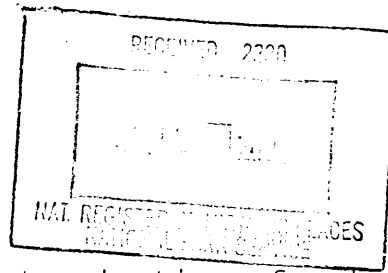


United States Department of the Interior  
National Park Service



**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 Goodrich, Solomon Homestead  
other names/site number Vermont Historic Sites and Structures Survey #0608-39

=====

**2. Location**

=====

street & number 4787 Ethan Allen Highway not for publication N/A  
city or town Georgia vicinity N/A  
state Vermont code VT county Franklin code 011 zip code 05478

=====

**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      statewide x locally. (      See continuation sheet for additional comments.)

Suzanne C. Danville, National Register Specialist 6-18-04  
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

=====



Goodrich, Solomon Homestead  
name of property

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=====  
**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/Subsistence</u>	<u>processing</u>
<u>Agriculture/Subsistence</u>	<u>storage</u>
<u>Agriculture/Subsistence</u>	<u>agricultural field</u>
<u>Agriculture/Subsistence</u>	<u>animal facility</u>
<u>Agriculture/Subsistence</u>	<u>agricultural outbuilding</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/Subsistence</u>	<u>agricultural field</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Architectural Classification (Enter categories from instructions)

Federal  
No Style  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation stone  
roof slate  
metal  
walls brick  
wood  
other \_\_\_\_\_  
\_\_\_\_\_

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

See continuation sheets.

Goodrich, Solomon Homestead  
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=====  
**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.

Areas of Significance (Enter categories from instructions)

Agriculture  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1786-1953 Significant Dates 1802  
1888

Significant Person  
(Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Unknown  
\_\_\_\_\_

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

See continuation sheets.

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**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: \_\_\_\_\_

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

Acreage of Property 2.1

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18</u>	<u>649229</u>	<u>4955766</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

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 Sarah H. Hadd, Historic Preservation Consultant  
organization \_\_\_\_\_ date 3/04  
street & number 2324 Kellogg Road Unit #5 telephone 802-527-1079  
city or town St. Albans state VT zip code 05478

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**Additional Documentation**  
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

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

=====  
**Property Owner**  
=====

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

name David Gilbert

street & number 4787 Ethan Allen Highway telephone 802-524-5483

city or town Georgia state VT zip code 05478

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

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

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The Solomon Goodrich homestead is a two-and-a-half-story, five by two bay, masonry load-bearing, brick house (building one) constructed in the vernacular Federal style with an attached summer kitchen (building two). The main house (building one) follows the massing of a Georgian plan with a side-gabled slate roof, cut limestone foundation, dual interior end brick chimneys, and primarily two-over-two pane windows. The summer kitchen is a one-and-a-half story, three by four bay, side-gabled post and beam structure on a laid stone foundation connected to the main block by a short one-story enclosed hallway. Just south of the summer kitchen is building three: a contributing one-bay, post and beam frame, outbuilding. To the south of building three is a non-contributing building: a single story, two by four bay, modern outbuilding. The homestead occupies approximately two acres of original 100-acre historic plat on the west side of Route Seven in the northwest quadrant of Georgia, Vermont. Its current setting is within a mixed, low-density residential and agricultural area. The neighboring single-family homes to the east of the residence are of a later construction with irregular spacing although with similar front yard setbacks and similar scale. The property is in very good condition and has had very little alteration since a major addition to the main building in the late nineteenth century. This alteration does not impact the historic integrity of the property. There are no other considerations that would affect the integrity of the property.

**1. House, 1802, Contributing.**

The Solomon Goodrich house is divisible into two separate sections: the main house (building one) and the summer kitchen (building two). The primary façade of the main house is designed in the Federal, or Adams, style of architecture. This section most likely dates to 1802 and faces Route Seven. It is a two-and-a-half-story, five by two bay, masonry load bearing, brick house that follows the massing of a Georgian plan. The brick walls are solid with a common English bond. The mortar, mostly of a limestone base, varies in its tooling and color and indicates previous repairs. The foundation is a full cellar constructed of cut sandstone and mortar. The primary façade is symmetrical, massive, and with little ornamentation. Flat brick lintels and shutters flank each of the window bays providing the only substantive decorative elements. While the main house is a vernacular interpretation of the Federal high-style, at the time of its construction the substantive brick façade perhaps imparted a sense of permanence on the landscape more important than elaborate fenestration and ornament.

The south and north facades employ two pane basement casement windows with a cellar hatch on the north facade. Windows on the first and second stories are two-over-two pane with modern one-over-one storm-windows each flanked by wood shutters. These

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windows, while not original, date to the mid to late nineteenth century. Flat lintels are employed over each window. On the first story of the north façade, an additional asymmetrical window that mirrors the construction of the other windows sits in a third bay on the westernmost corner of the façade. Mirroring the asymmetrical bay on the south façade, a modern six-panel door with a storm door occupies the third bay of the south façade.

A flat lintel and six-pane transom light demarcates the central entrance on the front facade. Two of the mullions were recently replaced in-kind with unstained wood that makes it hard to distinguish the divides between the northernmost four lights. The transom glass appears to be historic dating to at least the later nineteenth century. The door framing is without embellishment with the exception of the transom inset. The doorway itself consists of two doors. The exterior of the doorway is encased by a modern storm door with wrought iron spindles giving the door the appearance and function of a window grille. Beneath this grille door is a modern steel single-panel-glass-storm door. All hardware appears to be relatively modern in style with little ornamentation. Three brick stairs flanked by brick knee-walls frame the approach to the door. This stair construction appears to be modern with a different brick and modern cement perhaps dating to the late 1960s or early 1970s. The original steps were likely simple wood steps similar in scale to the brick replacement steps.

Two two-over-two casement windows are set within the attic level of the south gable end and are mirrored by two two-over-two shuttered casement windows on the north façade. Wood shutters flank each of the casement windows. These windows demarcate an attic crawl space within the second-and-one-half-story. The roof is side-gabled and of a moderate-pitch, variegated slate shingle construction with a fishscale course in the center. The gable ends of the roof have extended cornice returns. Dual interior end brick chimneys punctuate the roof-line. The southern chimney is corbelled while the northern chimney is devoid of ornamentation.

The interior of the main, or Federal style, section of the house reflects the exterior composition. Softwood floors with wide planks and plaster ceilings run throughout the house. Walls are plaster mostly decorated with varying wallpaper patterns. The little trim that exists is unadorned and perhaps original woodwork. The front door on the east façade opens into a small entry hall which extends half the width of the building with a narrow two-stage stair on the right leading up to the second story. The stair is composed of simple turned rails and a slender newel post.



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Directly to the right of the hall is the parlor that extends half the width of the main house. Across the hall is the living room that has been recently opened up to the kitchen. This combined room runs the width of the main house. The kitchen has modern appliances, cabinets, and a center island running parallel to the south wall. The hearth area on the center of the south wall has been converted to ventilate a woodstove. Off the southwestern corner of the kitchen is a door with a small entry porch that exits to the outbuildings. The corner of the west façade of the kitchen opens to the summer kitchen, building two. The kitchen pantry, containing a small bathroom, is entered off the north wall of the kitchen and runs half the length of the house along the western wall. A small bedroom is located off the northeastern wall of the kitchen.

This bedroom occupies most of the corner behind the parlor and kitchen. A built-in bookcase frames the room's hearth, along the north wall of the main house. This bookcase and paneling likely dates to an 1888 renovation of the house. A granddaughter of Mahlon Ballard and former owner of the property, Ruth Ballard Butler, stated in an August 1988 interview that in approximately 1888 Mahlon Ballard renovated this room into a bedroom for his daughter who had a disability. While the original floor plan likely had a central hall running the width of the house, the hall is foreshortened to service half the width of the house. This room continues to serve as a bedroom today.

On the second floor are four bedrooms laid out in a symmetrical foursquare pattern. A bathroom along the western wall cuts into a large center hall. Also along the western wall is a door leading to a single-stage staircase to a half-story attic.

The Federal style section of the house might have taken its form from a published plan or a skilled craftsman might have been involved in its construction. Its cut stone foundation and use of lintels seem to indicate an attention to detail that is not typically vernacular but rather exemplifies some of the painstaking details of high-style at the time in early Vermont. The main house (building one) has survived the twentieth century relatively unaltered and is an excellent example of the early Federal architectural style in northwestern Vermont.

**2. Summer Kitchen, Circa 1786, Contributing.**

Historical documents and physical evidence indicate that the summer kitchen (building two) is the original structure. The summer kitchen is framed out of hewn timbers with broad-axe markings unlike the sawn timbers of the main house. The summer kitchen was very likely the original homestead of the Goodrich family who built the main house onto the front of it as materials became available. In her interview, Ruth Ballard Butler

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recalled building two being used as a summer kitchen although no physical evidence of a kitchen exists today. This room currently serves as a mudroom and storage room. It is a one-and-a-half story, three by four bay, side-gabled post and beam summer kitchen connected to the main block at its northeasternmost bay by a short one-story enclosed hallway. The summer kitchen sits on a laid stone foundation that is exposed to the height of a kneewall on the west, or rear, façade.

The north façade of the summer kitchen has three bays on the first story: a center modern door with a top glass panel flanked by two-over-two windows. Like the main house, these windows are not original but perhaps were installed in the mid to late nineteenth century. The half-story upper floor of the north façade has two modern replacement one-over-one windows with faux dividers giving the illusion of six-over-six lights. The north façade is covered with narrow spruce clapboard stained red and the windows flanked with shutters to match the main block. A modern deck with stairs to the pool is attached to the north façade of the summer kitchen and the west façade of the main block. The west façade of the summer kitchen has but one two-over-two window in the northwest corner and is otherwise devoid of penetration or fenestration. The wood planks that comprise the exterior wall are exposed and left plain. The south façade has a single one-over-one window in each story flanked by shutters and the façade is covered in the same red clapboard, as is the east facade. The east façade of the summer kitchen has perhaps undergone the most change with a garage door added to the southeasternmost bay, perhaps in the 1960s. This was perhaps the same time that the interior floor for this bay was cemented, stretching the width of the summer kitchen. There are two modern replacement one-over-one windows flanked by shutters in the middle bays of the summer kitchen. The connecting hall on its northern façade has a northern paneled door with full-length-storm and employs the red clapboard siding.

The roof of the summer kitchen (building two) employs wood shingle on the eastern pitch and corrugated metal on the western pitch. A center cupola with bell was added in the 1960s to house an antique school bell. A television antenna also has been placed on the ridgeline of the roof. Within the summer kitchen there is a center dividing wall on the first floor separating the garage from a living area. The upper half-story runs the length of the building and is currently used for storage.

**3. Outbuilding, Circa 1888, Contributing.**

Just a few feet south of the summer kitchen is a one-bay, post and beam frame, contributing outbuilding, building three. The one-and-a-half story, one by two bay, side-

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gabled, board and batten structure sits on a laid stone foundation and was likely constructed during the mid-nineteenth century. The eastern bay is the primary façade with a sliding wood door with a small, fixed, single-pane window over-top perhaps added to replace a hay loft door. Black shutters flank the window and the façade has been sheathed in red clapboard. The south façade has one fixed, single-pane window in the southeastern corner flanked by shutters. The west façade has a one-over-one window in the peak of the roof and the north façade is devoid of bays or fenestration. The roof is a corrugated metal. The structure currently serves as storage for the residential use.

**4. Outbuilding, Circa 1970, Non-contributing.**

South of the contributing outbuilding is a single story, two by four bay modern outbuilding, building four. This building was constructed in the early 1970s at the same time the dairy barn was replaced on the property to the south. It is of board and batten construction on a cement foundation with a corrugated steel roof. Three fixed, three-pane windows are employed on the north and south facades. A sliding wood door is present on the north façade in the eastern-most bay. Two window openings are evident on the west façade while the east façade is blank. The building is not painted and its only adornment is a center cupola.

A fenced-in, modern, in-ground pool sits to the east of the main block and summer kitchen. The area immediate to it is cemented. In recent years, the double entrance yard has been paved and a basketball pole erected by the contributing outbuilding adjacent to a power pole that services the property. The landscaping on the property consists of mature fruit and flowering trees in the front yard and several coniferous trees scattered over the property. A cedar hedge denotes the southern property line of the property.

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The Solomon Goodrich homestead is significant for its characteristics of a type and period and its reflection of a historical pattern of events. The house is one of the earliest documented homes in the town of Georgia and is an excellent example of early Vermont Federal Style. The house exhibits the distinctive characteristics of early Vermont Architecture through its evolution from a timber frame cabin to one of the first examples of refined architecture in northwestern Vermont illustrating significance under National Register Criteria A and C. The property closely reflects the history and development of the town. The land and its structures have been interwoven with the history of agricultural uses, from diversified farming to specialty agriculture, within northwestern Vermont over the past two hundred years.

The main house was constructed in the Federal style by Solomon Goodrich and completed circa 1802. In an interview in August of 1988 Ruth Ballard Butler, a former owner and descendant of nineteenth century owners of the property, stated that the house was completed in this year. This date is again provided in the *History of Georgia, VT* published in 2002 by Peter Mallett. While no structural evidence exists that would verify this exact date, the date falls within the deed history and notation. There is historical evidence in Child Hamilton's *Gazetteer and Business Directory of Franklin and Grand Isle Counties, 1882-1883* that the rear ell predates the construction of the main house. The first documented settlers arrived in Georgia in 1786. There is evidence that Solomon Goodrich and his family were among these first settlers as his wife, Ruth Chaffee Goodrich, died in Georgia on March 27, 1789 and was noted to be the first settler buried in Georgia. The *Gazetteer and Business Directory of Franklin and Grand Isle Counties, 1882-1883* on page twenty-four provides an account that there were too few boards in town to make a coffin, there was no sawmill in town, and a carpenter, Thomas Terrence, was commissioned to fell a tree, "split out suitable pieces, and with his broad-axe hewed them into proper shape for a coffin". The ell is framed out of hewn timbers with broadaxe markings unlike the main house with sawn timbers. The ell was very likely the original homestead of the Goodrich family with the main house built onto the front of it as materials became available.

While the property is very likely the site of the first Goodrich homestead in Georgia, the Goodrich family did not officially purchase the property until 1795. This homesteading practice was customary at the time in northern Vermont where the Ira Allen family had extensive land holdings with delinquent taxes. Homesteading on the Allen lands in Georgia and neighboring towns was frequent as the Allen family was often an absentee landlord. The Allen family, in fairness, had substantial land holdings with disputed titles purchased from settlers from out of state that either bought the land on speculation or

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who had only briefly occupied the land before returning to their previous colony. The roughly 100 acres purchased from Ira Allen at tax sale as lot #32 is also noted as the "sol Goodrich lot 32" on the 1808 John Johnson Map of Georgia.

The Goodrich farm grew into a well-rounded subsistence or diversified farm for the homestead of which no buildings other than the house, encapsulated in buildings #1 and #2, remain today. Access to major markets of agricultural products was limited by few roads and limited access to ports on Lake Champlain. Initial settlers at this time were focused on basic necessities such as shelter, food, and clothing. The house was a major achievement for shelter and served as a centralized work area for the production of clothing and the processing of food products. The 1840 Agricultural Census listed the farm as producing \$6,546 worth of homemade goods. This census also listed the property as having 2 oxen, 3 cattle, 13 sheep, and a hog. The farm annually produced 10 bushels of wheat, 15 bushels of Indian corn, 100 pounds of wools, 100 pounds of potatoes, 40 bushels of buckwheat, 55 tons of hay, and 800 pounds of butter. The wheat, corn, potatoes, and hay were likely grown in the adjacent fields with the basement of the house serving as a root cellar for the storage of foodstuffs. Livestock was limited in number and housed in an adjacent outbuilding. This outbuilding was later replaced by a sheep barn and later replaced by a cow barn. The house and dooryard would have served as a refinery for milk into butter, flax into wool, and vegetables into canned goods. Within this area the \$6,546 worth of homemade goods passed. The hearth in the kitchen of building one, the house, was likely the final destination for foodstuffs grown and produced at the homestead for consumption by the family. The center of the activities of the farmstead was the house that progressed from the typically early crude settler cabin to a more substantial structure as materials allowed.

In the first few years of the nineteenth century a sawmill, commonly referred to as Gordon's Sawmill, was established in the area known as Georgia Plains within a couple of miles of the property. A brickyard, commonly referred to as the Loomis Brickyard, was established on the Oakland Station Road, also within a couple of miles of the property. It is likely that these two businesses provided the materials for the Federal style main house that Solomon Goodrich chose to erect to convey his increasing permanence with his marriage and children by his second wife, Betsy, and importance within the community as the Town's first elected Hayward. The main house was constructed at roughly the same time as the first documented brick house, the Dee House on Dee Road (Vermont State Register of Historic Places Site #0608-14), in Georgia. Documentation for construction dates is provided in *History of Georgia, VT* published in 2002 by Peter Mallett. The Solomon Goodrich house, like the Dee House, was constructed in the

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contemporary style and would set the example for several Federal style brick homes in Georgia to follow. The Goodrich house and the Dee house were influential to other farmsteads in Georgia and Franklin County, most noticeably the Hotchkiss house (Site #0606-68-5), a one-and-a-half story residence with massing very similar to the original Goodrich house, and the Floyd Green house (Site #0606-68-2) in Georgia Plains. The Floyd Green house resembles both the Goodrich and Dee houses in style, massing, bays, and lintel detail.

The brick house was built in front of the older farmhouse with the side-gabled end facing the road. The Goodrich family constructed the farmhouse as a one-and-one-half-story, five by two bay, masonry load bearing, brick house that follows the massing of a Georgian plan. The brick walls are solid with a common English bond. While little detailing is utilized in the exterior façade exemplifying a vernacular interpretation of the Federal style of more metropolitan areas, flat lintels are employed over each window and the foundation appears to be cut sandstone and mortar. A flat lintel and six-pane transom light demarcates the main entrance that is perfectly centered on the roadside façade. The original farmhouse was converted to a rear ell that served as the summer kitchen and woodshed. A center hall ran through the main house separating the front two formal rooms from the rear kitchen and bedroom and pantry area. It is likely that the front formal rooms also served as bedrooms. The loft area perhaps also served as a sleeping loft for children. Several homes built subsequent to this home, prominently located on the major stage road of the day, utilize the Federal Style, and each employs a variation on detailing but utilizes the same massing and bay configuration.

The dooryard is intact and similar to other farmsteads of this era with the house facing the road and the farm behind. The dooryard faces south and east with several shade and flowering trees. The farmyard would have been located behind the barn to the west and south to protect animals from the north winds. This separation of uses kept the farming operation somewhat separated from the domestic activity of the residence in a fairly tight area.

The property remained in the Goodrich family until 1854 when it was sold to Reuben Shepard. There is a small Goodrich cemetery located on what is now the adjacent property just across the rear property line of the subject property. Reuben Shepard was born in Georgia and served as a postmaster. It is likely that the house operated as a post station for Georgia during his tenure as postmaster. Shepard is noted as a farmer in the *Georgia, Vermont Vital Records*. He continued the diversified farming of the Goodrich family but also began to dabble in sheep farming. According to the 1860 Agricultural

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Census, the farm had a value of \$5,000 with \$150 of farming implements, 3 horses, 15 cows, 2 oxen, 12 cattle, 70 sheep, and 3 swine. The number of sheep on the farm had increased three-fold during Shepard's ownership with 280 pounds of wool produced that year. An 1824 Federal tariff on imported wool gave rise to the merino sheep industry in Vermont during this time period. The agricultural yield of the land also increased with 140 acres now listed as improved compared to the 65 improved acres of the Goodrich family. More wheat, corn, and potatoes were produced with production doubling. Maple sugaring was also introduced with 800 pounds of maple sugar produced by the farm that year. Butter and hay production remained relatively level. While there is no evidence to support any modifications to the house during his ownership, the property was substantially more productive when it was sold in 1865 to Mahlon Ballard. The 1870 Census of Agriculture indicates that Mahlon Ballard made few immediate changes to the farm. The farm was attributed as having a horse, 6 cows, 2 swine, 10 cattle, 50 bushels of wheat production, 50 bushels of corn production, 130 bushels of oats, 100 bushels of potatoes, 400 pounds of butter, 50 tons of hay, and 500 pounds of maple sugar. For the year, the farm grossed \$1125 from sale of produce.

In 1883 there is record from Child's Gazetteer that Mahlon Ballard had 150 head of Merino sheep. During Mahlon's ownership nearly 200 acres were added to the property for a total of 300 acres. While sheep farming was becoming less profitable during this time due to the falling cost of wool, the Ballard family may have capitalized on the local sell-off of sheep herds as farmers switched to dairying. Mahlon Ballard heralded from the larger Ballard family that controlled much of the farming operations in Georgia during this time period. The sheep farm conversion was likely a conversion to a larger commercial or breeding operation in cooperation with the larger Ballard farming operation of the time. An independent sheep farm would not have been profitable at that time as competition in the wool industry, particularly with western ranches, was forcing smaller wood farmers to abandon sheep farming. At the time of the *1882-1883 Gazetteer and business directory of Franklin and Grand Isle Counties* the farm was noted as a sheep farm though it is very likely that the previous diversified elements of the farm were retained similar to Mahlon's cousins' operation at the Orrice and Joseph Ballard Farm (see NPS inventory #93001241 Agricultural Resources of Vermont MPS).

A January 12, 1887 article in the Saint Albans Messenger, a local paper, noted Orrice and Joseph Ballard as shipping a carload of sheep for the Boston market from the north Georgia railroad station that week. This was perhaps the beginning of the end of the Ballards' sheep farming. According to the National Register nomination for the Ballard Farm, a new cow and horse barn with sheep shed was added in 1886 signifying a new

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emphasis placed on dairying. The 1890 Census of Agriculture would have confirmed this for both farms if not destroyed. The 1920 Census unfortunately provides only generalized town level data. It was, perhaps, late in the 1880's that Mahlon's farm was fully converted to a commercial dairy operation. The price of butter continued to rise as the price of wool fell. With the introduction of more rail stations and creameries, the majority of farms in Georgia switched to dairy operations. Over the decades the Ballard family owned the farm, livestock switched from a sheep majority to a cow and chicken majority. The 1945 *Farm Census for the towns in Vermont based on the Bureau of the Census unpublished data* stated that the Town of Georgia had over 154 farms with 2,832 cows and 594 chickens with the major crop being corn. Sheep were no longer quantified in the last census prior to the sale of the farm.

The farm would stay in the Ballard family until his granddaughter sold the farm in 1948. While only one outbuilding, building three, remains from this time period, evidence of the Ballard family can be seen in improvements made to the residence. It was during the Ballard ownership and perhaps at the time of conversion to dairying that several alterations were made to the property and house. There is no evidence for alterations to the house during the sheep farming period and indeed it is not likely that the sheep farming operation could have supported substantial alterations to the farm. In the late 1880's it is likely the family converted the farm from a commercial sheep operation to a commercial dairy operation that would have been supported by the introduction of the railroad in Georgia with a creamery located at the Oakland Station stop just a couple of miles from the farmstead. Other Ballard farms were converted to dairying during this time (see National Register of Historic Places Site #95001241).

With the conversion to dairying, the family found new wealth and perhaps prominence. Improvements made to the house were substantial and perhaps intended to illustrate the family's wealth and prominence. A granddaughter of Mahlon Ballard and former owner of the property, Ruth Ballard Butler, stated in an August 1988 interview that a second floor and full attic was added in 1888. Four additional rooms were created for bedroom space. There is considerable physical evidence to support this. A darker brick bands the second floor elevation. Brick header rows are spaced between seven rows of stretchers on the first floor. Beginning with the darker brick on the second floor, header rows are spaced every eleven rows of stretchers. While such an addition could have drastically changed the style of the building, it seems that care was taken to mimic the features of the first floor. Splayed lintels and two-over-two pane windows are utilized in both the first and second story. While it appears that the roof rafters of the original one and a half story house were reused in the new roof, the roofing material likely changed from a wood



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shake to the slate roof that still exists today. This slate has been repaired in several places, however maintains its originally pent returns and scalloped pattern of four rows of slates running down the center of the front gable. While the brick may have been manufactured locally, the slate for the roof, at least, was not. There were no slate quarries operating in Georgia at this time. The slate was shipped to the Oakland Station in Georgia most likely from quarries to the south. The chimneys were also most likely extended at this time. It is therefore difficult to reason why the south chimney is corbelled and the north chimney is not.

Ruth Ballard Butler recalls building two being used as a summer kitchen during the time her family owned the property. This is consistent with the structural evidence. The building is modest and with structural members visible in the ceiling and no evidence of finish work. This summer kitchen, similar to other farmstead kitchens, would have been a place for storage and production of canned goods, foodstuffs, and various goods. The room was perhaps also used as a loom room or farm laborers' quarters. With a full foundation, it would have been a cool place for work in the summer. There is no evidence of a hearth though that would have been typical in a summer kitchen. Canning and processing of cheese and butter would have spilled over into the main house, building one, that was also the center of the business operation at that time.

A small outbuilding, herein referenced as building three, was added to the property just to the south of the house in the late nineteenth century perhaps for equipment or hay storage. It was also at about the time the second floor was added that the small entry porch on the south façade was added. While this small porch may have some of its original elements, such as the turned posts, this porch has been substantially altered currently existing with a cement floor and asphalt roof. Ruth Ballard Butler in her interview did provide insight as to a curious interior feature that still remains greatly untouched today. The northwesternmost first floor room is accessed off the kitchen and has a large fireplace hearth. Mrs. Ballard stated that Mahlon renovated this room into a bedroom for his daughter who had a disability. While the original floor plan likely had a central hall running the width of the house, the hall is foreshortened to service half the width of the house.

The original nineteenth century barn was likely substantially renovated in the 1880's to reflect a change in use from sheep farming to dairying. Unfortunately the barn burned in 1971 leaving no evidence of this conversion. Ruth Ballard Butler sold her family's dairy operation and the property to Raymond and Janice Benson in 1959. The barn resold to John and Ina Whitney in 1965. These families continued the dairying operation with

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virtually no changes to the property. During this time period, dairying was profitable and little changes were seen within the industry. The farm fields were kept open by the grazing of cows and haying operations. The woodline to the rear of the property and the configuration of the surrounding fields is likely little changed since the dairying operation began in the 1880's. When John and Ina Whitney sold the farm to David Gilbert in 1978, the Whitneys subdivided the land selling only the house and retaining all but 2.1 acres of the farm with the new dairy barn erected in 1971 for themselves. A small equipment shed built in the 1970s along with the late nineteenth century outbuilding also were sold with the house. The land with the house is still kept as a combination of open field and lawn. The cemetery is located off the property along the woodline in the rear. No changes were made to the dooryard except for the paving of the driveway. Only two renovations have been made to the property by the Gilbert family: an in-ground pool installed in 1989 and a kitchen remodel in the southwestern first story room in 1993. The southwestern room was historically a kitchen area and is structurally intact. The property remains in the Gilbert family today.

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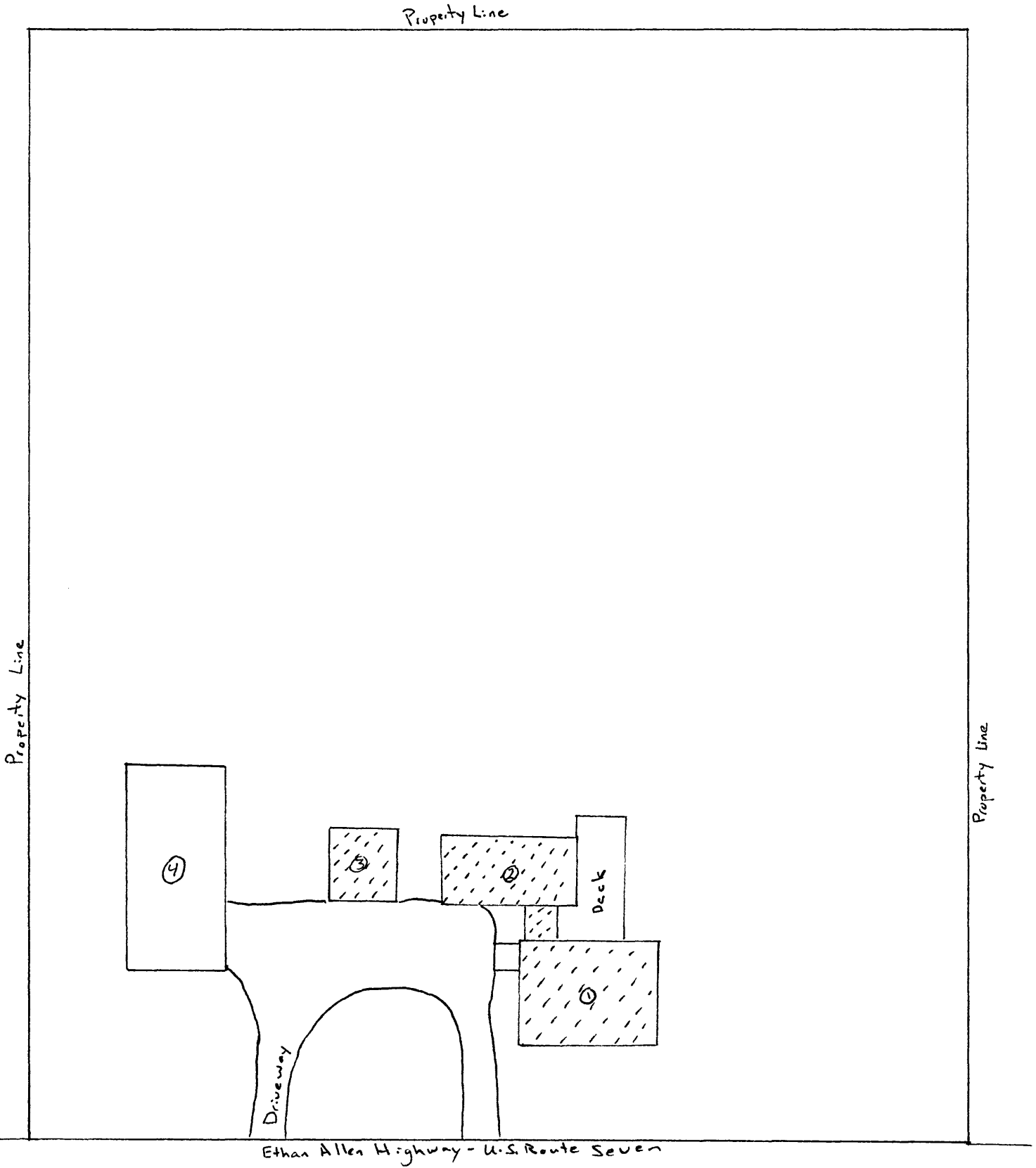
Verbal Boundary Description:

The property is a roughly square lot measuring approximately 275 feet wide by 330 feet deep. The property is bounded on the east by Ethan Allen Highway (also referred to as U.S. Route 7), on the south, west, and north by an agricultural property owned by the Whitney family. Across Ethan Allen Highway there are two residences. The property is as recorded in Book 40, page 161 of the Georgia Town Land Records and encompasses the land immediately associated with the Solomon Goodrich Homestead and is sufficient to convey its historic context and to protect it. This property is also designated as tax parcel number 11613000 by the Town of Georgia, Vermont.

Boundary Justification:

The boundary includes buildings and surrounding pasture historically associated with the Solomon Goodrich Homestead. Excluding the approximately 360 acres transferred to separate ownership in 1978, the land corresponds to that specified as lot #32 deeded to Solomon Goodrich by Ira Allen on April 22, 1795 and shown on the 1808 map of Georgia. Only 2.1 of the 362 acres associated with the period of significance remains with the buildings listed herein. Nomination is only sought for the 2.1 acres at this time.

Goodrich, Solomon Homestead  
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Sketch Map



Scale = 1/4" = 10'

- ⊕ = building number
- ▨ = contributing
- = noncontributing