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United States Department of the Interior  
National Park Service

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NATIONAL REGISTER

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Spaulding, Zachariah, Farm

other names/site number Brickyard Farm

2. Location

street & number Town Highway 38 N/A not for publication

city or town Ludlow N/A vicinity

state Vermont code VT county Windsor code 027 zip code 05149

3. State/Federal Agency Certification

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

[Signature] 9/29/93  
Signature of certifying official/Title Date

Vermont State Historic Preservation Office  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

~~Entered in the~~  
~~National Register~~

Date of Action

[Signature] 11/4/93

Spaulding, Zachariah, Farm  
Name of Property

Windsor County, Vermont  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4		buildings
1		sites
		structures
		objects
5		Total

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

Agricultural Resources of Vermont

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/animal facility

AGRICULTURE/agricultural field

PROCESSING/manufacturing facility

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/animal facility

AGRICULTURE/agricultural field

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

No style

Other: early barn

**Materials**  
(Enter categories from instructions)

foundation stone

walls weatherboard

wood

roof asphalt

other wood

**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 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.

**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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

- Agriculture
- Architecture
- Ethnic Heritage/European

**Period of Significance**

1798 - 1943

**Significant Dates**

1798

c. 1840

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

Finnish-American

**Architect/Builder**

Unknown

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

Spaulding, Zachariah, Farm  
Name of Property

Windsor County, Vermont  
County and State

### 10. Geographical Data

**Acreage of Property** 10 acres

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	8	6	8	6	9	0	0	4	8	0	5	6	4	0
Zone			Easting					Northing						

3 

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

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 Tracey S. Aldighieri (revised Vt. Division for Historic Preservation)

organization UVM Historic Preservation Program date May 1, 1992; revised 8/93

street & number Wheeler House telephone (802) 656-3180

city or town Burlington state Vermont zip code 05405

#### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with the SHPO or FPO for any additional items)

#### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Deb and Bob Mulcahy

street & number RR #1, Box 1102 telephone (802) 228-5032

city or town Ludlow state Vermont zip code 05149

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Ludlow, Windsor County, Vermont

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The Zachariah Spaulding Farm is located in the South Hill section of Ludlow along Town Highway 38, and consists of a 1798 Georgian plan farmhouse, a c.1840 early barn with an equal-sized c.1870 barn addition and an attached c.1930 ell, a c.1920 milkhouse, and c.1930 storage shed. About thirty feet east of the farmhouse is the foundation of a sauna, built by one of the two successive Finnish families who owned the property after 1930. Just north of the sauna is a foundation for a small calf barn. The pastures and fields are defined by a series of low stone walls.

**1. Landscape**

This ten acre property is marked to the north by a low stone wall running along a brook, to the south by a fence line, in part, to the west by Town Highway 38, and the edge of a meadow to the east. The series of low stone walls differentiate property function. Open meadows, currently in the process of being cleared for haying, slowly descend from the grazing fields, interrupted by two stone walls and a row of trees (some of which are apple trees) running north-south. Along the banks of the brook to the north are three distinct locations of unnatural erosion, probably where clay was excavated for making bricks. Zachariah Spaulding ran a brick kiln on the property from 1816 to 1820. Two of these sites have for many years been used as dumps and are likely to yield historic information.

A grove of white pine trees runs along the southeast portion of the property. The ground surface between the lower (eastern) meadow and the woods beyond the eastern boundary of the property retains scars of the land clearing efforts of the Civilian Conservation Corps, which was active in Vermont from 1933-1950. Linear mounds border the forest where soil was mechanically pushed from the meadows while clearing the land to prepare for cultivation. Breaks in the stone walls allow passage from one field to another and to neighboring properties.

**2. Farmhouse, 1798**

Situated along Town Highway 38, at the northwest corner of the property, is the clapboarded 1798 Georgian plan farmhouse, which has an ell extending to the north. This rectangular plan, three by five bay, 2 1/2 story house has a stone and poured concrete foundation and is topped by a green asphalt shingle roof. The eaves are closely cropped with a molded cornice and a slight cornice return. In the center of the roof is a replacement brick

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chimney. The eave side of the main facade faces south and is divided into five bays. The first, second, fourth, and fifth bays of both floors show the original paired window pattern. These windows are six-over-six, double-hung replacement sash, and are found throughout the house. The third bay of the first floor is defined by a central multi-paneled replacement door with sidelights.

Repeated in each of the three bays of the first and second stories of the west, gable-end of the farmhouse (facing the road) are the same windows used on the south wall. The central window of the first story is irregularly spaced, having replaced the original doorway. The second story windows are regularly spaced. A smaller six-over-six window lights the attic, with a fixed six pane window in the gable peak.

The first story of the east gable end has a pair of recent French doors to the left and three flanking casement windows to the right. The second floor has three irregularly spaced windows and the attic has three flanking windows. In the gable peak is a small two-light fixed window.

In the right bay of the north (rear) wall are two six-over-six irregularly spaced windows. Near the middle is a three-over-three window on the second floor overlooking the roof of the ell. The 1 1/2 story ell has a six-over-nine window in the gable peak. The ell's west wall has window to the left and a smaller one almost all the way to the right. The east wall has a single door near the main block of the house and two wooden sliding doors on an overhead track to the north.

The basic plan of the existing interior remains generally consistent with the original interior, with two small front rooms (a parlor and an office) and two larger rear rooms (living room and kitchen). Between the two rear rooms is a large replacement fireplace. The ell, which probably enclosed the kitchen at one time, is accessed through the current kitchen toward the northeast portion of the main block. Just to the west is a fully enclosed narrow staircase, leading to the four bedrooms above. The attic story of the ell is accessed through a mostly original, exposed timber-framed opening, and houses a large bathroom. In the attic story of the main block are exposed hand-hewn beams, with both hand-wrought and machine-cut nails.

3. Early barn, c.1840, with barn addition, c.1870

About thirty feet to the northeast of the house is a rectangular

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early barn built c.1840. An addition, equal in size, was attached to the east gable-end about 1870. About 1920 a milkhouse (#4) was built just to the southwest of the early barn. About 1930 a shed-roofed ell (#5) was built between the west wall of the early barn and the north wall of the milkhouse.

The one-and-a-half story, gable-roofed early barn measures thirty feet by forty feet, is capped by a metal, standing seam roof and sits atop a raised fieldstone foundation. The early barn was constructed using hand-hewn, mortise-and-tenon framing. A large central, double-leaf, hinged wagon door penetrates the flushboard covered south eave facade, with a four-light transom above. A similar door originally penetrated the flushboard covered north facade, but is currently covered over by boards. To the west of the south facade door is a smaller opening for sheep; to the east is a small window. The interior of the early barn is divided into three bays; the two side bays have built-up wooden floors covering the stone foundation. The central and west bays are double-height while the east bay has two stories - an enclosed ground level and open, upper hayloft. Originally, both the east and west bays had haylofts, but the west bay hayloft was probably removed in 1930 when the shed-roofed ell was constructed. The east bay hayloft provides access to the upper story of the attached ground-level stable barn, as well as serves its original function as a place to store hay. A track along the ridgeline guides a hay fork which drops the hay in storage spaces. The flushboard on the east facade of the early barn is weathered slightly more than the inside of these boards, indicating that at one time this surface was exposed to the weather. Most of this east wall of the early barn was removed when the stable barn was constructed.

The one-and-a-half story, thirty by forty foot ground-level stable barn was constructed using similar materials and construction methods. Some of the rafters and purlins are riven rather than hand hewn, however. The south facade is divided into three bays. In the first and third bays are two small stable windows flanking a hinged single door; in the central bay is a single hinged door. A single door opening is located in the first bay of the second story. Five irregularly spaced stable windows puncture the north facade; three stable windows penetrate the vertical flushboard of the east facade. In the first bay of the first story of the east facade is a single, hinged door and a window opening is situated in the peak of the gable.

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The main room of the interior ground level is divided into a series of milking stalls and has a soapstone and concrete floor. In the northeast corner of the stable barn is an insulated birthing stall, and the southeast corner, which is divided into three wooden horse stalls, has a poured concrete floor and tub.

4. Milkhouse, c. 1920

Just southwest of the early barn and attached to the shed-roofed ell is a single-story, gable-roofed rectangular milkhouse with clapboard siding, a concrete foundation and an asphalt shingled roof. Protruding from the roof ridge, which is perpendicular to that of the early barn, is a small, wooden box ventilator. On the west facade is a single window opening located close to the eaves; in the south corner is a single, hinged plank door, which rises in height from the foundation to the eaves. A similar door is located in the north corner of the east facade, and a single window opening penetrates the center of the south facade. The floor of the interior of the single-room milkhouse is poured concrete, and a large cooling tank remains intact in the southeast corner of the milkhouse.

5. Shed-roofed ell, c. 1930

A one-and-a-half story, twenty foot by forty foot, three by two bay shed-roofed ell was constructed to the west end of the early barn, around 1930. The north facade of this wooden shingled ell, which rests upon a concrete foundation and has an asphalt shingled roof, is flush with the north facade of the early barn. The south elevation projects approximately ten feet beyond the south elevation of the early barn. A single, hinged door is located on the south elevation, toward the east elevation. Both the east and west facades have central, exterior, matchboard sliding wagon doors, and the east door is flanked to the south by a two-light window and to the north by a two-over-two sash window. A single, hinged, narrow plank door, with a nine-light fixed window above, is located on the south elevation, toward the east. Just to the west is a two-light fixed window, where the milkhouse is attached to the ell.

6. Barn Foundation

Approximately eighteen feet south of the milkhouse and sixty feet east of the farmhouse is a thirty-three-and-a-half foot long by twelve-and-a-half foot wide poured concrete barn foundation. This small barn was used to house calves until about 1960, when the property changed hands and the barn became a chicken house.



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7. Sauna Foundation, 1930's-1960's

Located approximately sixty feet south of the small barn foundation, is a rectangular concrete sauna foundation, measuring approximately eight-and-a-half foot wide by seventeen-and-a-half foot long.

8. Storage Shed, c.1930

A one story, four by two bay shed-roofed storage shed is located to the east of the stable-barn addition. It was constructed of flushboard siding with a sheet-metal roof in 1930, and has two window openings in each of the two bays of the west and east elevations. In each of the four bays of the south elevation are double-leaf, exterior, flushboard sliding doors.

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The Zachariah Spaulding Farm in Ludlow, with its 1798 house, c.1840 barn with a major c.1870 addition, c.1920 milkhouse, c.1930 farm shed, and surrounding pastures and fields, is significant as an example of a small diversified farm in Vermont. It is being nominated under the multiple property submission, "Agricultural Resources of Vermont," and meets the registration requirements for the farmstead property type. Zachariah Spaulding, one of the first settlers of Ludlow's South Hill, arrived here in the 1790s. He and his descendants operated the farm, which had a variety of products, until the mid-1880s. The major buildings date from this time span. The property also has ethnic heritage significance, being associated with early 20th century Finnish immigration to Vermont. At that time the State of Vermont directly encouraged Finns to settle abandoned hill farms. Most of them settled in the mountainous area of south-central Vermont. The Spaulding farm was owned from the 1930s to 1960s it was owned by two successive Finnish families. The foundation of a sauna still remains on the property. The farm retains its integrity of location, design, setting, workmanship, materials, feeling and association.

Zachariah Spaulding arrived on South Hill in Ludlow in the late 1700s. His large Georgian plan house was built in 1798. Spaulding was active in local politics, serving as selectman in 1808 and 1814-15 and representative to the state legislature in 1820-21. In 1816 he started a brick kiln on his farm, but ceased operations in 1820 because the quality of clay was not good enough. Unnatural earth erosion along the northern brook shows where clay was removed. This area has since been used for farm dumps, and is likely to yield important historic information about Spaulding's brickmaking operation and later farm functions. Lack of any visible brick buildings on the property suggests that the bricks were sold for use elsewhere. Archeological study may determine where the kiln was located.

Benjamin P. Spaulding owned the farm from the 1840s or 1850s through 1885, when he sold it to John Moore. The 1869 Beers atlas shows the property under the name of D. P. Spaulding, but this may have been an error in recording the first initial. In 1850 Spaulding had five dairy cows, two horses, two oxen, eight sheep, and one swine. The farm produced 36 pounds of wool, 626 pounds of butter, 200 pounds of cheese, 200 pounds of maple sugar, and potatoes, barley, molasses and other produce and grains. This shows that the farm had a diversity of products, some for home use and others for sale, as was typical of many Vermont farms at this time. In 1880 there were no sheep, six

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cows and six calves. Spaulding probably added the barn addition to the early barn, and possibly the farmhouse ell to the main house, between 1860 and 1870 when the cash value of the farm rose from \$1,700 to \$4,000.

In the first quarter of the 20th century the farm was owned by W. H. Stearns, who "thoroughly repaired" the house in 1904. Perhaps it was he who changed the door in the gable end to a window and installed two-over-two windows (since replaced). He may also have built the c.1920 milkhouse. In 1910 health departments and milk handlers from states receiving Vermont milk began to specify sanitation requirements for the handling of milk on farms. Thus many Vermont farmers built separate milkhouses to cool and store milk before it was brought to the creamery.

The Civilian Conservation Corps did some work on this farm, probably in the 1930s. They leveled and cleared the meadow of rocks, leaving a linear mound of excess soil and rocks at the forest edge (beyond the boundary of the current property).

From the 1930s to 1960s the farm was owned by two successive Finnish families. Many Finnish immigrants lived in the South and East Hill areas of Ludlow. The State of Vermont directly encouraged Finnish immigration to Vermont in the early 1900s to settle the many abandoned farms, particularly the old hill farms. Beginning about 1910 a number of Finns settled in the area of Mount Holly in Rutland County and Plymouth, Ludlow, Andover, and perhaps other towns in Windsor County. A 1961 Andover town history says many came from Massachusetts, as well as the Dakotas and Wyoming, so it appears that these immigrants were not directly from Finland but rather had settled elsewhere in the United States first. Mount Holly had 96 Finns with no native-born children in the 1910 census and 121 Finns with 124 native-born children by the 1930 census. Plymouth had a Finnish association and in Ludlow a community hall was built on the property just north of the Spaulding farm (the foundation still remains). Finns in Andover formed a Farmer's Co-operative Club, which sold shares to buy farm machinery members could rent by the hour, and c.1922 built a social hall. Because many of the old buildings on their farms needed repairs, one of their first purchases was a shingle making machine. The comprehensive 1988 Vermont Historic Sites and Structures Survey of Ludlow notes that many Finnish immigrants were carpenters as well as farmers, and often built new additions to existing barns and houses. From the survey it appears that wood shingles were a popular building material. The c.1930 ell on the Spaulding barn is sided with wood shingles, indicating that it was built by the first Finnish

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family on this farm. It is not known if Finns from Ludlow were also members of the Farmer's Co-operative Club in Andover and could borrow the shingle-making machine, but it may be likely since they lived in the same general area. With this machine and wood from their farms, shingles would have been a very ample and cheap yet durable building material.

These immigrants also introduced a new building type to the area--the sauna. Several saunas still survive in Ludlow, although they are no longer used. Simple buildings, they were one story tall with a gable roof and a small dressing room leading into a larger inner room with benches or tiers of benches. Although the sauna on the Spaulding property no longer stands, its foundation still remains.

The property was farmed part time from 1954 to the 1970s. The Jones family kept about 12 head of Herefords, some chickens, and some horses, hayed, and kept the land open. In 1988 the current owners bought the farm, began repairing the buildings, and continued the tradition of working on the land. They own draft horses, sheep, and chickens, and offer horse drawn rides from the farm to the public.

In conclusion, the Zachariah Spaulding Farm is a good example of a diversified farm. It raised a variety of products throughout its agricultural period. Further study may shed more light on the early brickmaking operation. The land is also significant as it clearly shows its historic use. Stone walls mark the northern and southern borders of the property and separate the two open fields/meadows. The eastern open area is interesting since it was cleared and leveled by the Civilian Conservation Corps. The property is also important for its associations with the Finnish immigrants in Vermont's south-central mountain area who were encouraged by the State of Vermont in the early 20th century to revive its abandoned farms. They successfully rehabilitated many farms and formed a thriving community.

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**9. BIBLIOGRAPHY**

Aldrich, Lewis Cass and Frank R. Holmes, eds. History of Windsor County, Vermont. Syracuse, N.Y.: D. Mason & Co., 1891.

Beers, F. W. Atlas of Windsor County, Vermont. New York: F. W. Beers, 1869.

Historical Glimpses of Andover, Vermont, 1761-1961. Andover, Vt.: 1961.

Vermont Division for Historic Preservation. Vermont Historic Sites and Structures Survey for Ludlow. typescript. (Montpelier, Vt.: 1988).

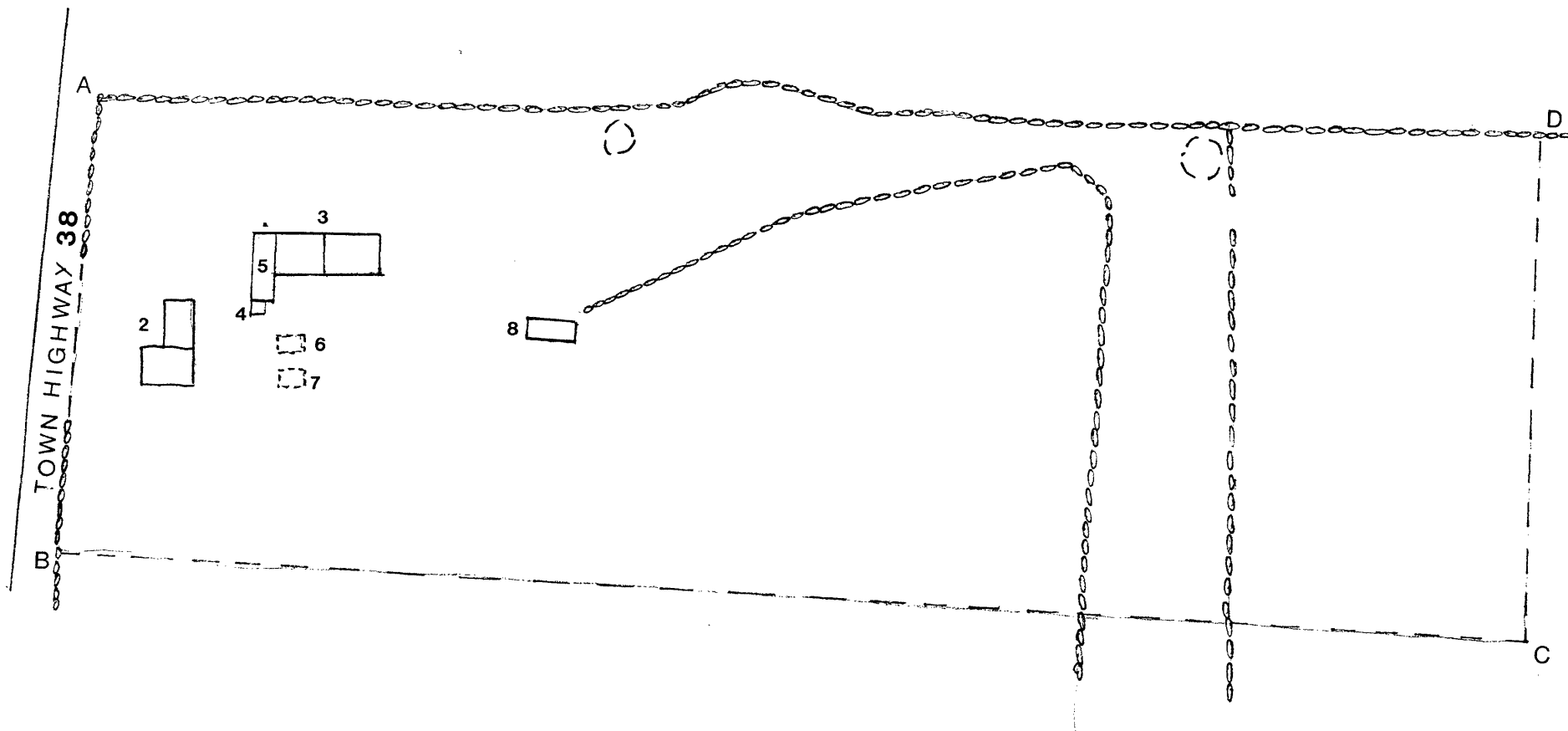
Interview:

Deb Mulcahy, Ludlow, Vt., Spring 1992.

**10. GEOGRAPHICAL DATA**

Verbal Boundary Description: Beginning at point A, marked with an iron pin set in a stone wall intersection on the easterly boundary of Town Highway 38; thence proceeding southerly 357' more or less along said highway to point B, another iron pin set in a stone wall; thence proceeding easterly 1,150' to point C, an iron pin; thence proceeding northerly 399.48' to point D, an iron pin set in a stone wall; and thence proceeding westerly along the north side of the stone wall to the point of beginning. The description is taken from the deed as recorded in the Ludlow Land Records, book 124, page 553.





Verbal Boundary Justification: This is the lot currently associated with the property. It contains the historic buildings associated with the farm and enough land to convey the agricultural history of the property.



# SPAULDING, ZACHARIAH, FARM

LUDLOW, WINDSOR COUNTY, VERMONT

1" = approx. 130'

- key:
-  clay pit/dump
  -  stone walls
  -  foundations
  -  boundary

