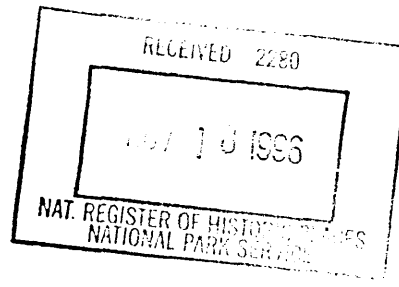


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

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

1. Name of Property

historic name

Gray Rocks

other names/site number

Andrews Farm

2. Location

street & number U.S. Route 2

A not for publication

city or town Richmond

A vicinity

state Vermont code VT county Chittenden code 007 zip code 05477

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.)

Elm Gilbertson, National Register Specialist November 14, 1996
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
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 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): _____

Edson H. Beall
Signature of the Keeper

Date of Action

12-27-96

Gray Rocks
Name of Property

Chittenden County Vermont
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

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

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

Contributing	Noncontributing	
_____7_____	_____1_____	buildings
_____1_____		sites
_____		structures
_____		objects

_____8_____1_____ Total
Number of contributing resources previously listed in the National Register
 _____0_____

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

Agriculture Resources of Vermont

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Current Functions
(Enter Categories from instructions)

Domestic/Single Dwelling

Domestic/Hotel

Agriculture/Agricultural Field

Agriculture/Storage

Agriculture/Animal Facility

Domestic/Multiple Dwelling

Agriculture/Animal Facility

Agriculture/Agricultural Field

Agriculture/Storage

7. Description

Architectural Classification
(Enter Categories from instructions)

Materials
(Enter Categories from instructions)

Federal

No Style

foundation Stone

walls Brick

Weatherboard

roof Slate

other Wood

Narrative Description

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

See continuation sheets for entire text.

Gray Rocks
Name of Property

Chittenden County, Vermont
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the 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

Social History

Period of Significance

1813

1850-1946

Significant Dates

1813

1917

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

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

Name of repository:

Gray Rocks
Name of Property

Chittenden County, Vermont
County and State

10. Geographical Data

Acreage of Property approx. 380

UTM references

(Place additional UTM references on a continuation sheet.)

1

1 8	6 6 2 1 6 0	4 9 1 8 3 4 0
Zone	Easting	Northing

2

1 8	6 6 1 7 0 0	4 9 1 7 8 1 0
-----	-------------	---------------

3

1 8	6 6 0 6 6 0	4 9 1 7 8 0 0
Zone	Easting	Northing

4

1 8	6 6 0 7 8 0	4 9 1 8 8 0 0
-----	-------------	---------------

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name / title Mark Brebach

organization University of Vermont, H. P. Program date 4/30/96

street & number 442 Main Street 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 Mr. and Mrs. Everett Andrews

street & number U.S. Route 2, Box 125 telephone (802) 434-2716

city or town Richmond state Vermont zip code 05477

Paper 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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Gray Rocks
Richmond, Chittenden County, VT

7. NARRATIVE DESCRIPTION

Gray Rocks encompasses 380 acres in the town of Richmond, Vermont. The property's landscape varies from flat, open fields and pastures to forested hills and precipitous cliffs. United States Route 2 runs through the property. The c. 1813 main farmhouse and a c. 1910 garage are located to the north of Route 2. These buildings are encircled by 280 acres of land, comprised of a steep hay field and a pasture as well as multiple types of trees and outcroppings. Opposite the farmhouse, and to the south of Route 2, lies a c. 1917 U-shaped barn, a c. 1905 utility garage, a c. 1840 sheep barn, a c. 1910 blacksmith shop and a c. 1948 shed. These farm buildings are enveloped by 100 acres of hay fields to the west and the east, and a sheer cliff to the south. Even though most of the farm buildings are no longer used for agricultural purposes, they continue to act as the main focal point of Gray Rocks. Currently, the farmstead retains its integrity of location, design, setting, workmanship, materials, association, and feeling.

1. Farmhouse, c. 1813.

The farmhouse consists of three distinct sections: a main block, a shed and a cottage. The two-story, 3 x 2 main block with an eaves front was built in 1813. The exterior wall is sheathed with soft, sand-struck red bricks laid in an American bond, with mortar of lime and sand and rests on a foundation of cut and dressed redstone. A central hall entrance is positioned on the first floor where a storm door protects the original paneled door. The central paneled door with a storm door is crowned by a splayed brick lintel. A tall, slender, interior end wall, brick chimney is positioned at the northern part of the slate-shingled roof. The roofline is adorned with a simple entablature; situated below are paired and scrolled Italianate brackets enclosed in a shaped fascia board. Underneath the southern side-gable is a round, louvered, gable opening, which is used for ventilating the attic. Except for six windows, all

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Continuation Sheet**Section number 7 Page 2Gray Rocks
Richmond, Chittenden County, VT

of the windows are 2/2, double-hung, sashed. A large, fixed-lighted window is situated on the southeastern bay of the rear wall; a large rectangularly shaped casement window is located on the north wall's first story; two 9/6 double-hung sash windows are positioned in the northern wall's gable; and two, small cellar windows with nine fixed lights are located at the bottom of the southern wall. Each window is crowned with a splayed, brick lintel as well as encased by a wooden surround. A 4-deep-bay entrance porch covers the facade's first story, which consists of Doric columns and a balustrade. Lattice work is positioned underneath the porch.

Abutting the main block's northern wall is a former wood shed built circa 1813. In 1951, aluminum siding was placed over the original clapboards, and this siding connected the shed to the main block. The two buildings are separated on the inside, however, by a four foot hallway. Attached to the northern end of the shed is a circa 1813 cottage, whose exterior walls were covered with aluminum siding in 1951 as well. The cottage's front facade has two 9/6, double-hung sash windows dating from 1813. Both buildings have concrete foundations.

Interior:

The main block's floor plan revolves around a central entrance hall. An oak staircase with a tapered, polygonal, newel post leads upstairs. To the left of the entrance hall is a dining room, with Italianate cabinets built into the rear wall. Situated between the two cabinets is a four-paneled door leading to the kitchen, located behind the entrance hall. A sitting room, which provides an entryway to a piano parlor, is positioned to the right of the entrance hall. From the piano room, a four-paneled door leads to the kitchen. A short kitchen hallway provides access to a bathroom situated near the main block's northern side wall. The main block's second floor consists of two bedrooms to either side of a central hallway running from the front of the

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Gray Rocks
Richmond, Chittenden County, VT

house to a bathroom in the rear. Each bedroom can be entered through a four-paneled door with a porcelain doorknob.

2. Garage, c. 1910.

A 2-bay x 2-bay, eaves front garage is positioned just north of the cottage. Two sliding entrance doors with vertical board siding are located on the western facade. The rest of the garage walls are clad with shiplap siding; the foundation is made of concrete. All windows are 6/6, double-hung sash, and slate shingles cover the roof. The garage was part of the farm complex, when the Andrews purchased the lot in 1923.

3. Barn, c. 1813, 1830, 1917.

A two-story, U-shaped barn, also known as a reconfigured barn, is located a few feet south of Route 2. It is the largest outbuilding on the Andrews farmstead. Two older English barns are located on the second story, and they are positioned in the northwestern and southwestern sections of the U-shaped barn. The circa 1813 northwestern English barn is 24 feet by 40 feet; the circa 1830 southwestern English barn is 30 feet by 40 feet. Both barns are distinguished by their hand-hewn beams, and each one has a wooden ventilator on top of it. In 1917, the barns were raised one story and connected on the second story by a perpendicular barn. This two-story addition has two metal ventilators on its ridgeline. Moreover, in 1917, a two-story, north wing and a two-story, south wing, were added to the English barns' eastern walls. A metal ventilator is positioned on the northern wing's eastern ridge. Lastly, in 1917, an appendage, with a first story milk room and a second story hayloft, was added to the northwestern section of the U-shaped barn.

The furthestmost eastern sections of the north and south wings have uncoursed stone for a foundation, while the rest of the U-shaped barn has a

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Gray Rocks
Richmond, Chittenden County, VT

concrete foundation. The exterior cladding consists of clapboards. However, all of the sliding entrance doors, and hayloft doors, have vertical board siding. Further, the entire barn is covered with a standing seam, metal roof, except for the southern wing which is covered with slate.

The barn's northern facade, which faces Route 2, has three separate sliding doors: A single sliding door is located on the facade's western section, while another one is positioned on the facade's eastern section. A double sliding door is situated between both of these doors. In addition, a white diamond is painted on each door.

A hayloft opening is positioned on the north wing's eastern side wall gable. Unfortunately, the two hayloft doors were carried away in a storm. A window with six fixed lights is located above the hayloft opening. A first story, sliding door is positioned within the north wing's southern wall. Further, a single hayloft door is situated in the western side wall gable, which leads to the hayloft above the milk room.

A second story, single hayloft door is located on the western wall of the 1917 perpendicular addition connecting the two English barns. The addition's eastern wall contains a first story, sliding door.

Below the southern English barn's western wall, a sliding door is positioned on the first story. A second story, hayloft door, flanked by two, 6/6 double-hung sash windows is located on this English barn's southern wall. Five feet above the door, a transom window with nineteen fixed lights is positioned underneath the roofline. Moreover, a hinged door with vertical board siding is located at the southwestern corner of this wall. Directly east of the hinged door, stands a small, clapboarded gutter cleaner with a gable roof. In addition, the south wing's eastern wall has a pair of hayloft doors in its gable. Beneath these doors, there is another set of hayloft doors on the second story.

Besides the southern English barn's transom light and the two windows flanking the hayloft door, all of the second story's fenestration consists of 9/6, double-hung sash windows. On the first floor, there are two

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Gray Rocks
Richmond, Chittenden County, VT

types of windows: 6/6, double-hung sash and paired sliding windows with six lights.

Interior:

Many salient agricultural and architectural features remain intact in the barn's lower and upper levels. On the first floor, sixty-two metal cow stanchions run from the barn's northwestern section to the south wing's eastern section. Above the stanchions, rails for the circa 1917 manure trolley mark the ceiling. In addition, the south wing's eastern section includes four young cattle stalls as well as a bull ring. A first story, circa 1958 bulk tank, used for cooling milk, a grain chute descending from the hayloft is situated in the granary. In the north wing, six box stalls for horses are positioned against the wing's northern wall.

The barn's upper level retains the circa 1917 automated hay fork, located on the south wing's ridge. Moreover, some of the northern English barn's original clapboards and wood shingles remain extant.

4. Utility Garage, c. 1905.

An eaves front, one-story, 3-bay utility garage is positioned southwest of the reconfigured barn. The front facade consists of two sliding doors with vertical board siding. The gable roof is covered with a standing seam, metal roof. Shiplap siding clads the exterior walls, and the foundation is made of concrete. In 1954, Kenneth and Everett Andrews enlarged this former ice house to form the present standing utility garage. Currently, the garage is used for storing tractors.

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5. Sheep Barn, c. 1840.

A two-level, 3-bay sheep barn with a front gable is situated south of the U-shaped barn and southeast of the utility garage. The sheep barn was built circa 1840. The exterior walls are clad with vertical board siding, and the roof is covered with a standing seam, metal roof. The foundation is made of concrete. The front gable has three ground level entrances: two single doors with metal hinges in the left and center bays and a double door with metal hinges in the right bay. Further, a hayloft door is situated in between the gable and the first level. A 6/6, double-hung sash window is positioned under the gable. The rest of the fenestration consists of a pair of sliding casement windows with six fixed lights: two of these windows are positioned on the eastern wall and two are located on the western wall. In addition, three rectangularly shaped manure openings are located on the each side wall. Two second story, hayloft doors are located on the eastern wall as well. In the 1890s, an interior silo was added onto the barn's southern section. This addition has a rubble foundation and a corrugated metal roof. Further, the exterior walls are sheathed with shiplap siding. A sliding door with vertical board siding is located on this addition's western wall.

Interior:

Tethering rings for the sheep are located on the sheep barn's western wall. In the southern silo, a partition beam running from north to south was taken out by Kenneth and Everett Andrews circa 1952. Currently, The Andrews are breeding sheep in the barn.

6. Blacksmith Shop, c. 1910.

A one-story, front-gabled blacksmith shop is positioned southeast of the sheep barn. This structure, which has one sliding door in the gable end,

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Gray Rocks
Richmond, Chittenden County, VT

was built in 1910. The exterior sheathing is covered with clapboard. One sliding window with a pair of twelve fixed lights is located on the eastern wall. A 6/6, double-hung sash window is positioned on the rear southern wall. Two windows, one sliding with a pair of twelve fixed lights and another 6/6, double-hung sash, are situated on the western wall. The foundation is stone and corrugated metal covers the roof.

7. Shed, c. 1948.

An eaves front shed is positioned southwest of the sheep barn. This shed has a 4-bay open front partitioned by braced timbers. Kenneth and Everett Andrews built this post and beam structure with vertical board siding in 1948. A standing seam, metal roof covers the structure.

8. Couture home, c. 1978, (non-contributing).

This two-story, A-frame house has vertical board siding on its exterior walls. The foundation is made of concrete.

9. Landscape.

Currently, most of the 100 acres positioned south of Route 2 consist of arable fields. Large hayfields are located on the western and eastern sides of the U-shaped barn. Formerly, the western field was primarily used for hay, however, the most western section was used for potatoes and other vegetables. Hay and corn were grown in the eastern field. South of the sheep barn, a precipitous cliff leads to a cove. In the summer, this cove provided a watering hole for the cows. In the winter, the farmers hauled the ice from the cove to the ice house, where it was stored for milk and other purposes.

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Gray Rocks
Richmond, Chittenden County, VT

North of Route 2, there are 280 acres of farm pastures, fields and forested hills. Rolling hills with mixed hardwood trees and outcroppings dot the northeastern section. A large pasture lies directly west of the hardwoods. West of the pasture a brook, surrounded by mixed woods, runs from the property's northern border, past Route 2, and then to the cove. As it approaches Route 2, the farmhouse is located to the west. A former grove of maple trees used to stand northeast of the house. These trees provided the owners with the maple's sap to make maple sugar products. North of the farmhouse is a medium-sized hay field. The southern section of this land was used as a garden when Gray Rocks was an inn for tourists from 1928 to 1941. Young hardwoods, white pines, hemlocks and red oaks make up the majority of the landscape in the northeastern section. Presently, in the middle of this forest, spruces are felled for Christmas trees. A pasture is located in the southwestern part of this acreage.

The importance of Route 2 as a landscape feature cannot be overlooked. Both the Rhodes and the Andrews used this route on a daily basis to bring their dairy products to the Richmond Co-Operative Creamery. From the creamery, their goods were sold to interior Vermont markets as well as western and eastern markets.

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Gray Rocks
Richmond, Chittenden County, VT

8. NARRATIVE STATEMENT OF SIGNIFICANCE

Gray Rocks is significant as an extant cluster of historic farm buildings with surrounding fields and pastures, which provides an understanding of the development of dairy farming in the town of Richmond, Vermont, from the mid-nineteenth to the latter half of the twentieth century. The buildings and surrounding landscapes are eligible for inclusion on the National Register under Criteria A and C, and meet the registration requirements established for farmsteads included in the Multiple Property Listing for Agriculture Resources in Vermont. Gray Rocks developed into a successful dairy operation in the mid-nineteenth century, and this success continued until 1978, when Everett Andrews sold all of his cattle. For more than a century, this farmstead witnessed periods of growth similar to other farms in the vicinity and throughout the state of Vermont. The addition of Italianate paired brackets underneath the main house's cornice in the 1880s, reflected the farm's prosperity in the late nineteenth century. Moreover, the reconfiguration of two English barns into a colossal U-shaped barn in 1917, exemplified the farm's continued prosperity into the twentieth century. Lastly, the Andrews built an addition to the ice house in 1948, transforming it to a utility shed; they also built another shed in 1948 and a 16x30 wood stave silo in 1952.

The original 640 acre lot comprising the farmstead was purchased by James Butler circa 1800. Asa Rhodes, a blacksmith, bought the land from Mr. Butler in 1813. (From 1812 to 1814, Asa's brother William, built Richmond's Round Church, which will be designated as a National Historic Landmark in May 1996.) When Asa bought the land, the farmhouse, the blacksmith shop and one English barn were located on the property. Between 1850 and 1860, the farm was passed onto Asa's son, Cornelius. At the turn of the century, Cornelius handed the farm to his son Edward, and Edward's wife, Agnes.

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Gray Rocks
Richmond, Chittenden County, VT

The 1850 Vermont Agricultural Census indicates that the farm's operations centered around the production of dairy products, and these statistics are characteristic of other larger surrounding farms in the area. In 1850, the 670 acre farm included 45 milk cows, which yielded 1,800 pounds of butter and 15,000 pounds of cheese. Comparable to other farmers in Richmond, the Rhodes family also managed other livestock, such as five horses, seventeen sheep, and eighteen swine. In addition to 125 tons of hay, the Rhodes farm produced many types of cereals. For example, 300 bushels of Indian corn, 1000 bushels of oats and 22 bushels of rye were yielded on the farm. Along with cereals, the Rhodes farmstead was involved with vegetable production. For instance, they harvested 300 bushels of Irish potatoes, and six bushels of peas and beans. Moreover, 200 pounds of maple sugar were produced on the property and a small orchard was also maintained. Except for an increase in chickens, eggs and apple trees and a significant decrease in sheep and swine, the census records from 1860 to 1880 reveal little change in the number of livestock and agricultural production.

At the turn of the century, when Cornelius Rhodes passed the ownership of the farm to his son Edward, the farmstead continued to thrive due to the expanding market for butter and liquid milk. On a daily basis, the Rhodes would deliver their butter and liquid milk to the Richmond Co-Op Creamery, located in the village of Richmond. The farm's success in dairying is represented by the reconstruction of the two English barns into a large U-shaped barn in 1917. This architectural change more than doubled the space for dairy cows as well as provided extra rooms for horses, a granary and a milk house. Along with the construction of a reconfigured barn in 1917, a 30x40 wood stave silo was built on the U-shaped barn's southwestern side to supply extra space for silage. All of these changes demonstrate that the Rhodes farm was a successful operation at the time when Edward Rhodes sold the property to Clarence Andrews in 1923.

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Gray Rocks
Richmond, Chittenden County, VT

Clarence Andrews operated the farm from 1923 until 1978. His sons Kenneth and Everett assisted in the operation from 1948 until 1978. From 1923 to 1978, the farm produced dairy products like milk and butter. During these years, the Andrews also grew corn, hay, potatoes, tomatoes and blackberries. In addition to these farm-related activities, the Andrews ran a successful inn, called Gray Farms, from 1928 to 1941. Clarence's wife, Ina Andrews, was the head cook as well as the sole administrator of Gray Rocks. She cooked three meals a day at a charge of thirty-five cents per meal. Boarding for a room per night cost one dollar and fifty cents. A weekly stay with meals included ran from fifteen to twenty dollars. Tourists from Massachusetts, Connecticut and New York traveled to Vermont on an annual basis to experience the idyllic country comforts offered by inns like Gray Rocks.

Besides Gray Rocks, many farms and homesteads located on Route 2 in Richmond provided inns for tourists seeking a rural refuge from the drudgery of industrialized life. U. S. Route 2 was a major east-west route through the upper third of Vermont, running through New Hampshire and ending in Maine. For example, Riverside Farms, the Checkered House and Westal offered the same amenities as Gray Rocks. All of these establishments were situated on the northern side of Route 2 as one approached the Richmond village from Williston on the west. Moreover, the Whitcomb Bed and Breakfast, located just before the main intersection in Richmond, as well as the Bonnie Boo Inn, positioned just after the same intersection, were favorite spots of tourists and they were situated on the southern side of Route 2. Lastly, two miles after Gray Rocks, Ponds Lilly Farm provided an inn on the northern side of Route 2. All of these former inns helped to vitalize the Richmond economy, and currently they remain an integral part of Richmond's tourism history and of Vermont's tourism history.

Gray Rocks is a fine example of a farmstead that relates to the historic context, "Dairying, 1850-1946" in the Multiple Property Listing for

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Gray Rocks
Richmond, Chittenden County, VT

Agriculture Resources in Vermont, and “Seasonal Residents” in the Vermont Historic Preservation Plan. The farmstead includes a farmhouse, garage, main barn, utility garage, sheep barn, blacksmith shop, shed, as well as surrounding fields, pastures and verdant hills. Similar to the Martin Bates farmstead in Richmond, Vermont, (listed in the National Register in 1991,) the Gray Rocks farmhouse was remodeled in the Italianate style during a period of prosperity in the 1880s. The U-shaped barn, built in 1917 to raise and enclose two former English barns as well as add two extra wings and an addition, exponentially multiplied dairying operation space. In Vermont, a reconstructed barn is a unique architectural barn type, and this design furthered the success of Gray Rocks. The c. 1840 sheep barn and the c. 1910 blacksmith shop possess salient architectural features representative of the age of their construction. The c. 1910 garage, the c. 1905 utility garage, and the c. 1948 shed are common outbuildings found on a farmstead. The farm’s intact open fields and pastures and other landscape features, such as a cove and a brook, are also important components of the farmstead. Although the farm is no longer in operation, the Andrews breed sheep in the sheep barn, and the farm fields continue to be hayed. Gray Rocks retains its historic characteristics required for listing as a farmstead under the historic context of “Dairying, 1850-1946.”

For thirteen years, from 1928 to 1941, Gray Rocks also served as an inn for tourists, and this establishment increased the economic worth of the farm. Along with other nearby inns on Route 2, the farmstead’s legacy as a successful business enriches the social history of Gray Rocks, the town of Richmond, and the state of Vermont.

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Gray Rocks
Richmond, Chittenden County, VT

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Gray Rocks
Richmond, Chittenden County, VT

10. VERBAL BOUNDARY DESCRIPTION

Parcel 1: Beginning at point A, which is approximately 22,000 feet east of the northeastern section of the U-shaped barn, and positioned just north of the most eastern section of Route 2 on the land currently owned by Everett and Mary Jo Andrews; thence proceeding in a southwesterly direction west of the Tooker Cove a distance of approximately 15,000 feet to point B, which intersects a fence line separating agricultural land from the northern edge of Interstate 89 currently owned by the United States federal government; thence proceeding in a northeasterly direction along said fence line a distance of approximately 40,000 feet to point C, which intersects a barbed wire fence separating a hay field from the southerly property currently owned by Mr. and Mrs. Hill; thence proceeding in a northerly direction along said fence line a distance of approximately 2,100 feet to point D; thence proceeding in a northwesterly direction along said fence line a distance of approximately 1,100 feet to point E, which borders the southern edge of Route 2 currently owned by the United States federal government; thence proceeding in a northeasterly direction along said fence line a distance of approximately 10,000 feet to point F; thence proceeding in an easterly direction along said fence line a distance of approximately 7,500 feet to point G; thence proceeding in a northeasterly direction along said fence line a distance of approximately 20,000 feet to point H; thence proceeding in a northwesterly direction along said fence line a distance of approximately 2,500 feet to point I; thence proceeding in a westerly direction along said fence line a distance of approximately 3,750 feet to point J; thence proceeding in a northerly direction along said fence line a distance of approximately 7,500 feet to point K, positioned south of the Green Mountain Company's southern power line; thence proceeding in a southeasterly direction along said power line a distance of approximately 57,500 feet to point L, which intersects the barbed wire fence separating the Andrews farmstead from the property currently owned by Mr. and Mrs. Tooker; thence proceeding in a southwesterly

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Gray Rocks
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direction along said fence a distance of approximately 22,500 feet to the point of beginning, point A.

Parcel 2: Beginning at point M, located in the southwestern section of property currently owned by Everett and Mary Jo Andrews, and across point C in Parcel 1; thence proceeding in an easterly direction along a fence a distance of approximately 20,00 feet to point N, separating the southern edge of Interstate 89 currently owned by the United States federal government; thence proceeding in a northwesterly direction along the northern bank of the Winooski River a distance of approximately 22,500 feet to point O; thence proceeding in a northeasterly direction along a barbed wire fence a distance of approximately 3,750 feet to the point of beginning, point M, which separates a grove of silver maple-red maples from the western property of the residence currently owned by Mr. Hill.

BOUNDARY JUSTIFICATION

The boundary encompasses approximately 380 acres of land including the buildings and landscapes which have historically been associated with Gray Rocks. Although the total acreage of the farm is 611 acres, these 380 acres represent the core of the farmstead. Parcel 1's northeastern boundary follows the barbed wire fence line, which separates Gray Rocks from the Tooker's property. The southeastern boundary lies directly west of the cove owned by the Tookers. The south boundary follows the fence line which separates agricultural fields from federally-owned land. The west boundary is marked by a barbed wire fence line, which separates Gray Rocks from the Hill's property. The northern boundary is the southern power line of the Green Mountain Company. Across Interstate 89, Parcel 2's northern boundary hugs the fence line, which separates silver maple-red maples from federally-owned land. The southern boundary follows the northern bank of the Winooski

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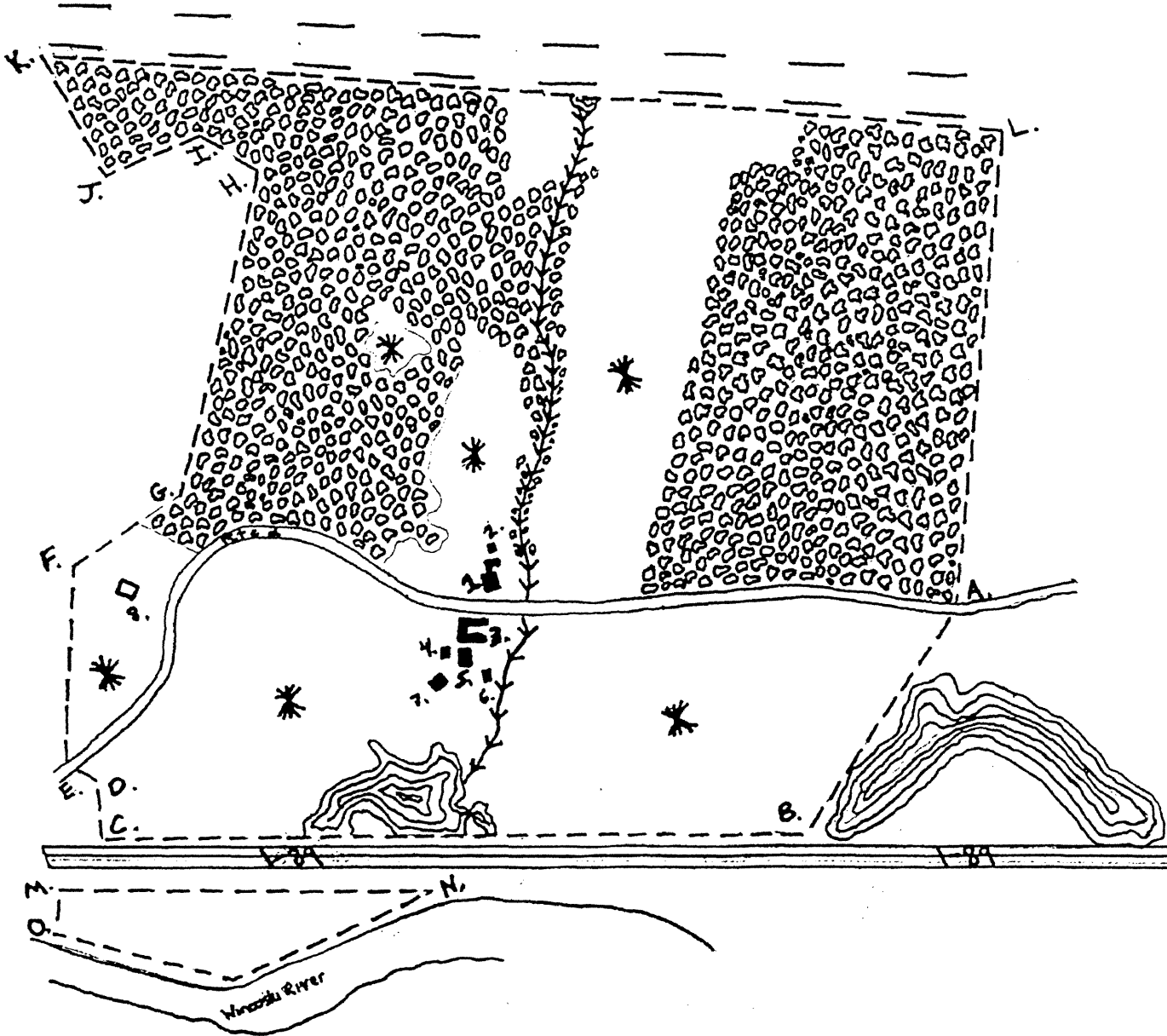
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River. The western boundary's barbed wire fence line separates Gray Rocks from the Hill property. This boundary is sufficient to convey the historic context of Gray Rocks and to protect its historical and architectural character.

GRAY ROCKS
 RICHMOND, VERMONT
 CHITTENDEN COUNTY
 SCALE: 1: 7500



- KEY: --- BOUNDARY
 --- BROOK
 * WOODED AREA
 --- POWER LINE
 --- COVE
 * AGRICULTURAL LAND
 * CONTRIBUTING BUILDING
 * DRAINING BUILDING