knox, telephone interview, February 21, 2007

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Section 10 Page 1

**Rockingham Village Historic District
Rockingham, Windham County, Vermont**

Boundary Description

The boundary of the Rockingham Village Historic District is delineated on the sketch map accompanying the nomination form. The irregular boundary follows the perimeter property lines of the tax parcels included in the historic district. These property lines are derived from the Town of Rockingham tax map #7. The Rockingham tax parcels whose perimeter property line is part of the district boundary include: 0050003, 0050004, 0050013, 0050038, 0780003, 0780004, 0780007, 0780009, 0780008, 0780011, 0780015, 0780019, 0780030, and 0780034. The historic district also includes parcel # 0780013, which is surrounded by 078015.

Boundary Justification

The historic district boundary includes what is historically known as Rockingham village. Route 103, a modern bypass around the village, forms part of the north and east boundary of the historic district. West of Property #8, there are buildings that date to after the period of significance. South of the historic district, the landscape becomes more rural. The historic district boundary is sufficient to convey the historic significance of the Rockingham Village Historic District.

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Table of Properties Page 1

**Rockingham Village Historic District
Rockingham, Windham County, Vermont**

Map #	Address	Name of Property	Date	Style	Contributing or Non-Contributing
1	3 Meeting House Rd.	Ernest & Marjorie Odette House	1941	Neo-Cape Cod	C
2	4 Meeting House Rd.	Jonas & Betsy Fremont House	c. 1851	Greek Revival	C
3	7 Meeting House Rd.	Jehiel & Mary Webb House	c. 1775	Georgian	C
4	9 Meeting House Rd.	Elijah and Mercy Knight House	c. 1806	Federal	C
5	11 Meeting House Rd.	Rockingham Meeting House	1787	Georgian	C
6	13 Meeting House Rd.	Pleasant Valley Grange #242	1908	Vernacular	C
7	15 Meeting House Rd.	Chester & Emily Hadwen House	1910	Colonial Revival	C
8	19 Meeting House Rd.	Frank & Mary Gammell House	c. 1938	Vernacular	C
9	30 Meeting House Rd.	Fay-Pulsipher House	c. 1810	Federal	C
10	34 Meeting House Rd.	Manasseh & Charlotte Divoll House	c. 1829	Greek Revival	C
11	3 Rockingham Hill Rd.	Dr. Alexander & Rhoda Campbell House	1804	Federal	C
12	4 Rockingham Hill Rd.	Lincoln and Margaret Divoll House	1970	Ranch	NC
13	13 Rockingham Hill Rd.	Middle School District Schoolhouse	c. 1807	Vernacular	C
14	38 Rockingham Hill Rd.	John Cooper House	c. 1805	Cape Cod	C

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Section Property Owners Page 1

**Rockingham Village Historic District
Rockingham, Windham County, Vermont**

- | | | | |
|----|--|-----|--|
| 1. | Marjorie Odette
Gail and Zajac Brandon
3 Meeting House Road
Bellows Falls, VT 05101 | 9. | Wendy Mathews
30 Meeting House Road
Bellows Falls, VT 05101 |
| 2. | Jennifer Gilbert-Cohen
4 Meeting House Road
Bellows Falls, VT 05101 | 10. | Charles P. Jarras
P.O. Box 53
Bellows Falls, VT 05101 |
| 3. | Stephen Corrigan & Douglas Jackman
P.O. Box 27
Bellows Falls, VT 05101 | 11. | Erik and Alison Johansson
3 Rockingham Hill Road
Bellows Falls, VT 05101 |
| 4. | Edward Gray & Julane Deener
9 Meeting House Road
Bellows Falls, VT 05101 | 12. | N. Lincoln Divoll
P.O. Box 467
Bellows Falls, VT 05101 |
| 5. | Town of Rockingham
P.O. Box 370
Bellows Falls, VT 05101 | 13. | Marcia and Knox Divoll
c/o Windigo Travel
P.O. Box 648
Manchester, VT 05254 |
| 6. | Johann Thalheim, IV
2 Grace St.
Old Greenwich, CT 06870 | 14. | Betty Ann Casella
38 Rockingham Hill Road
Bellows Falls, VT 05101 |
| 7. | Horace W. Dockum
P.O. Box 371
Bellows Falls, VT 05101 | | |
| 8. | Harold and Carole Buchner
8 Dallas Drive
Poughkeepsie, NY 12603 | | |

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Section Photograph Labels Page 1

**Rockingham Village Historic District
Rockingham, Windham County, Vermont**

The following is the same for all photographs:

Rockingham Village Historic District

Town of Rockingham, Windham County, Vermont

Photographs by Paula Sagerman, January 2007, except where noted

CD with digital images on file at the Vermont Division for Historic Preservation

Photograph #1

Facing west toward Properties #2, 5, 4 and 3

Photograph #2

Facing east toward Properties #7, 6 and 5

Photograph #3

Facing east toward Properties #6 and 5

Photograph #4

Facing west toward Properties #12, 11, 9 and 8

Photograph #5

Facing north toward Odette House (#1)

Photograph #6

Facing southwest toward Fremont House (#2)

Photograph #7

Facing northeast toward Webb House (#3)

Photograph #8

Facing north toward Webb barn and Shed
(#3A and B)

Photograph #9

Facing northwest toward Knight House (#4)

Photograph #10

Facing northeast toward Meeting House (#5)

Photograph #11

Facing southeast toward Burial Ground (#5A)
and Meeting House (#5)

Photo by Charles Jarras, March 2005

Photograph #12

Facing northwest toward Burial Vault (#5B)

Photograph #13

Facing east toward Hearse House (#5C)

Photograph #14

Facing northeast toward Pleasant Valley
Grange (#6)

Photograph #15

Facing north toward Hadwen House (#7)

Photograph #16

Facing northeast toward Shed (#7A)

Photograph #17

Facing northwest toward Gammell House (#8)

Photograph #18

Facing west toward Fay-Pulsipher House (#9)

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section Photograph Labels Page 2

**Rockingham Village Historic District
Rockingham, Windham County, Vermont**

Photograph #19
Facing northwest toward Manasseh Divoll
House (#10)

Photograph #20
Facing northwest toward Horse Barn (#10A)

Photograph #21
Facing southwest toward Dairy Barn and
Milking Parlor and Silos (#10B and C)

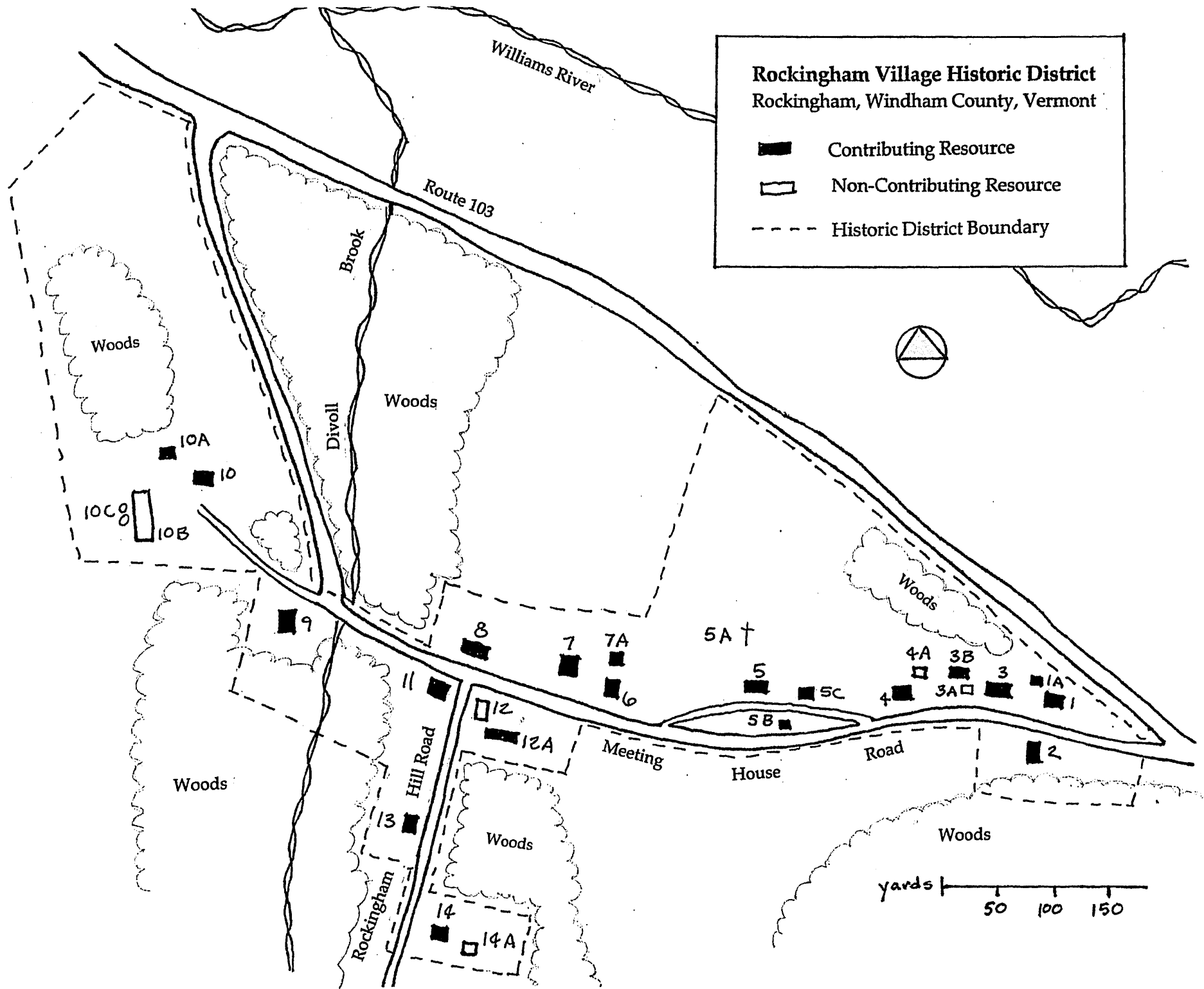
Photograph #22
Facing northeast toward Property #10
Photo by Charles Jarras, March 2005

Photograph #23
Facing southwest toward Campbell House
(#11)

Photograph #24
Facing southwest toward Lincoln Divoll House
(#12)

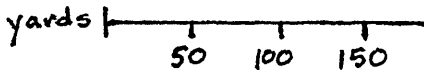
Photograph #25
Facing northwest toward Schoolhouse (#13)

Photograph #26
Facing north toward Cooper House (#14)



Rockingham Village Historic District
 Rockingham, Windham County, Vermont

- Contributing Resource
- Non-Contributing Resource
- Historic District Boundary



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**NATIONAL REGISTER OF HISTORIC PLACES
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Section Historic Photos Page 1

**Rockingham Village Historic District
Rockingham, Windham County, Vermont**



c. 1900

Facing northeast on Meeting House Road from intersection with Rockingham Hill Road
Lovell Hotel and Divoll Store on left, Meeting House burial ground on right
Both of these buildings burned in the fire of 1908

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Section Historic Photos Page 2

**Rockingham Village Historic District
Rockingham, Windham County, Vermont**



c. 1900

Facing northeast toward Lovell Hotel, Divoll Store, and Divoll house
All of these buildings burned in the fire of 1908

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Section Historic Photos Page 3

**Rockingham Village Historic District
Rockingham, Windham County, Vermont**



c. 1900

Facing west toward intersection of Meeting House Road and Rockingham Hill Road

Lovell Hotel, Divoll Store and Lovell house

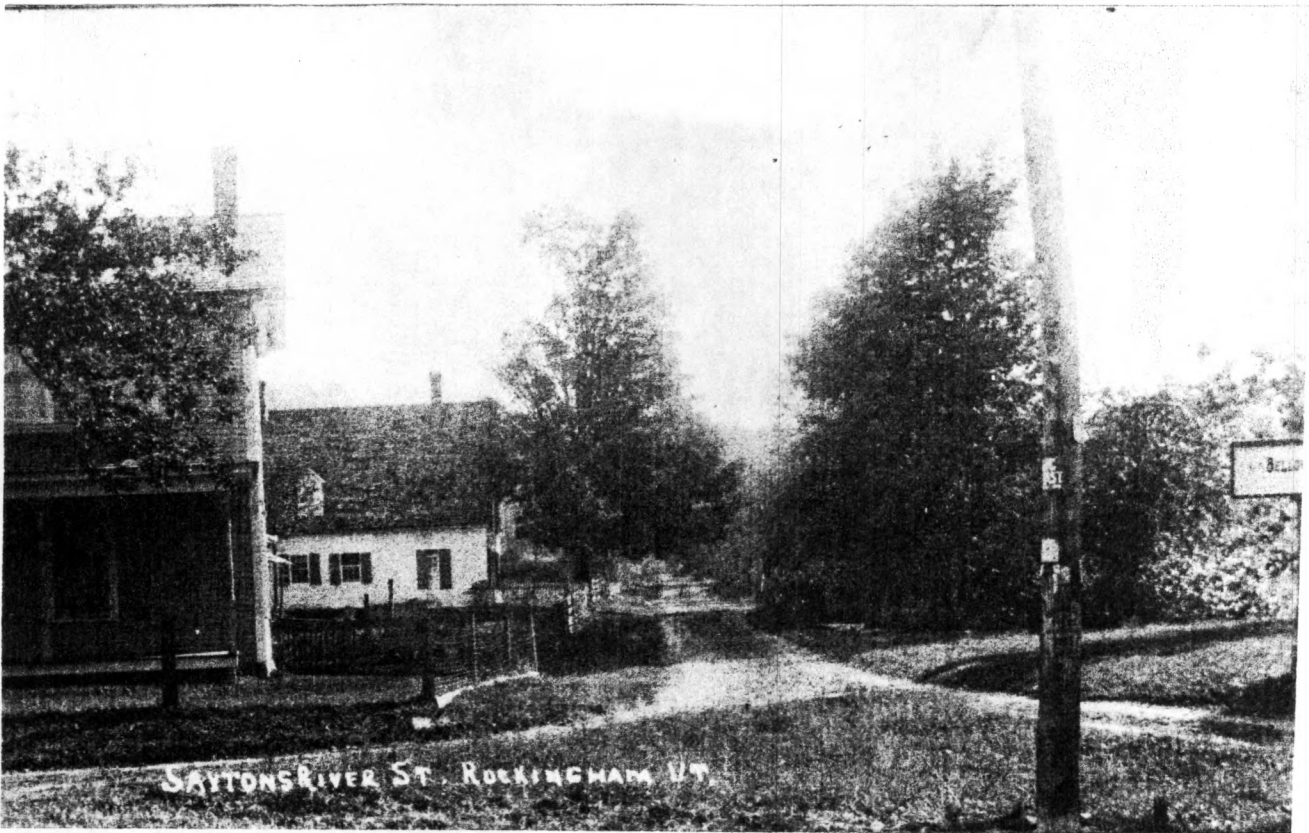
All of these buildings burned in the fire of 1908

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Section Historic Photos Page 4

**Rockingham Village Historic District
Rockingham, Windham County, Vermont**



c. 1900

Facing south toward Rockingham Hill Road from intersection with Meeting House Hill Road
Both of these houses burned in the fire of 1908

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Section Historic Photos Page 5

**Rockingham Village Historic District
Rockingham, Windham County, Vermont**



April 1908

Destruction to row of buildings on north side of Meeting House Road, between the intersection of Rockingham Hill Road and the Meeting House burial ground