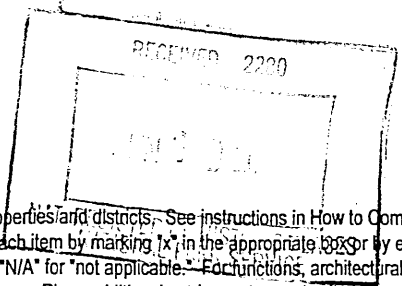


United States Department of the Interior
National Park Service

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 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: Sabin-Wheat Farm

other names/site number: Bralely Farm

2. Location

street & number 346 Westminster Road not for publication N/A
city or town Putney vicinity N/A
state Vermont code VT county Windham code 025 zip code 05346

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 x locally.
(See continuation sheet for additional comments.)

Suzanne C. Demule, National Register Specialist 10-18-04
Signature of certifying official 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 commenting or other official 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
 other (explain): _____

[Signature] Signature of Keeper Date of Action
Edson M. Ball 7/28/04

=====
5. Classification
=====

Ownership of Property

(Check as many boxes as apply)

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

Number of Resources within Property

Contributing	Noncontributing
<u> 2 </u>	<input type="checkbox"/> buildings
<u> </u>	<input type="checkbox"/> sites
<u> 2 </u>	<input type="checkbox"/> structures
<u> 1 </u>	<input type="checkbox"/> objects
<u> 5 </u>	<input type="checkbox"/> Total

Category of Property

(Check only one box)

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

Number of contributing resources previously listed in the
National Register NA

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

Agricultural Resources of Vermont

=====
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>Agriculture</u>	<u>Animal Facility</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>Agriculture</u>	<u>Agricultural outbuilding</u>
_____	_____
_____	_____

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Italianate
Early Republic

Materials (Enter categories from instructions)

foundation stone
roof slate
walls weatherboard
other wood
brick

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

See continuation sheets (7-1 through 7-12)

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.)

- 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheets (8-1 through 8-8)

Areas of Significance

(Enter categories from instructions)

- Agriculture
- Architecture
- Exploration/Settlement

Period of Significance

c. 1790 – 1953

Significant Dates

- c.1790
- 1839
- 1861
- 1862
- c.1926

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation
N/A

Architect/Builder

N/A

9. Major Bibliographical References

(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: Putney Historical Society

=====
10. Geographical Data
=====

Acreage of Property 2.2 acres

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

	Zone Easting Northing	Zone Easting Northing
1	<u>18 701,182 4,763,502</u>	3
2		4

_ 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 Lyssa Papazian, Historic Preservation Consultant

organization _____ date 4/05/04

street & number 13 Dusty Ridge Road telephone (802) 387-2878

city or town Putney state VT zip code 05346

=====
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) –Copies of historic photographs, maps, and documents

=====
Property Owner
=====

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

name Windmill Hill Properties, L.L.C.

street & number 345 Hickory Ridge Road telephone (802) 387-5000

city or town Putney state VT zip code 05346

=====
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.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

The Sabin-Wheat Farm on Westminster Road in Putney, Vermont, is a very well-preserved example of continuous architecture. The large 19th century farmstead complex is located about 20 feet back from the east side of Westminster Road less than 2 miles north of the center of Putney village. Situated in a large, flat plain of fertile agricultural land fed by the Sacketts Brook on its way to the nearby Connecticut River, the Sabin-Wheat farm is located between two currently working farms. The rural landscape immediately around the farmstead includes open fields and cropland that were once part of the roughly 200-acre farm during the late nineteenth century. The farmland is worked and maintained by area farmers but is now under separate ownership leaving the core farmstead property at just 2.2 acres. The remaining Italianate style farmhouse and attached farm buildings, barnyard, dooryard, and gardens of the Sabin-Wheat farm continue to evoke the original prosperous farmstead in both function and significance, with regard to integrity of location, design, setting, materials, workmanship, feeling and association.

The Sabin-Wheat farm is located in the area of the town's first settlement. At its heart is an 1861 2 ½ -story Italianate Georgian-plan farmhouse (expanded and re-worked from a c.1790 Georgian-plan house) (# 1), with a kitchen ell added in 1861(# 1a). Attached to the house and ell is a continuous series of barns and sheds added in 1861-1862 including a 100-foot long, 1-story shed (# 1b), a large gable-front bank barn (# 1c) with a smaller run-in shed (#1d), as well as an older 1800-1839 English-style back barn (# 2) relocated here in 1862. The connected buildings offer interior access to all the farm buildings, and also form a protected three-sided barnyard which is open to the south and is also accessible from a drive-through section of the run-in shed forming the west side of the complex. The barnyard contains a silo foundation (#3) in the northeast corner and a covered well (#4) on the south side. Across the driveway from the south side of the house are granite pillars (#5), placed at regular intervals, which mark the boundaries of what was once a formal garden.

The formal front façade (west side) of the main house faces the road, with the ell, long shed, main barn and back barn stretching in a line to the east behind it. The run-in shed is attached to the west end of the main barn, and the back barn is attached to the east end of the main barn forming a u-shaped barn yard. There is a driveway along the south side of the house that leads into the large protected dooryard of the house and sheds. The dooryard area and barnyard area are separated by the visually prominent run-in shed which extends southward from the main barn and has a drive-through section where vehicles or animals can pass. Near the run-in shed, two small sheds in extremely deteriorated condition were recently removed after the nomination photographs were taken.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

1. THE FARMHOUSE, 1861 (reworked & expanded c.1780-90 farmhouse), contributing Exterior

The main house is a two and a half story, Italianate Georgian-plan farmhouse with wooden clapboard siding and a one-story kitchen ell added on the east side that is described separately below. The floor plan, materials, and foundation indicate that an earlier, c. 1790 Georgian-plan farmhouse of the Sabin family was re-worked and expanded, rather than demolished and replaced. The exterior appearance and details of the house were transformed into a symmetrical, conservative Italianate style farmhouse. The re-worked house had an entirely new and higher slate roof with symmetrical interior side chimneys—one purely decorative and the other functional but angled within the structure to serve the more central original hearth area. This has been altered more recently to be located closer to the center where a newer brick chimney now pierces the roof. The clapboard siding extends above a granite slab foundation and the molded cornice tops a wide plain frieze with paired scroll-sawn brackets. The windows have classical peaked lintel moldings surrounding six over six plain rail sash. There are louvered shutters on all windows.

The west side, facing Westminster Road, is the formal front façade. It is five-bays wide, with a symmetrical appearance, punctuated in the middle by a wide, formal doorway. The 1861 front door is a heavy four panel, flanked by three quarter length side lights under a classical surround with plain flat pilasters supporting a three-part bracketed entablature. Currently, there is a more recent storm door protecting it. On the second floor there is a window above the door and this central bay is flanked on both floors by two windows.

The south gable façade, which faces the driveway, is four bays across, with a one-story, shed-roofed porch stretching the width of the building. There is one window centrally placed on the attic floor, four windows across on the second floor. The fourth window, farthest to the right, is fake - a frame and closed shutters only, installed to preserve the fenestration rhythm. The first floor has four bays with an exterior door located in the third bay and windows in the others. The 1861 door is a heavy, four-panel with flanking five-light sidelights, similar to the front door. This door has simpler surrounds that match the window surrounds. The porch roof is supported by three evenly spaced bracketed posts and a graceful cut-out dart detail in the triangular section under the exposed ends of the shed roof.

The eastern façade faces the barns, and has the ell attached to it. It has four windows, two on each floor, lined up vertically in two bays to the south of the ell.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

The north gable façade faces the fields and has one window centrally located at the attic floor, and three windows (two paired close together on the right hand side) on both the first and second floors. This side is flush with the north façade of the one-story ell.

Farmhouse, Interior
First floor

Front hall or vestibule

The front door opens into the front hall or vestibule. The door and sidelights are not centered in the hall but closer to the north wall. This might be a vestige of the 1861 renovation which may have widened an existing centrally located door. (An older door showing evidence of having been exterior is installed in the basement and was likely the original c.1790 front door. It is narrower than the present front door.) In keeping with the Georgian plan, there are doorways on either side which lead to the north and south parlors. All the door casings in the hall are deeply molded and elaborate, dating to the 1861 remodeling. Directly in front is the sweeping formal stairway that replaced the original massive central chimney. The stair newel post is a heavy rounded design with a broad, round, molded cap and multi-faceted round column that swells at the bottom and has a multi-part base. The spindles are a complex design of round, molded, and multi-faceted sections. The heavy, rounded railing is continuous with sweeping curves around the turns at the upstairs landing. The stair features likely date to 1861 as well. To the left of the stairway, a narrow hallway with another door leads to the back parlor or dining room. The hall floor is a newer (c. 1861) wood floor using machine made cut nails. The walls are plastered and wallpapered, and the ceiling is plastered as well.

(Note: In 2004, the side doors off this hallway have been secured shut and soundproofed.)

North (formal) parlor

The wooden, four-panel door on the south wall of the front vestibule leads to the northwest corner parlor room. This room, like most of the first and second floor rooms in the main house, has early, wide-board wood floors with hand wrought nails. The window and door casings in this front room are deeply molded and elaborate matching those in the hall and date to the 1861 remodeling. There are two windows in the west wall and two windows in the north wall. Located on the south wall of this room are simple fireplace surrounds made from scroll sawn flat boards, but with no fireplace. The woodwork on these is somewhat clumsy in style and may date to the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

20th century. These are identical to surrounds in the north room on the second floor of the main house as well as the south parlor on the first floor. There is a vent through the wall in the upper right hand corner of the east wall. The ceiling and walls are plastered, and the walls are papered.

South parlor

The wooden four-panel door to the right as you enter the front vestibule, leads to the south parlor. This room also has early, wide-board wood floors with hand wrought nails. Unlike in the north parlor, the window casings in this front room are simple, flat wood casings and the doors here are simpler with four shallow panels. There are two windows in the west wall and two windows in the south wall. There is a hearth in the north wall, with a late nineteenth-century iron fireplace insert. It is currently bricked in, but there is a working flue behind it. The fireplace surrounds are simple and match those in the north parlor. To the left of the fireplace is a shallow closet with a four-panel wood door. In the center of the east wall is a four-panel wood door leading to the back parlor or dining room. There was a large, 20th century grate in the floor here between the two rooms serving a forced hot air system. The ceiling and walls are plastered, and the walls are papered.

Back parlor/dining room

Doors from the front hallway and the south parlor lead to the back parlor or dining room. This is a long, narrow room with a heavy wooden, four-panel door in the south wall that leads to the outside. This exterior door has flanking five-light sidelights that match the style of the front door in the west façade. A screen door covers its exterior. There is a window to the left of the door in the south wall and two windows in the east wall. These windows have flat, simple casings. On the left side of the east wall is a door leading to the kitchen ell. The north wall has two shallow closets that once contained operable dumbwaiter shelving. One set is still extant in the basement below. The closets have four-panel wood doors. To the left of these, a short hallway leads to the top of the basement stairway and to the back bedroom. In the west wall are two four-panel wood doors, one leading to the front hall, one to the south parlor. All these doorways have flat casings typical of most of the rest of the house. Between the two doors in the west wall is a small closet door, hiding the brick beehive oven of the original kitchen hearth, with two cast iron oven doors still intact. When renovations were made in 1861, these were covered over by the front stairway. The back parlor has an 1861 wood floor and its walls and ceiling are plastered. The walls are papered.

(Note: In 2004, another doorway has been created in the short hallway on the south that leads into the front north parlor. The door to the hall has also been secured shut and sound-proofed.)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

Back bedroom

A door from the back parlor/dining room leads to the back bedroom on the first floor. This is a small room, with a door leading to the c.1950 bathroom on the east wall, (the bathroom actually is located in the ell portion of the house), a window in the north wall, a closet in the west wall, and the door leading to the back parlor in the south wall. The window and door treatments are flat, the closet door and bathroom door are flat, shallow, four-panel. The interior of the closet door is grained. The floor is made of painted wide wood boards. The ceilings and walls are plastered, and the walls are papered as well.

(Note: In 2004, the small back bedroom and adjacent bathroom have been reconfigured into a larger bathroom in the former bedroom area and a small laundry room in the former bathroom area, with the reconstruction of the partition wall.)

Interior, second floor

Stairwell & hall

The front stairway leads up to the second floor. The heavy, formal stair railing sweeps up on the left side, curves back along the upper hallway, and curves again behind the stair opening. The stairs and flooring in the upper hall are c.1861 wood flooring and are currently painted. The main hall extends west to the front façade where there is a window slightly off-center about eight inches above the floor in the wall. There are doors off the hall at this end entering each of the front bedrooms. At the east end the hall ends in a north-south corridor with a door on each end. Beyond the corridor is a set of three small bedrooms along the eastern wall of the house. The entryway to the back stairs is also located on the north end of this corridor. The window and door casings are flat. The walls and ceiling are plastered, and the walls are papered.

North front bedroom

A shallow, flat, four panel wood door leads off the northwest corner of the second floor hall into the north front bedroom. This room has two windows on the west wall, and two windows on the north wall. They have flat casings and are low to the ground, about 8 inches off the floor. In the south wall is the door to the hall, as well as a fireplace surround identical to those on the first floor around a fake fireplace. There is no closet in this room. This room retains the early, wide-board wood floors with hand wrought nails, which are unpainted. The ceiling and walls are plastered and the walls are papered.

(Note: In 2004, this room has become a kitchen/dining room for a second floor apartment.)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 6

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

South front bedroom

The door in the southwest corner of the second floor hall leads to the south front bedroom. This room has two windows on the west wall and two windows on the south wall that are only about eight inches above the floor. There is a shallow closet on the north wall and a stove thimble, as well as the doorway to the hall. All the casings around the windows and doors are flat, and the doors are the flat, shallow four-panel style. The floors are the earlier, wide board with hand wrought nails. The ceiling and walls are plastered and the walls are papered.

South back bedroom

At the south end of the rear corridor is the door that leads to the south back bedroom. This room has only one window in the south wall, although there is a second fake window trimmed on the exterior with closed shutters to sustain the symmetrical window pattern on the exterior. There is one window in the east wall and a shallow closet in the north wall, as well as the doorway to the corridor. The windows are low to the floor, and have flat casings, as do the flat, shallow, four-panel doors. The floors are early, wide boards with hand wrought nails. The ceiling and walls are plastered, and the walls papered as well.

Middle back bedroom

Off the rear corridor is a door leading to the middle back bedroom. There is a closet in the south wall, a window in the east wall that looks over the roof of the ell, a doorway in the north wall that leads to the attic stair, and the doorway to the corridor is in the west wall. Similar to the other bedrooms, the window and door casings are flat, the window is low to the floor, and the doors are shallow, four-panel wood. The floors are early, wide board, (some of irregular width) with hand wrought nails. The ceilings and walls are plastered, and the walls are wallpapered.

(Note: In 2004, the South back bedroom and middle back bedroom have been combined with the removal of the center partition and closets.)

North back bedroom

This small bedroom is at the north end of the rear corridor. The door is in the south wall, with a window in the north wall, and a closet in the west wall. The windows and doors have flat casings with plain, flat, shallow four panel doors, and the window sits low to the floor. The floor is painted, early, wide-board wood with hand wrought nails. The ceiling is plastered and the walls are plastered and wallpapered.

(Note: In 2004, this room has become a bathroom.)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 7

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

Attic

The enclosed stairs from the middle back bedroom lead up to the attic. The attic runs the full length and width of the main house. The post and beam roof structure, heavy lateral corner bracing, and a second, higher top plate all date to the 1861 re-construction. The functional brick chimney comes through the floor in an area of patched in flooring towards the north end of the attic, and the fake chimney rests on a crossbeam up by the ceiling at the south end of the attic. There is a window at each end of the attic, with flat, untreated casings. The floors are rough, wide plank boards.

Cellar

The basement extends the length and width of the main block of the house. It is reached through interior stairs near the back parlor/dining room as well as exterior steps that run up to a wooden bulkhead situated to the east of the main block, just in front of the porch on the ell. The basement contains a large, roughly 12'x12' plastered stone mass that likely supported the original large central chimney and still supports the extant bake oven structure and present chimney. The basement also contains storage bins and shelves, a coal bin area, the furnace and boiler, as well as an old wooden shelf dumb waiter that once served the closets in the dining room above. The dumb waiter shelves are backed by two 12 light pegged sash that stylistically could date to the original house construction of 1780-90. Another partition utilizes a very old paneled door that appears likely to have been the original, c. 1780-90 front door of the house.

1a. KITCHEN ELL, 1861, contributing

Exterior

The southern façade of the kitchen ell is the 'front' façade. It is attached to the main house on its western wall, and is recessed from the main house. It is five bays across with an entryway in the middle that leads into the kitchen and another exterior door on the far right that leads onto the platform of the processing hearth area. One and a half stories high, it has three windows on the first floor that match the windows on the main house, and has a bracketed porch with a shed roof, that matches the porch on the main block including the cut-out dart details on the exposed ends of the roof. The gable roof of the ell is slate, with one brick chimney at the ridgeline at the east end of the roof. The cornice brackets under the roof of the ell sit just above the roof of the porch. The exterior of the ell is clapboard, the center entry door matches that of the side entry door in the main block but with no sidelights, and the peaked lintels of the window and door treatments match those of the main house. The second entry door in the ell that leads to the processing hearth is a similar, four-panel door, but is narrower with no sidelights.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 8

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

Interior

From the inside, the kitchen ell is reached from the northeast door in the back parlor/dining room in the main portion of the house. The west part of the kitchen is really a hallway, with three doors on the north side leading to the back stairs, to the bathroom and to one of the pantries. In the main portion of the kitchen, the north wall contains two windows. There is a door to a second small pantry or buttery in the northeast corner of the room, and a closet door just to the right of that along the east wall. A stove and hot water tank sat against the middle of the east wall but are now gone, and a door to the shed and exterior processing hearth is in the southeast corner. Along the south wall are three windows and the outside door to the porch. The floors in the kitchen are narrow wood boards dating to the late nineteenth century and are in very poor shape. The 1861 6/6 windows and casings match those of most of the rest of the house; they are simple and flat in design. The interior doors to the rooms are shallow wood four-panel. The ceiling and walls are plastered, and the walls are papered as well.

Bathroom

The sole bathroom in the house dates from the mid-twentieth century and has a door from the small back bedroom in its west wall, and a closet and a sink in the west wall. There is a window that matches those of the kitchen in the north wall, and a claw-footed tub sits in the northeast corner. The toilet is against the south wall.

(Note: In 2004, the bathroom and adjacent back bedroom have been reconfigured into a larger bathroom in the former bedroom area and a small laundry room in the former bathroom area, with the reconstruction of the partition wall.)

Pantries

There are two pantries in the kitchen ell. One is along the hallway portion of the ell, has a window in the north wall, and built-in shelves on the west side and covered bins on the east side. The second, smaller pantry or buttery is in the northeast corner of the kitchen, has a window on the north wall, and shelves in the east wall with a small ventilating opening on the south wall leading to the exterior platform.

Processing Hearth

Outside the southeast door of the kitchen is a raised platform at the same level as the kitchen leading to the exterior processing hearth. The massive brick construction extends about 10' in width along the outside wall of the kitchen and includes two brick basins with iron set kettles flanking a large brick smoke chamber with a simple wooden door and the vertical flue beyond.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

There is a small opening on the north wall of the platform that served to ventilate the pantry beyond. The east side is open to the Long Shed with stairs leading down from the platform to ground level. The loft storage level above the first bay of the long shed is open to the platform as well and is accessible to it with a ladder. On the south wall of the platform is the door that leads out to the porch.

(Note: In 2004, a second exterior wall has been installed at the western edge of this platform to provide a fully insulated barrier for the interior, without affecting the hearth or existing historic doors off the porch.)

Attic

Largely inaccessible except from the loft over the first shed bay, the attic space of the kitchen ell contains a plastered room with a large, lead-lined cistern. The framing supporting the cistern is heavy and elaborately braced horizontally as well as in the corners and is similar in style to the attic framing of the main block. At the western end, evidence can be seen of the raised roof added above the earlier top plate dating to 1861 as well as the ghost of an earlier, lower ell.

1b. LONG SHED, 1861, contributing

Attached to the kitchen ell is a 17' by 100' shed that served many agricultural and production functions. The one-story shed opens to the south with six bays of unequal sizes. The shed is clapboard on the south, and has board and batten siding on the north with a gable slate roof. There is a stone foundation along the north, east and part of the south facades with additional interior remains of stone foundations that don't align with present bays. The first shed bay is open, and has stairs on the west side which lead down from the processing hearth platform of the ell. In the back of the first bay, along the north wall, a wood partition creates a narrow, two-chamber three-hole privy. On the dirt floor is a work area with a heavy wooden workbench and doors accessing a root cellar under the ell. The second bay is wider and similarly open with a crumbling concrete floor. The third bay is similarly open but not as wide and continues the dirt/concrete floor. The fourth bay is narrower and enclosed with vented walls and a door on the south side to create a corn crib. There are wooden grain storage bins along the back wall. The interior partition walls of the corn crib are unusual in that the venting is created by vertical saw kerfs cut into the lengths of wider planks with uncut portions at the top and bottom. The fifth bay is also enclosed, but wider, with double leaf barn doors and it once held a workshop with a wood plank floor. The wood floor failed, revealing an old household and farm dump underneath, and has been rebuilt over the dump. The sixth bay is the same width as the fifth but is open and has a

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 10

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

dirt floor at grade with the top of a stone foundation wall through it from north to south. This last wide bay communicates with the main barn through an interior door and was used as the carriage shed as well as slaughtering area with chains and hooks still extant.

1c. MAIN BARN, 1862, contributing

A large gable fronted, early bank barn adjoins the long shed on its east end and extends beyond it on the south, creating the east end of the dooryard. The front (west facing) façade of the main barn has a tall, wide doorway under a long transom and a diamond shaped window in the gable. The board and batten barn has a slate roof with an Italianate ventilating cupola. The open eaves have simple curved brackets. The main timbers of the post and beam frame of the barn are hewn while the smaller members are sawn. The main alley runs west-east and is very high with hay storage on lofts above and larger lofts in the side bays over low areas where grain and animals were kept. A row of early 20th century cow stanchions along the southern side opens into the barnyard. A grain room, manure clean out chute, and other pens are along the north wall ending in a plastered room that might have served to house a farm hand. The manure chute leads into the lower manure basement which opens out to grade on the north side where stone walls support the frame with a large door opening for vehicular access to the manure. There are several other brick and stone foundation wall fragments within this lower area that do not match the present barn structure and may relate to an earlier barn or house on the site – possibly the present back barn. The top of the main barn's timber roof trusses were cut out to accommodate a loose hay fork track that is extant and additional sawn braces were nailed onto the frame. The rear gable has a second set of high, double doors also under a long transom and a diamond window in the gable. The southeast corner of the barn adjoins the northwest corner of the back barn with just enough overlap to provide a narrow interior passageway. Also in the southeast corner is the remains of a square interior silo that was truncated at the bottom when cow housing was created underneath as well as the passage to the back barn. Long vertical flush boards line the interior of the silo area above and there is a patched area where a blow-in chute may have been located. There was once a later, round exterior silo in the northeast corner of the barnyard, where the main barn and back barn meet. It was likely a wooden silo but the round rough concrete foundation is all that remains. On the southwestern corner a one-story run-in shed forms an ell with the main barn and is attached with a drive through section prominent on the western façade facing the road.

1d. RUN-IN SHED, 1862-4, contributing

A one-story board and batten shed attaches to the main dairy barn at its southwestern corner. The gable slate roof attaches just under the southern eave of the main barn roof. Along with the front of the main barn, the shed forms the eastern side of the dooryard and the western side of the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 11

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

barnyard which connect through its drive-through northern bay. On its eastern façade, the shed has two bays opening onto the barnyard. The southern one is wide and open for a livestock run-in shed with feeders in it. The northern one has a double leaf barn door and encloses a storage/equipment area. The western façade has no doors or windows other than the drive through opening.

2. BACK BARN, c. 1800-1839/1862, contributing

The back barn is an English style, older barn that was re-located to its present site, likely during the 1862 barn renovations to form the western side of the new barnyard. It has a slate roof, a hewn post and beam frame, and a board and batten exterior and was placed in its present location without benefit of a full foundation. 20th century cow stanchions were created in former animal pens along its western side that once opened to the barnyard. On the north, the barn has hay storage on two levels and on the south, a large animal pen. The front of the barn faces east with a centered double leaf doorway. The north gable façade makes a right angle with the rear gable of the main barn. This façade appears to have had a shed-roofed extension off of it at one time where the lower half of the façade is presently sided only in plywood.

LANDSCAPE FEATURES

3. SILO FOUNDATION, c. 1930, contributing

The northeast corner of the barnyard has the circular foundation of a silo in early concrete. The silo, which appeared in a 1930s photograph, was a wooden stave type and was likely constructed after modifications to an interior square silo in the main barn. It is unknown when it was taken down.

4. WELL, 19th – 20th century, contributing

The southern side of the barnyard has a large, round well or spring presently capped with concrete. It may have served a former watering trough.

5. FENCE POSTS, c. 1860s, contributing

No fencing remains in the barnyard area but rough-cut stone pillars are a major feature of the gardens adjoining the main house on the south as well as the front yard along the road. These pillars were once connected with chain to create fencing along the road and around a large formal garden area opposite the main house that is presently overgrown. There are lilacs and other old decorative shrubs and plants there.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 12

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

Note: There was a very small frame 20th century pump-house/cistern shed just west of the run-in shed and a second small, modern frame chicken shed south of the run-in shed that were extremely deteriorated and have been very recently removed, although they appear in the nomination photographs.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

The Sabin-Wheat Farm on Westminster Road in Putney, Vermont is architecturally and historically significant at the state and local levels as an outstanding example of a nineteenth century continuous architecture farmstead. It was an early farm established by the Sabin family that was transformed and expanded in the 1860s by the related Wheat family into a complex of continuous barns, sheds, and outbuildings extending from the farmhouse and housing the various functions of a diversified agricultural operation. The present 2.2 acres represents the core farmstead buildings, barnyard and dooryard of the farm and include significant landscape features such as stone pillars that define the immediate gardens. The farm fields surrounding the property are under separate ownership but are still farmed. The rare survival in Vermont of the entire attached farmstead complex is significant at the statewide level. The property is being nominated to the National Register of Historic Places under the Agricultural Resources of Vermont multiple property submission. It easily meets the registration requirements for the farmstead property type.

Owners of the property:

1768	Noah & Mary (Perrin) Sabin
1811?	Noah Sabin, Jr. and Hannah (Parker) Sabin
1819	Prentice & Harriet (Lord) Sabin
1839	Samuel & Rebecca (Wilcox) Wheat
1867	John Densmore & Sarah (Kathan) Wheat
1898	George D. and Hannah (Ober) Wheat
1926	George R. and Gladys W. Braley
1975	Harriet Aplin
2003	Windmill Hill Properties

The buildings and landscape features are unusually well-preserved and extant through the ownership of only two families from the 1780s to 2003. The farmstead, on Westminster Road, is located in the fertile valley of the Sacketts Brook where many of Putney's largest and most successful farms have been located. Flanking the Sabin-Wheat farm along this road are two other significant farmsteads using continuous architecture, the Parker-Wheat farm and the Washburn-Goodell farm. The latter is still a commercial dairy farm. These were expanded and refurbished around the same time as the Sabin-Wheat farm with large new barns and stylistic upgrades to the houses reflecting mid-nineteenth century architectural fashion as well as a real interest in the continuous architecture form for agricultural efficiency. Together, these three farms along with other large farms on the Westminster Road closer to Putney Village represent an important

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

chapter in Putney's agricultural history. They were the showplaces of affluent 19th century farmers who often owned more than one farm and shifted their focus from commodities to raising stock (horses, sheep, and cattle) for prestige and profit.

Putney's Agricultural history

The early 1800s saw just as many people leave Putney as had moved there in the previous decades. The harsh realities of hill farm living along with the desire for frontier opportunities farther north or west opened the door in Putney for the next major trend in agriculture – the sheep craze. Grains once supplied by Vermont were produced more cheaply in the western lands that were opened up to eastern markets by the 1825 Erie Canal. Soon sheep pastures replaced grain fields and Putney's hilly terrain was turned to profit in the lucrative wool industry of the early 1800s. By 1840, sheep outnumbered people in Putney five to one and wool was the most important farm product. The Putney Woolen Mill operated on the main falls of the Sacketts Brook from about 1840 until 1876. However, Putney's farms were diversified operations throughout the 19th century. According to Vermont's Agricultural Census records, staples like oats, corn and potatoes were grown on nearly every Putney farm, which also raised livestock, maple sugar, and orchard products. The wool market declined sharply after the 1850s and the more successful sheep farmers turned to selling breeding stock. Increasingly, successful farmers bought several smaller farms and by the 1880s, there were fewer but larger farms in Putney. The Sabin-Wheat farm and its Sacketts Brook valley neighbors were examples of this affluence and consolidation. Sheep breeding in Merino and Southdown stock as well as Durham and Jersey cattle and Hambletonian (Trotter) horses became popular in Putney. Meanwhile, dairy had been growing in importance in the second half of the century and by 1880 cows finally outnumbered sheep in Putney. The main products were butter and cheese and in the 1890s Putney had a working Creamery on the Westminster Road. In 1900, other important local cash crops included tobacco and sweet corn and Putney's major farms lay in the valleys of Sacketts Brook and the Connecticut River.

As the 20th century dawned, Putney was in a position to supply fresh milk to Boston and New York using refrigerated rail cars. The price paid for high quality fluid milk was much higher than the price for butter and cheese and the town's dairies expanded. In 1926, the Sabin-Wheat farm was purchased by Putney dairy farmer, George Braley who also ran his father's farm on West Hill. In the 1930s, Braley adapted the Sabin-Wheat sheep barns to house a large dairy herd. Farms supplying fluid milk to local and urban creameries were subject to increasingly strict standards for quality and sanitation that some small, older farms found hard to meet. Putney's milk production was high but the number of dairy farms in town declined from a high in 1880 of

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

over 100 to about 20 by 1953. The Sabin-Wheat farm under the Braley family never upgraded from a spring-fed milk can cooler to a bulk tank and was no longer producing milk by 1970. More recently, the price of milk has also taken its toll. At present there are 3 commercial dairy farms in Putney. One of these is the Washburn-Goodell farm; a neighboring farm immediately to the south that continues to work many of the Sabin-Wheat farm's surrounding fields.

Farmstead History

Chartered in 1753, Putney's first main settlement developed west and up the hill from the present village center in the vicinity of the Old North Burying Ground and not far from the Sabin-Wheat farm. The Westminster Road was known as "The Street" and was the earliest laid out road in Putney. The town was surveyed and laid out in 100 and 50-acre lots and the Sabin-Wheat Farm is located within Lot 6 in the 7th Range of hundred-acre lots. The whole of this lot was owned in 1769 by Noah Sabin, who also owned adjacent lots (6 in the 8th range on the west side of Westminster Road, and 11 in the 6th range of fifty-acre lots). Sabin reportedly built the first frame house on "the Street" in 1768 and was also Putney's first town clerk. The 1768 house is supposed to have been across the street and east of the present Sabin-Wheat farm according to the 1947 Cory-Carpender Map which recreated "Putney in 1800" based on local history. Local tradition holds that Sabin built his second house on the site of the Sabin-Wheat farmhouse. Based on physical evidence, an earlier, c.1780-90 house appears to be at the core of the large Italianate farmhouse extant today.

Although the physical appearance of the farmstead today is almost entirely due to the changes and additions made by the related Wheat family after 1860, the early ownership of the farm by Noah Sabin is significant in terms of state and local history. Putney was a town where the political loyalties to the English crown and to the authority of New York existed side by side with passionate devotion to the authority of New Hampshire and the Republic of Vermont well into the 1780s. Noah Sabin, a New York-appointed judge of Cumberland County, was Putney's most notorious "Yorker" but lived amongst neighbors who held very different views. He served them as the first town clerk and supervisor (1770) but was excluded from joining the church for a time. Sabin's involvement in the 1775 courthouse riot known as the "Westminster Massacre" and his stubborn adherence to New York loyalty landed him in prison more than once with his Putney neighbors acting as posse and jailers. In 1776, he was confined to his farm with an order for anyone to shoot him if he stepped outside his property. However, by the time Vermont became a state and settled its land dispute with New York in 1791, Sabin had been accepted,

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

elected probate judge for Windham County in 1781, and finally allowed to join the church.

The 1780s were relatively peaceful and prosperous for Sabin and possibly this is when he built his second house on the Sabin-Wheat farmstead site. However, it seems equally possible that his married son, also named Noah built it instead either at the time of his marriage – 1771- or later. The elder Noah is listed in family genealogy as Noah Sabin, Jr., the son of a Noah Sabin who never left Rehoboth, Massachusetts. The elder Noah served as judge until 1801 and died in 1811 at the age of 96. His wife, Mary, had died in 1800. The Sabin family was consistently prominent in local affairs and the younger Noah Sabin (1750-1827), who is listed in the family genealogy as simply “Noah Sabin” but sometimes referred to as Noah Sabin, Jr. in local documents was Putney’s first justice of the peace in 1786 and Town Clerk for many years as was his brother Daniel. The younger Noah succeeded his father on the Windham County bench, serving as Judge of the Probate from 1801 to 1806. The younger Noah had married Hannah Parker, daughter of the neighboring farmer to the north, in 1771 and appeared to take possession of the farm at some point, possibly through the elder Noah’s will. By 1819, a deed documents that Prentice Sabin, Noah and Hannah’s son, took over ownership of the farm from his parents in 1819 when he got married, and gave them a life-lease to continue to dwell there and maintain some animals for their support. The younger Noah died in 1827 and Hannah lived in Putney until at least 1837 but died in 1843 in Malone, N.Y. where Prentice Sabin also died in 1849. They both likely moved to New York in 1839 when Prentice sold the farm to his first cousin, Samuel Wheat, Jr.

Samuel Wheat was a wealthy Putney farmer. Wheat, along with his son, John Densmore, made the dramatic changes that resulted in the present appearance and configuration of the farmstead in the early 1860’s. At that time, the Wheat farm shifted to serious sheep breeding and the town’s Grand List records show that the family invested considerably in improving the farm by refurbishing the house (1 and 1a) in the fashionable Italianate style and making other improvements (likely 1b) in 1861, building a large new barn (1c) and re-locating another (2) in 1862, and making more substantial improvements (1d) in 1864. Since that time, some comparatively minor changes have been made and the farm today essentially has the form it did when John D. Wheat took it over from his father in 1867.

Agricultural Census and other records

Vermont’s agricultural census of the 1850-1880 period describes in some detail the elaborate farming operation of the Wheat family. The farm changed from a diversified operation in 1850, more typical of other Putney farms, to a much more specialized farm focused on sheep breeding.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

Between 1850 and 1860 the sheep flock on the farm had expanded considerably which likely precipitated the building campaigns documented by the Grand List records noted above. John Densmore Wheat continued the flock expansion and improvement according to the 1870 and 1880 census. In the *Child's Gazetteer of Windham County* of 1884, John Densmore Wheat is listed as a livestock breeder and dealer of Southdown and Merino sheep. Large farming neighbors along the Sacketts Brook valley were also listed as livestock dealers in Jersey and Durham Cattle and Merino sheep.

The 1850 Vermont Agricultural Census records Samuel Wheat's farming operation, which boasted higher than average farm and livestock values compared to other Putney farms. The farm had 200 improved acres and 50 unimproved (with a listed value of \$5000) which yielded 150 bushels of "Indian Corn," 100 bushels of oats, 40 bushels of rye, 20 bushels of buckwheat, 200 bushels of "Irish potatoes," 500 pounds of maple sugar, and 55 tons of hay. Wheat's 50 sheep produced 220 pounds of wool. The farm also had 3 "milch cows," 2 working oxen, 20 other cattle, and 2 swine, which yielded 200 pounds of butter and \$85 worth of animals slaughtered. Butter processing and product storage was likely done in the connected farmhouse-wing as was typical in nineteenth century Vermont. The livestock operation would have been housed in the large English barn (now the back barn) and possibly in another barn as well that is no longer extant.

Samuel Wheat's next agricultural census of 1860 records a farm of 220 improved and 45 unimproved acres valued at \$8000. The farmland yielded 200 bushels of corn, 258 bushels of oats, 12 bushels of rye, 18 bushels of wheat, 150 bushels of "Irish potatoes," 600 pounds of maple sugar, and 55 tons of hay. From an overall livestock value in 1850 of \$500, the 1860 value represents a considerable increase at \$3500. The number of sheep has more than doubled to 111 producing 650 pounds of wool and may represent Wheat's move to a high-value breeding flock. The number of working animals has increased as well with 4 oxen and 5 horses. The cattle have decreased to only 2 dairy and 1 other but produce not only 200 pounds of butter but also 150 pounds of cheese. The cheese was likely produced at the Putney Cheese Factory, on Westminster Road, which had a short lived operation around this time. The \$100 worth of slaughtered animals was an increase as well. Only 1 swine was kept. The increased farm operation still had to be housed in the older, existing barns and made construction of the large new barns and sheds a necessity.

The census of 1870 comes at a time of crisis in Vermont's agricultural history. The decline of profitable markets for wool and even for sheep stock and the difficulty of competing successfully

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

with western grain led to a period of hardship and re-focus on other products that touched all parts of the state. However, hardship for some farmers may have represented an opportunity for wealthier farmers to buy up smaller farms and valuable livestock. In 1870, the Wheat farm appeared to be quite prosperous and maintained a diversified operation. The census of that year records the farming operation of Samuel Wheat's son, John Densmore Wheat who maintained an even larger sheep flock than his father and enjoyed the newly refurbished house and extensive new barns built in the early 1860s. The operation increased in value to \$10,000 with 215 improved and 50 unimproved acres. No wheat was grown but 200 bushels each of corn and oats as well as 100 bushels of potatoes were harvested. The new addition of \$100 worth of orchard products is a diversification and the sugar operation expanded to produce 700 pounds. The large flock of 170 sheep yielded 1000 pounds of wool. The 4 dairy cows produced 300 pounds of butter and no cheese. In addition, there were 5 other cattle, 2 horses, 2 oxen and 2 swine with \$375 worth of slaughtered animals.

The 1880 census was more detailed than the earlier ones and gives a very clear picture of John D. Wheat's operation, still valued at \$10,000. The farm had 55 tilled acres, 160 improved acres, and 50 woodland acres that yielded 225 bushels of corn, 230 bushels of oats, 9 bushels of potatoes, 700 pounds of maple sugar, 20 gallons of maple "molasses" (or maple syrup?), and 65 tons of hay. From the smaller flock of 150 sheep, they sold 25 live lambs and got more wool than in 1870. The 1200 pounds of wool sold in 1880 represents 8 pounds per fleece which is very high and probably the result of Wheat's successful stock breeding operation. The average production level in Putney for 1880 is 6.1 pounds per fleece. The rest of the livestock included 2 horses, 2 oxen, 2 milk cows, 4 other cattle, and 2 swine that yielded 225 pounds of butter noted as made on the farm.

After John D. Wheat's death in 1897, the farm remained classified as "John D. Wheat estate" in the grand list records for many years despite a deed from Sarah Wheat to her son Dr. George D. Wheat giving him an undivided half of the farm. Census records support that Dr. George Wheat, who practiced medicine in town until his death in 1926, lived on the farm with servants and boarding farm workers who likely ran the farming operations for him. When the estate was sold, it had been divided previously. The estate of Florence Wheat owned the fields to the west of the Westminster Road and George's estate had the eastern half including the farmstead. Putney dairy farmer, George Braley re-united the halves from the respective estates in 1926 when he bought the place.

The Braley family, who owned the farm from 1926 to 2003, modified the main barns to house

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 7

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

dairy cattle and run a commercial dairy farm. After George Braley, the farm was operated by his daughter Sylvia and her husband George Barton until the 1970s. Despite some interior modifications, the farmstead's overall nineteenth century appearance has been well-preserved by the Braley/Barton family.

Farm Architecture in Putney

As farms developed from subsistence to diversified to specialized operations, the buildings they required also evolved. There are examples in Putney from all periods. The earliest barn form is the simple English-style barn such as the Back Barn (2) of the Sabin-Wheat farm, entered through a door centered on the eaves side. In the 18th and early 19th century these barns were built on level ground. By the 1820s and 30s, the innovation of using a hill to access more than one level easily gave rise to the Bank Barn. Many of these were gable fronted with a drive in mow or threshing floor over a manure basement or ground stable level where animals were kept. Like the Sabin-Wheat Back Barn (2), many older barns were moved, re-configured, or expanded on working farms. Another notable trend on Putney farms was connected architecture, sometimes called "Big House-Little House-Back House-Barn," enabling the farmer to walk protected from main house to stable. The connected architecture farm form is more common than detached farm buildings in Putney. The Sabin-Wheat farm along with its neighbors the Parker-Wheat and Washburn-Goodell farms represent particularly large and fine examples of this form. Most farms had a sheltered barnyard/dooryard created by the right angle of house or ell and barn where most of the work could occur in a leeward south facing spot. However, on these three farms in the fertile Sacketts Brook valley, the extended barns were built by prosperous mid-19th century farmers and stockmen to be showplaces of modern agricultural thinking. The stylistic decoration of the farmhouses on these three farms also stands out in the town's architectural pool which is predominantly Federal and Greek Revival style. Most of Putney's historic homes were built by the 1830s. The overall prosperity of the town had dwindled by the mid-19th century and very few new homes were built from 1850 to 1880. Those that had additions or alterations usually used the vernacular or Greek Revival style well into the 1860s. The substantial re-workings of these three farms at mid-century in fashionable, though restrained, revival styles - Gothic in the case of Parker-Wheat and Washburn-Goodell and Italianate in the case of Sabin-Wheat - were particularly strong visual statements of wealth and cutting-edge agricultural operations. Few other examples of continuous architecture in Putney remain as intact and historically true as the Sabin-Wheat farm. It remains one of earliest of the few homes in Putney to use the Italianate style.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 8

Sabin-Wheat Farm

name of property

Putney, Windham County, Vermont

Town, County and State

Agricultural Resources of Vermont

name of multiple property listing

In the 1880s silos began to appear on Putney farms to store animal feed. Some were round or square wooden exterior towers and others were built within the barn itself like the original one at Sabin-Wheat. Later a round exterior silo was added in the early 20th century. Putney reported having 44 silos in 1918. The distinctive cupola/ventilator of the Sabin Wheat Main Barn (1c) was typical of the 1860-1900 period in Putney when these were added to existing barns and incorporated into new barns to offer greater air flow for hay and animals. They were architecturally detailed in popular styles that often matched the farmhouse such as the Italianate example at Sabin-Wheat.

Throughout its more than 200 year history, the Sabin-Wheat farm has been a prominent local landmark associated with important local families and significant early Vermont history. Architecturally its large continuous farm buildings fronted by a stylish but restrained farmhouse embody and convey an important period of transition and prosperity in Putney's and Vermont's agricultural history.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 1

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 2

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Town, County and State
Agricultural Resources of Vermont
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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1

Sabin-Wheat Farm
name of property
Putney, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

Verbal Boundary Description

The boundaries of the Sabin-Wheat Farm follow the present property lines for Putney tax parcel # 070-1-44. The farmhouse is also known as 345 Westminster Road, located on the east side of Westminster Road opposite the intersection with Hickory Ridge Road in Putney, VT. The property contains 2.2± acres immediately surrounding the house, barns, yard and side garden.

Boundary Justification

The present property boundary, used as the National Register boundary, contains the core farmstead buildings and immediate grounds including the front yard, dooryard, barnyard, and gardens. The surrounding farm fields are owned separately and have been for over fifty years.

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Photograph Labels

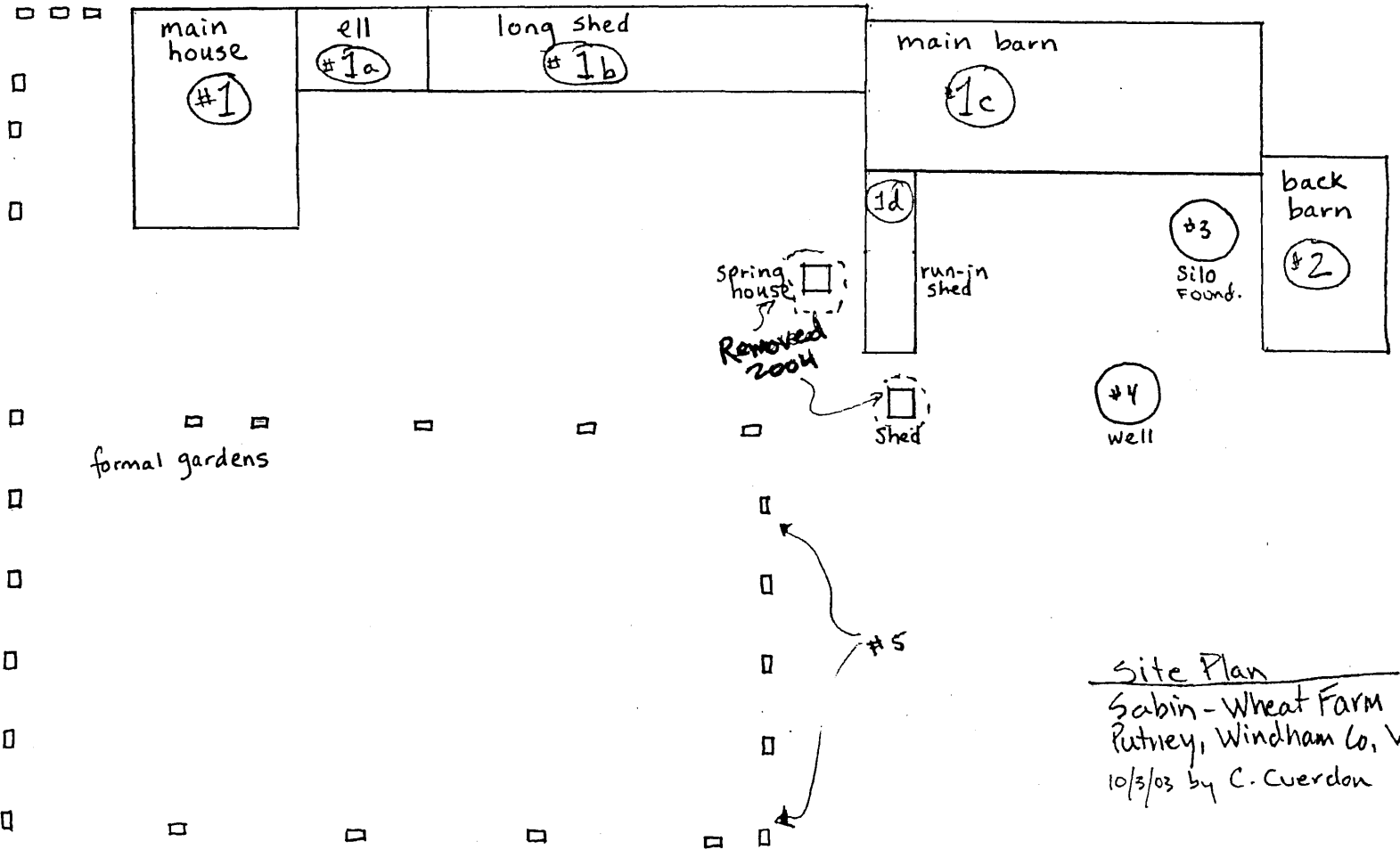
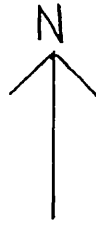
The following information is the same for all photographs.

Name of Property: **Sabin-Wheat Farm**
Location: **Putney, Windham County, Vermont**
Credit: **L. Papazian**
Date: **July 2003**
Negative Location: **Filed at Vermont Division for Historic Preservation**

<u>Photo. #</u>	<u>View Looking</u>	<u>Description</u>
1	southeast	Overview: (l. to r.) main barn/1c, long shed/1b, ell/1a, farmhouse/1
2	northeast	Overview: (l. to r.) farmhouse/1, long shed/1b, main barn/1c, run-in shed/1d
3	northwest	Farmhouse/1 and kitchen ell/1a, south & west facades
4	northeast	Kitchen ell/1a, long shed/1b, & main barn/1c
5	northeast	Front of main barn/1c & run-in shed/1d (west facades)
6	north	Barnyard: (l. to r.) run-in shed/1d, main barn/1c, & back barn/2
7	southwest	Back barn/2 & main barn/1c (east & north facades)
8	southwest	Overview (l. to r.) back barn/2, main barn/1c, long shed/1b, ell/1a, farmhouse/1, & farm fields

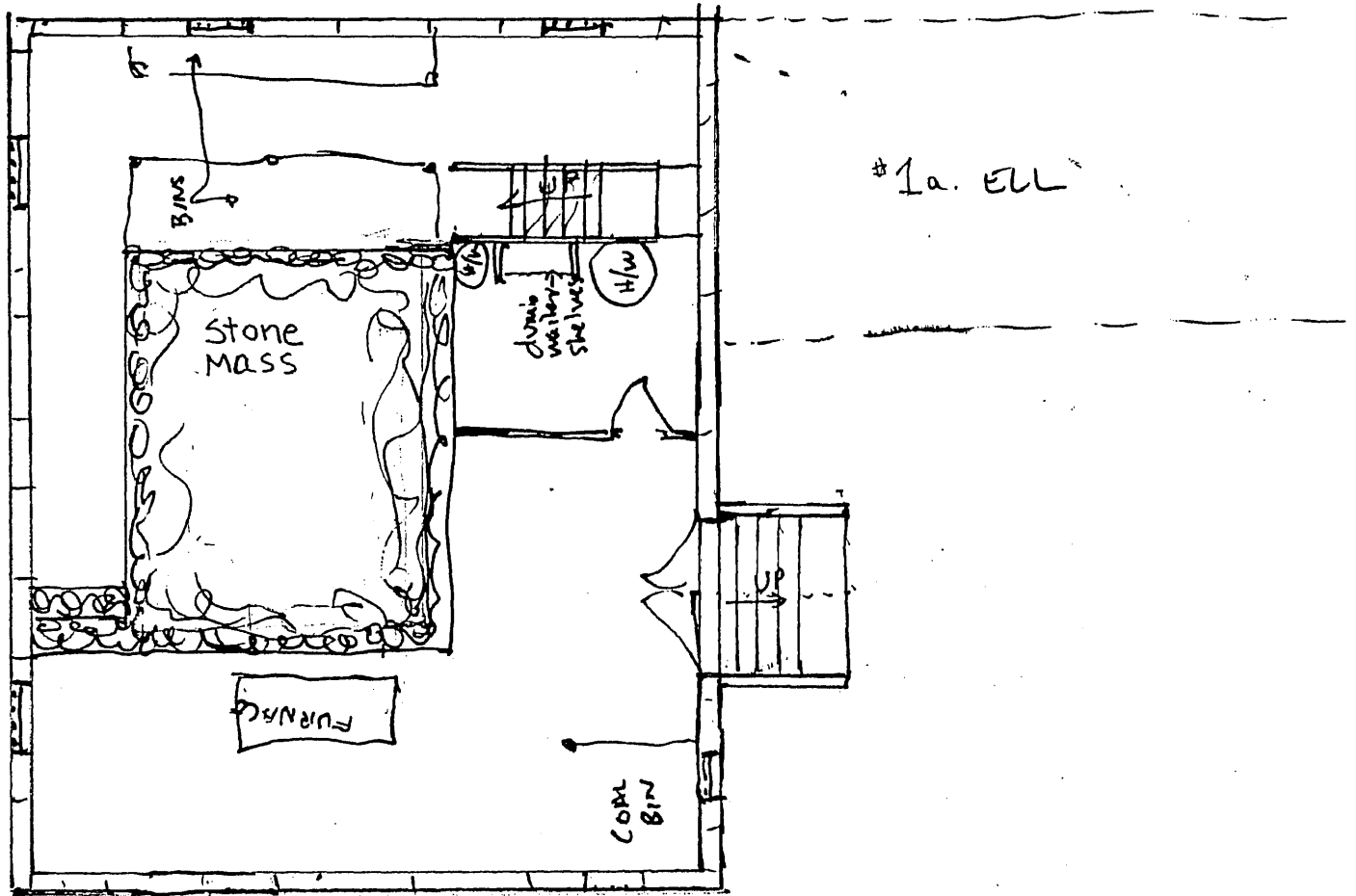
Hickory Ridge Rd.

Westminster Rd.

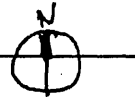


Site Plan
 Sabin - Wheat Farm
 Putney, Windham Co, Vt.
 10/3/03 by C. Cuerdon

#1. MAIN BLOCK



BASEMENT: EXISTING PLAN N.T.S.
SABIN-WHEAT FARM, PUTNEY, VT 7/19/03
(Windham Co.,) by L. Papazian

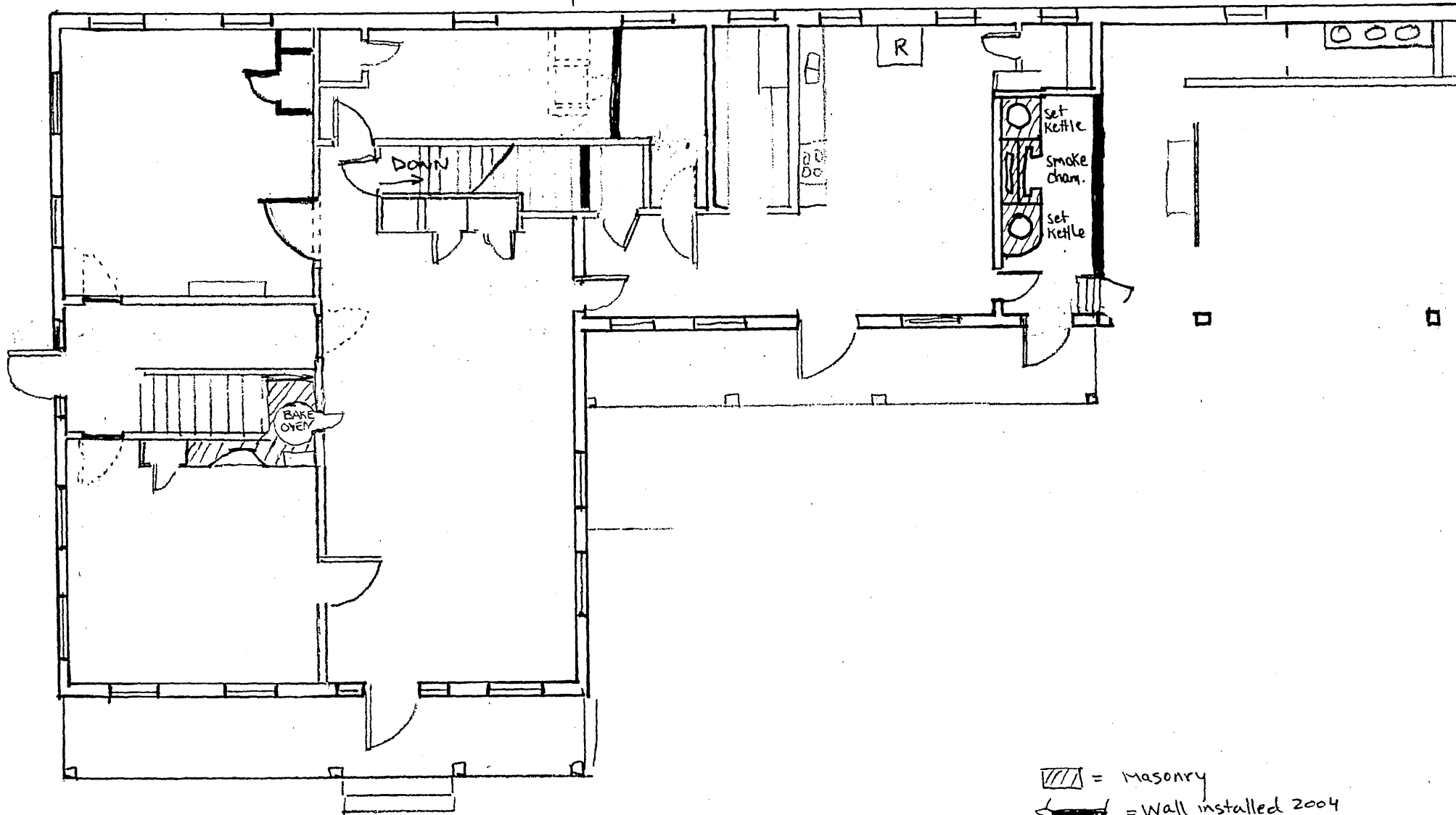





Sketch Plans - #1

#1. MAIN BLOCK

#1a. KITCHEN ELL

#1b. LONG SHED

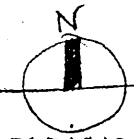


-  = masonry
-  = wall installed 2004
-  = wall removed 2004

FIRST FLOOR PLAN

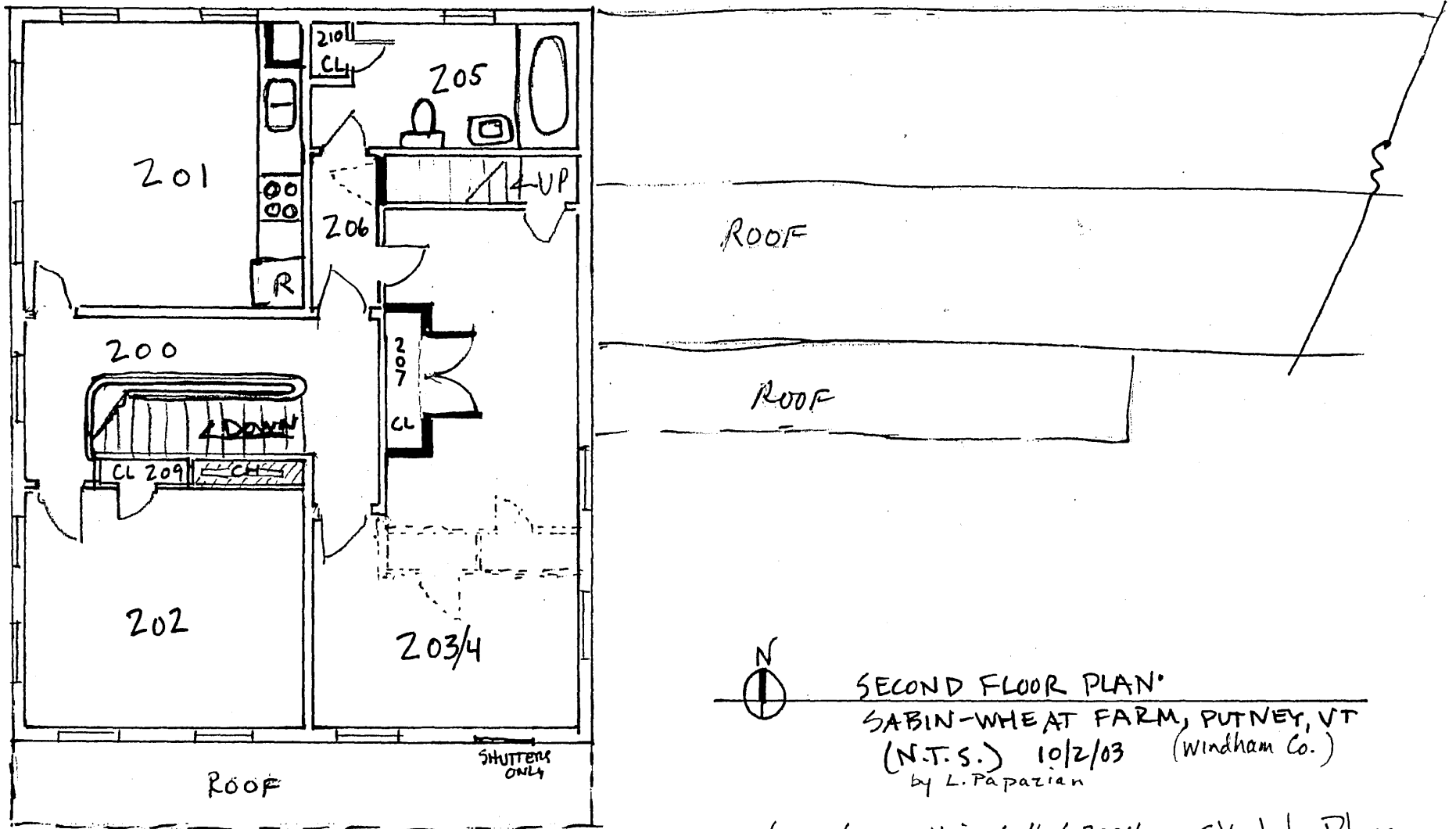
(N.T.S.)


SABIN-WHEAT FARM 10/1/03
Putney, Windham Co., Vermont by L. Papazian

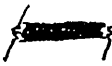
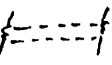



Sketch Plans #2

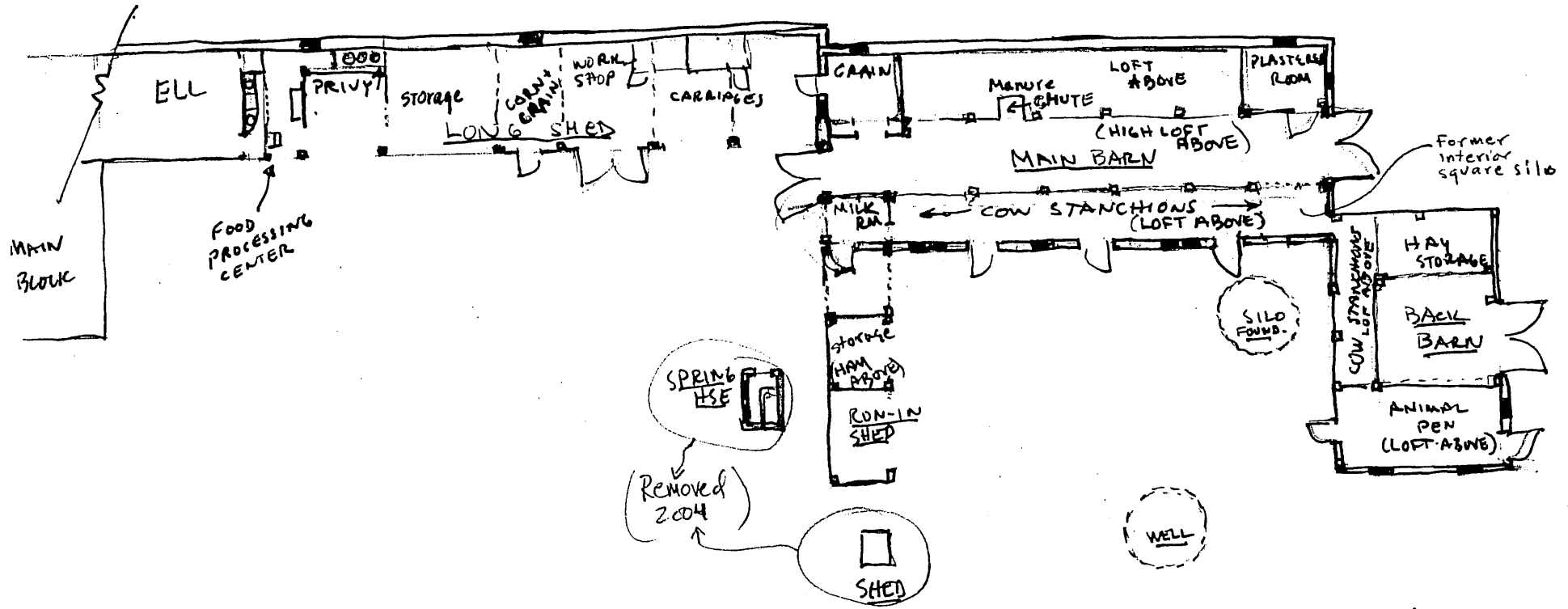
#1. MAIN BLOCK




 SECOND FLOOR PLAN
 SABIN-WHEAT FARM, PUTNEY, VT
 (N.T.S.) 10/2/03 (Windham Co.)
 by L. Papazian

 = wall installed 2004
 = wall removed 2004
 = masonry

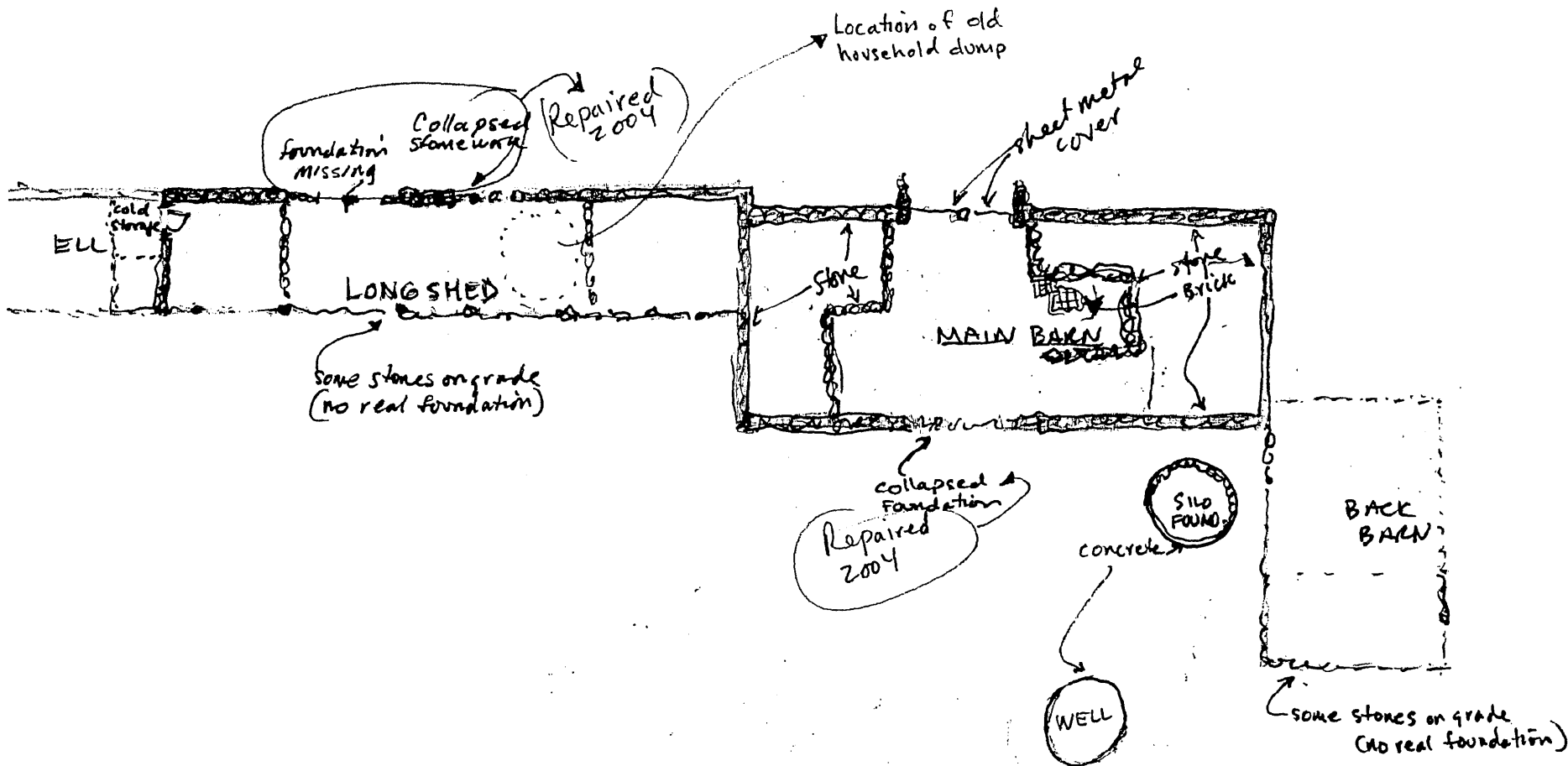
Sketch Plans
 # 3



BARNS: EXISTING GROUND LEVEL PLAN (N.T.S.)
 SABIN-WHEAT FARM, PUTNEY, VT. 10/9/03
 (Windham Co.) by L. Papazian

— = WINDOW OR WINDOW OPENING

Sketch Plans - #4



EXISTING
 BARN FOUNDATION PLAN (N.T.S.)

SABIN+WHEAT FARM, PUTNEY, VT 16/9/03
 (Windham Co.)



by L. Papazian

Sketch Plans
 # 5