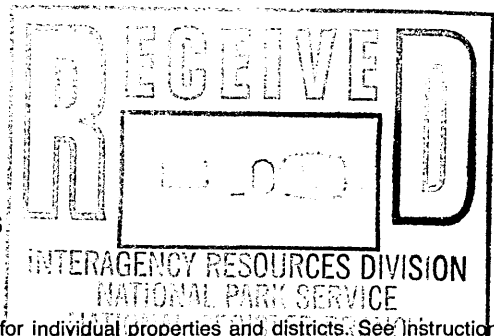


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

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

1. Name of Property

historic name McLaughlin Farm
other names/site number Day Farm, Colby Farm, Knoll Farm

2. Location

street & number Town Highway 17 (Bragg Hill Road) N/A not for publication
city or town Fayston N/A vicinity
state Vermont code VT county Washington code 023 zip code 05673

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Elsa Gilbertson, National Register Specialist December 4, 1995
Signature of certifying official/Title Date
Vermont State Historic Preservation Office
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
 See continuation sheet.
 - determined eligible for the National Register
 See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain) _____

Edson A. Beall Signature of the Keeper
Date of Action 1.22.96
Entered in the National Register

McLaughlin Farm
Name of Property

Washington County, Vermont
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
4	2	buildings
1		sites
		structures
		objects
5	2	Total

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

Agricultural Resources of Vermont

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/single dwelling
Agriculture/processing
Agriculture/agricultural outbuilding
Agriculture/storage
Agriculture/animal facility
Agriculture/agricultural field

Current Functions
(Enter categories from instructions)

Domestic/hotel
Agriculture/agricultural outbuilding
Agriculture/agricultural field

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate
No style

Materials
(Enter categories from instructions)

foundation stone
walls wood
roof asphalt
other wood

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Agriculture

Architecture

Period of Significance

1904 - 1945

Significant Dates

1904

1923

1937

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Marshall, Everett

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository:

McLaughlin Farm
Name of Property

Washington County, Vermont
County and State

10. Geographical Data

Acreage of Property 140

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 8	6 7 2 5 2 0	4 8 9 5 9 8 0
	Zone	Easting	Northing
2	1 8	6 7 2 2 8 0	4 8 9 4 7 8 0

3	1 8	6 7 2 0 9 5	4 8 9 4 7 6 0
	Zone	Easting	Northing
4	1 8	6 7 1 6 9 5	4 8 9 5 6 9 0

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Mary Jo Llewellyn, Preservation Consultant

organization _____ date July 1989

street & number P.O. Box telephone c/o 802-656-3180

city or town Hinesburg state Vermont zip code 05461

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Ann Day

street & number RD #1, Box 179 telephone (802) 496-3527

city or town Waitsfield state Vermont zip code 05673

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

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

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National Park Service

National Register of Historic Places Continuation Sheet

McLaughlin Farm
Washington County, VT

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DESCRIPTION

The 140-acre McLaughlin Farm Historic District in Fayston, Vermont, is east of Bristol Gap in the Green Mountains and just west of the town of Waitsfield in the Mad River Valley. Situated on the east side of Bragg Hill Road (town highway #17), the well-preserved farmstead consists of a vernacular 1904 farmhouse (#1), a late 1800s bank barn (#2), a c.1880 high-drive bank barn (#3) that was reconstructed on its present site in 1923, a c.1920 milk house (#4), a 1960 pump house (#5), and a mid-twentieth century shed (#6) that was moved to the farm in about 1960. The property immediately surrounding and to the east of the clustered buildings of the farmstead is open and a mix of fenced pasture, gardens, and hayfields. The northeastern portion of the property is forested predominantly with sugar maples and is the location of the c. 1940 sugarhouse foundation (#7). The balance of the property to the north and southwest of the core of buildings is also wooded. The farmstead is accessed by an unpaved drive that prior to the 1950s comprised part of an old road that ran between the house and the lower bank barn, as evidenced by pattern of tree growth and by indentations in the earth. Although farming no longer provides the primary income, the location, design, setting, materials, workmanship, and associations of the architectural and landscape elements of the property remain unchanged. The present owners raise and sell Scottish Highland cattle, keep sheep, horses and chickens, spread manure, and maintain an extensive garden. They have ensured that the land will essentially remain in its present condition by granting a conservation easement to the Vermont Land Trust.

The west-facing farmhouse overlooks Mount Ellen, the Sugarbush and Mad River Ski Resorts, and the valley of the Mill Brook as it descends from Bristol Gap in the Green Mountain Range to join the Mad River to the southeast. The 2-1/2 story clapboarded house with a wing and front porches (#1) is the central building in the farmstead grouping. The late 1800's bank barn (#2) is located across the driveway (old road) to the west. The milkhouse (#4) also abuts the drive to the west, while the shed (#6) and pump house (#5) sit above (north of) the house and drive. The large c.1880 high-drive bank barn (#3) is separated from the east rear of the farmhouse by a maintained yard where there is also a spring-fed, dammed fish pond with a small dock. Pastures surround the barn and extend up the hill to the north, to the east, and below to the south. Two large areas above (north of) the high-drive barn are maintained as vegetable gardens. The sugarhouse foundation (#7) is located northeast of the house and barns in a grove of sugar maples.

Landscape elements, contributing,

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The land that comprises the McLaughlin Farmstead is a significant historic element which must be included in the nomination of the McLaughlin Farm Historic District. It was the land and what it could provide that first attracted the Barrett's, and those families who followed, to Fayston. That land retains much of the productivity which permitted constant farming for more than 190 years. The landscape retains much of the sense and many of the patterns established by earlier the inhabitants as they worked their land. The land use followed naturally according to the physical characteristics of the soil. The land that was the most level was the easiest to clear, till and mow for crops. The land with slightly more slope and/or rocks was suitable for grazing animals, arch as sheep and cattle, and the rocks were removed from these fields to form permanent land use divisions in the form of stone walls. The land with the most slope or rocks, or with a certain desirable species of trees extant remained as forestland, serving the lumbering or maple sugar industry. The well preserved farmstead, consistency of lot lines, road networks, stone walls, plant materials, and fossilized land use information representing the evolution of the subsistence hill farmscape are preserved.

The 150 acre, irregularly-shaped property is bounded on the west by Town Highway 17, and is further delineated around the remainder of its perimeter by a network of fences, stone piles, iron pipes, and iron pins. The property is approached from below by a road which winds up around the south slope of the hill, continuing to climb on beyond the farm to the top, and eventually over the mountain north of the property. The farmhouse sits above and to the east of the road, looking out over the valley and mountains to the west. The buildings of the farmstead fan out around the house, consciously sited to take full advantage of the southern exposure. At the same time, the buildings are protected from northerly winds by the higher land behind and above to the north.

The majority of the acreage making up the McLaughlin Farm is on grade with Town Highway 17 as it climbs gradually northward. The remaining easterly portion of the property is more steeply banked. The southern-most section, approximately 40 acres, is open land with slightly sloping topography. One hundred and ten acres of sloping to banked land is forested by predominantly northern hardwoods. The farm's soils are predominantly Berkshire stone loams, Lyman stone loams, and in the open land, Berkshire loams, all considered to be favorable for agricultural purposes.

The western edge of the McLaughlin Farm, along Town Highway 17, is lined with thick stands of native hardwoods. This enclosure is interrupted by a large opening in the trees, approximately one-third of the distance north from the southern boundary of the property. At the northern edge of this wedge-shaped opening is an unpaved driveway, an

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earlier public road prior to its relocation in the 1950s, which leaves the highway to traverse the hillside and climb very gradually towards the farmstead grouping, where it turns sharply south and terminates as a parking area between the farmhouse (#1) and the bank barn (#2). Immediately north of the driveway, and extending its length, is a continuation of the forested area, which includes birch, maple, hemlock, white pine, and poplar trees. At the eastern end of the driveway, the line of trees makes a sharp turn to the north to establish the beginning of a hard-edged delineation between the open and forested acreage. This line continues northerly and then easterly around the higher portions of the property. The open land to the south of the driveway includes a large patch of cultivated raspberry bushes and a fenced pasture area for the sheep stabled in the bank barn (#1).

The informal, mowed lawn of the farmstead extends from the east (front) edge of the second floor level of the bank barn (#2), around the farmhouse (#1), north to the red shed (#6), east to the high drive barn (#3), and south to the tree line. The west (front) lawn is dominated by a huge American Cottonwood tree, planted in 1910. Reported to once have been the largest of its species in Vermont, the beautiful tree stands 110 feet tall and has a trunk measuring 20 feet 6 inches in diameter. The east (rear) lawn is dotted with maple shade trees and contains a man-made, .10 acre pond in its southern portion. The pond is spring fed and reportedly swimmable. Gentle indentations across the lawn indicate long-used footpaths leading from the house to each barn. The lawn seems to wrap around the farmhouse and tie the farmstead together, but the sense of compactness and focus established by the wedge-shaped section of open land to the west (front) of the farmhouse changes dramatically to the east (rear). Here the lawn flows out into the open expanse of pastures and fields still used for agricultural purposes. The cleared land rides the crest of a huge knoll offering a remarkable view of surrounding mountains and valleys.

An old wagon road branching off from the main driveway draws a map to farm activities. The road travels east across the northern part of the lawn, past the house (#1) and the highdrive barn ramp (#3), to the fields beyond, eventually reaching the eastern boundary of the property. The road passes the site of an earlier apple orchard, located opposite the north wall of the farmhouse. A few producing apple trees remain in the orchard. Also to the north of the wagon road are two vegetable gardens, one of average size and the other, very large, as well as a covered spring. The old road presently receives little vehicular use beyond the high drive barn and becomes more of an undulation in the ground as it bisects the fields to the east of the barn and passes to the north of a second covered spring. Upon reaching the eastern side of the property, the old road leads into a wooden area of the earlier sugar bush and eventually to the site of the sugarhouse (#7).

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McLaughlin Farm
Washington County, VT

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A second, more recent dirt road is located to the north of and roughly parallel to the older road. The new road cuts through the southern edge of the forested portion of the property, traveling east from Town Highway 17 to the adjoining property and servicing the lumbering industry.

The land within the McLaughlin Farm is used today much as it has been since 1804. The forested sections are still lumbered and have been enrolled in a forest management program to ensure their longevity. The sugar bush is being reestablished. The open land provides food for the cattle and horses stabled on the property. Hay is grown and cut annually in the fields, while the animals graze in fenced pasture areas extending east and south from the east facade of the massive high-drive barn (#3). Livestock and gardens provide food for the residents and guests within the farmhouse (#1).

1. Farmhouse, 1904, contributing.

Exterior

The clapboarded farmhouse was constructed in 1904 atop the brick and fieldstone foundation of an earlier house which was razed. The 2-1/2 story, wood frame house has a 2-1/2 story wing and rear shed-roofed ell. The 5 x 2 bay, eaves front of the clapboarded main block rests on a brick foundation, has an asphalt shingle gable roof and faces west over the Mill Brook Valley toward Bristol Gap. The identically finished 4 x 2 bay, 2-1/2 story kitchen wing rests on a poured concrete foundation set back from the front plane of the main block and abuts its north end. A 1-story porch shelters the west eaves front of the kitchen wing, bringing the facade of the wing parallel to the front of the main block. The east (rear) wall of the kitchen wing projects beyond the rear wall of the main block. The original 1904 kitchen section was a single story wing altered in 1937-38 when the roof was raised to create a second floor. In 1964 the kitchen wing was again altered when a two-story, shed roofed addition with a single story projection was extended from the rear wall. Several of the original 1904 windows were reused in the new rear wall.

The roof of the house is covered in asphalt shingles and there are two corbelled brick chimneys, one centered on the ridge of each section of the house. An exterior brick chimney is located left of center on the north wall of the kitchen wing. The building is clapboarded, with cornerboards and simple roof cornices. All wall openings are framed by simple surrounds with drip edges. Unless noted, all windows have two-over-two sash.

The west (front) facade of the farm house faces out over the Mill Brook Valley

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below. On the main (south) block, centered wooden steps lead up to a wooden entrance porch with a lattice skirt. The flat porch roof is supported at the outside corners by chamfered posts and scroll brackets, and at the wall by chamfered pilasters with molded capitals and ornate brackets. The glazed wooden entrance door is flanked by two pairs of windows. Above in the second story, five evenly spaced windows are located tight under the eaves. The smaller center window is composed of two vertical lights. There are two windows, one above the other, in the single bay north wall which projects forward of the kitchen wing.

On the kitchen block, centered wooden steps lead up to a 1-story porch which extends the length of the facade. The wooden porch with lattice skirt has a flat roof supported on chamfered posts at the outside edge and chamfered pilasters with molded cornices at the walls. The porch shelters a single-panelled wooden door on the left flank and a second, dissimilar, panelled door flanked by two windows on the right flank of the west (front) facade of the kitchen wing. Three windows are spaced irregularly in the second story above the porch.

The north gable end of the farmhouse is asymmetrical. A single story, gable roofed enclosed entrance porch supported on concrete piers is centered directly beneath the gable on the kitchen wing. Two irregularly placed, square, single pane windows flank the glazed entrance door. Second story fenestration consists of two windows, also located beneath the gable. A louvered wooden vent is centered in the peak, immediately above a modern tilting sash. An exterior brick chimney is centered on the wall of the rear shed roofed addition which projects from the edge of the rear slope of the main roof.

The east (rear) elevation of the building reads as two distinct, although compatible, related sections. The kitchen wing projects out beyond the main block. A single story, shed roofed wing extends south from the two story kitchen block enclosing the right rear corner and one window of the unaltered main block. The wall of the kitchen wing is composed of a panelled wooden door with a bracketed hood, right of center. There is one window to the right, three abutting casement windows, and two paired sash windows to the left. Two sets of paired windows are located in the second story. The rear elevation of the main section reveals two evenly spaced windows on the first floor and three irregularly placed windows in the second story.

On the south gable end of the main block two paired, ground floor windows are located on the left (front) flank of the wall with a single window at the right rear. Above, there are two evenly spaced second floor windows and a large attic window in which the

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upper sash has been replaced by a louvered vent. Another smaller louvered vent is placed immediately above this window. The brick foundation on this elevation has been skim coated with concrete. The south end of the kitchen block contains a glazed door and paired windows in the first story. A large plate glass window and small wooden door opening onto the roof of the kitchen's single story wing are situated in the second story.

Interior

The interior plan of the farmhouse is for the most part clearly revealed by the arrangement of exterior architectural forms. The centered front entrance door in the main section leads into a front central hall and staircase, flanked by two large front rooms (dining room and living room). Doors from these front rooms lead into two smaller rooms to the rear (office/study and sitting room), a half-bath added c.1937, and the kitchen wing. There are four bedrooms and a full bath on the asymmetrical plan of the second floor. The main block of the house contains original narrow-board, hardwood floors, beaded-board wainscoting and simple, well-crafted vernacular, molded trim surrounding windows and door openings. The plastered walls are wallpapered. The wainscoting and decorative trim were installed by Everett Marshall c.1937-8 when he was contracted to remodel the house he had constructed in 1904. The woodwork remains unpainted.

The first floor interior of the kitchen wing contains two major spaces. The front porch door opens into a spacious open kitchen/sitting area which was enlarged and remodeled when the 1964 addition was made to the rear of this wing. Two interior doors lead into the main block dining room and into the kitchen pantry, which retains the 1937-8 beaded-board woodwork and cabinets as well as original counters and a slate sink. A third door opens into a large woodroom/storage area located in the north end of the wing. Prior to the installation of modern plumbing, an outhouse was contained in the woodroom. The original 1904, one story kitchen wing roof was raised in 1937-38, creating space for three more bedrooms in the new second story. A continuous hall runs the length of the entire second floor.

2. Bank Barn, c.1850 - 1880, contributing.

Exterior

The gable front, early bank barn constructed c.1850 - 1890 and is located across the driveway (west) from the farmhouse. The barn was originally across the road from the house but the public road has been relocated, so that the farmstead is now reached by a long

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drive, which follows the path of the earlier road from the north to its terminus between house and barn.

The barn was built against a slope, or bank, which was further excavated and reinforced, so that the natural slope of the land on the uphill (east) side provides the entrance ramp into the main level. The two-and one-half story, wood frame structure is clapboard covered, with simple cornerboards, frieze trim and lintels. The asphalt-shingled roof has two ventilators on the ridge. Much of the original timber frame has been replaced or covered over with new material. The fieldstone foundation have been partially replaced with new poured concrete. The rectangular plan of the original building remains intact. A single story, shed roofed, three-bay carriage stall/garage wing, built into the bank and supported on tall piers, projects from the north side of the barn. The front wall of this wing rests on a fieldstone foundation capped with early twentieth century concrete, possibly added when the space was converted from carriage shed to automobile garage early in that century. The original piers have been replaced by poured concrete.

The gable front, east facade of the barn is composed of a one-and-one-half story structure with an original large, central double opening that is covered by a replacement glazed and panelled, double-leaf door leading into the main floor from ground level. There is a modern entrance door to the right. Centered above the double door is an original hay loft opening, flanked by two modern windows. A third, small, modern window has replaced a vent in the peak above. The three-bay wide, balloon framed wing to the right is also clapboarded, trimmed in the same manner as the main gable section, and has a wooden floor. Two sliding wooden doors operate to either direction, within an opening which sits about two-and-one-half feet forward of the original two-bay carriage openings. This earlier carriage shed facade is still clearly evident from the inside of the building.

The south facade of the barn reveals the entire two-and-one-half story structure, as well as the original fieldstone reinforcing wall at the east corner of the wall, which was built against the excavated bank. There is a centered and glazed, sliding double door flanked by two modern windows in the ground floor. Above, in the second floor, original barn windows have been replaced with a single pair of modern six-over-six windows and two groupings of three similar windows.

The west (rear) gable end of the barn has a variety of irregular, modern fenestration in the wall area above the concrete foundation. The openings in the first floor include a single pair and a bank of three, modern, six-over-six sash. Located symmetrically in the story above are three modern windows, including a large plate glass picture window. There

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is no fenestration in the north elevation of the barn.

Interior

The bank barn served as a horsebarn until 1923. The interior retains its original arrangement of three floors each with a specific function. The hay loft area on the top level, from which hay could easily be thrown to the animals below, has been converted into an apartment, as suggested by the modern, adaptive variety of fenestration. The main level, originally used to house the farms horses, has been rehabilitated into a workshop area. The ground level or manure basement, which once housed pigs, is today is used to stable sheep and chickens. Pasture access is gained through the ground level double door. The three-bay addition remains virtually unaltered since being converted to automobile usage in the early twentieth century.

3. High-Drive Bank Barn, c.1880/1923, contributing.

Exterior

The rectangular high-drive bank barn is located approximately 70 feet to the rear (east) of and parallel to the farmhouse. This huge late bank barn was moved to the McLaughlin Farm 1923 from its original site in the Mad River Valley flood plain. Examination of the mortise and tenon framing strongly suggests that the barn was dismantled and reconstructed in its original configuration. It is less clear that the high-drive ramp was also moved and reassembled. Rather, the framing members of this element appear to be a more random assortment of material, some perhaps recycled from other buildings, and thus suggest that the ramp was added to the barn when it was reconstructed on the McLaughlin Farm. An earlier barn, located approximately 65 feet further to the east, was torn down when this barn was erected. An area of concave earth is all that remains of the earlier barn and the current owners are filling in that cellar hole with manure.

The free-standing, three story, gable front bank barn is rectangular in massing, with a covered high drive entrance ramp leading from adjoining higher ground into the third floor on the north gable end. The barn is built on a gradual slope so that at the north end of the structure, the second floor is at grade and the first floor is below ground. The first floor is at grade at the opposite (south) end of the barn. A small, shed-roofed milkroom projects from the right flank of the west wall. Additionally, a single story, gable-roofed manure shed projects from the south (rear) side and a corrugated metal, shed roofed open wing runs the length of the east facade of the main rectangle. A two foot high, poured concrete foundation wall of an exterior, free-standing silo is visible at the rear of barn, to the west of the rear

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wing.

The gable roof of the circular sawn, wood framed structure is covered with imbricated and variegated asphalt shingles and there are two evenly spaced, round metal roof ventilators on the main ridge, as well as a wooden vent on the ridge of the manure shed. The barn, covered in vertical plank siding and trimmed with frieze boards, cornerboards and window surrounds, rests on a poured concrete foundation. The northwest corner of the foundation was rebuilt in 1976. The earthen embankment which supports the outside edge of the high-drive ramp is reinforced with fieldstone. Fenestration is generally six-over-six and three-over-three.

The north (front) gable end of the barn is composed of gable roofed high-drive ramp which projects from the center of the blank wall of the barn behind. A large centered, arched opening leads up onto the sloping wooden ramp and into the third floor of the barn. Below the bridge of the high-drive ramp, centered in the wall, is an exterior door which opens into the second level hay mow. The door is flanked by two three-over-three windows.

The west wall of the high-drive barn is composed of a centered ground level (second floor) entrance door with shed roofed hood. A single story, shed roofed milkroom, with north facing door and single windows in each wall, projects from the wall immediately to the right of the single door. There are two paired, three-over-three windows left of the entrance door and one single and two paired similar windows right of the milkroom. Upper story fenestration is limited to a single, centered three-over-three window in each floor.

Fenestration on the south (rear) gable end of the barn is irregular. There is a single six-over-six window in the peak and two centered six-over-six windows in the third and second stories. There are two centered three-over-three windows on the ground floor. To the left of this ground floor pair is a window composed of four small, three-over-three sash in a single frame. A small, single story, gable-roofed wing on the southeast corner of the main building block serves as a manure shed.

Wall openings on the east facade of the high-drive barn are limited to the ground level, which has a single door in the left corner of the main rectangle and irregular fenestration along the length of that wall. Additionally there is a large double-leaf opening in the manure shed. A corrugated tin shed roof runs the length of the main building, providing some cover in the fenced barnyard which is attached to this side of the barn.

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Continuation SheetMcLaughlin Farm
Washington County, VTSection number 7 Page 10**Interior**

The McLaughlin high-drive barn contains many of the interior features common to similar barns in Vermont, although like so many other barns in the state it is very possible that this barn has undergone some typical changes as farming techniques changed. The high-drive ramp provides access to the third floor hay loft and to the hay mows in the second story. Approximately one-half of the third story is open to the floor below. Wooden ventilator shafts, built against the walls, provide air circulation and cooling, from the ground floor up and out at the roof vents. The ground floor of the barn is made of poured concrete. It is possible that at its original location this ground level had a dirt floor which served as a manure pit for cows kept on the floor above. But by 1923, dairy technology dictated that this practice be changed, and it is clear that the concrete is original to the barn on the McLaughlin Farm. The ground floor contained stanchions for 28 cows, a calf pen, and a bull pen. The barn was equipped with a ceiling track and hanging basket, which could be pushed by hand, along the track. Manure was shovelled into the basket, which when full, was pushed into the manure pit, where it was dumped. A few of the brackets from this system remain in the ceiling. The small milk room on the west wall of the barn was equipped with a gasoline-powered "Delco" generator to cool milk.

4. Milkhouse, c.1920, contributing.

The milkhouse is situated near the northwest corner of the farmhouse, beside the driveway and opposite the Bank Barn (#2). The approximately 8' x 8' building is built over top of a spring, which was used to keep milk cool. The balloon frame, clapboard building rests on a poured concrete foundation and has an asphalt-shingled, gable roof. The wide plank entrance door is located in the south gable end. There is one four-light sash centered in the west wall.

5. Pump House, c.1962, non-contributing.

The small, single story pumphouse with asphalt shingled, gable roof and clapboard siding is located in a field to the north of the farmhouse. The door is in the east wall and there are no windows. The building is non-contributing due to age.

6. Red Shed, c.1950, non-contributing.

This rectangular, balloon frame, clapboarded shed with an asphalt shingle gable roof, rests on concrete piers. There are single window openings in each wall as well as an east facing door. The shed was originally located in Moretown, Vermont, where it served as a

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company office for the owner, the Ward Lumber Company. It was purchased by the current owner, moved to a first location of the property for use as a warm-up shed and later moved again to its present location, c.1960. It is non-contributing because it has been moved.

7. Sugarhouse foundation, c. 1940, contributing.

The fieldstone foundation of a dirt-floored sugarhouse, approximately 10' x 12', dismantled sometime after 1960, is located at the east edge of the farm property, in the section of the property that used to be the sugarbush.

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STATEMENT OF SIGNIFICANCE

The McLaughlin Farm is significant as a farmstead associated with the broad historical pattern of diversified small scale agriculture as it evolved from 1804 - 1945. Its accompanying historic configuration and tradition of land use and human activity represent important cultural aspects of agriculture that are embodied in the upland farmscape and the architecture of the associated buildings. The vernacular, early twentieth century house and the late 1800s bank barn form the core of the farmstead buildings. Other outbuildings include a c.1920 milk house, a pump house, a shed, a sugarhouse foundation, and an 1880 bank barn that was moved and remodelled in 1923 to include a high-drive, the latest in agricultural technology at the time. McLaughlin Farmstead has served as a farm/inn since 1937, coinciding with the growth of automobile tourism to the mountain states of New England and the significant factor ensuring the survival of the farmstead as an agricultural entity. The farm is being nominated under the multiple property submission, Agricultural Resources of Vermont, and clearly meets the registration requirements for the farmstead property type.

The farming at the McLaughlin Farm reflected the broad historic patterns of the Agriculture in the Mad River Valley. Serving as a microcosm of Vermont farming, sheep were raised in the early part of the 1800s, giving way to dairy farming and maple sugaring by 1860. Typical of an upland hill farm in the Mad River Valley, the McLaughlin Farm was less specialized than the valley farms, and its buildings are not restricted to a single use. The farm remained prosperous through the turn of the century, but in 1935, farming ceased to be the principal activity on the property, as on many Vermont farms. Only the largest farms were able to survive the Depression. Smaller farms, such as the McLaughlin Farm, were unable to finance the newer agricultural trends, which included more power machinery, more specialization, and bigger business.

The diversified nature of farming in Vermont can still be seen in the layout of the fields and woodlands. The fields were used to grow produce and to raise sheep and dairy cattle, and the woodlands were harvested for maple sugar, fuel, and for some lumber that was needed on the farm. Measures are currently being taken to maintain the historic associations by a conservation easement held by the Vermont Land Trust, and the owner is regrowing the sugarwoods, some of which was cut down in the 1930s.

This land was first farmed by Rufus Barrett from Connecticut, one of the earliest settlers of Fayston and its first town clerk. This area of Fayston was particularly good for

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farming because the land slopes to the south, so the snow melts and drains early in the spring, allowing for the planting of three, or sometimes four crops a year. Barrett bought 139 acres in 1804 and kept the land until 1821. When he sold to Merrill Tyler, the deed included barns and sheds which were probably located where the bank barn (#2) is located now. Tyler and his son, Lucius, farmed the land for over 40 years, adding to the acreage so that it was a 200 acre farm by 1850. According to the U.S. Census Agricultural Survey, wool, butter, cheese, and maple sugar were the principal products in 1850, and wheat, corn, oats, potatoes, and hay were produced in smaller quantities, probably for the Tylers' own use. The farm appears to have been fairly typical of the larger farms in Fayston, which is predominantly a hill town west of the Mad River Valley. In 1860, it had grown to the third largest farm in the town with 300 acres, reputed to have the best sugar woods in the county. There were no longer any sheep on the farm, and Tyler concentrated on dairy products and maple sugar, with 2200 pounds of butter and 1500 pounds of maple sugar produced.

Between 1865 and 1874, three different owners (G. S. Brigham, Denison Boyce, J. S. Colby) farmed the land, and the 1870 census showed dairy production down, while maple sugar went up slightly. The next owners were the McLaughlins, who were immigrants from Ireland. Three generations of McLaughlins worked the land, from 1874 until 1935. During this period, the McLaughlins, like most Mad River Valley farmers, made money from a variety of activities on the farm. They did not sell milk, but in 1880, produced 2500 pounds of butter, which they sold in Waterbury, and the sugar woods yielded 4000 pounds of maple syrup. They also produced eggs, some wool, apples and cord wood, as well as corn, oats, wheat, beans, and Irish potatoes. Some lumber was milled at the local mill.

The McLaughlin's updated the farmstead buildings as the twentieth century brought modernization to the hill farms of Vermont. In 1904, a new farmhouse (#1) was erected on the old foundation by Everett Marshall, a local contractor. This house was a fine, gable-roofed vernacular farmhouse, with a distinct kitchen wing, a porch, and simple detailing. It sat across the road from the front barn (#2), which was used as a horse barn until 1923. Through the next few decades, specifics of the farm buildings changed, while the general outline remained the same. In 1923, the McLaughlins tore down an early barn located far to the rear of the farmhouse. The same year, a barn (#3) built previously by a Mr. Huntly, but owned in 1923 by the Palmers and located north of Waitsfield on the east banks of the Mad River, was dismantled and re-erected behind the McLaughlin farmhouse. The barn was reassembled with the addition of a high-drive, and is situated 65' closer to the house than the earlier barn which the McLaughlins razed. The inclusion of the high-drive reflects the McLaughlins' efforts to modernize their farm. Just as the bank barn (#2) was more efficient than a barn on the flat because one could enter at

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two levels, a high-drive represented another technological advancement in agricultural practice. With easy access to all three levels, a farmer could make the best possible use of gravity. During this period, the McLaughlins listed their farm as a dairy farm on the census records.

In 1935, the farm was sold to Burton Ward. He used the property primarily as a source of lumber. In 1937 Ward sold the farmstead and a large portion of the acreage to Dorethea Wilgoose. Reflecting the decline in farming in Vermont and the rise of automobile travel and tourism as major industries, the property since that time has been used primarily as an inn, ensuring the survival of the farm as an agricultural entity. Ms. Wilgoose sold the subject farmstead property to the present owner in 1957.

Some changes have been made to the property, but most have been to the interiors of the buildings. When the McLaughlins owned the farm, the only source of water was a spring flowing constantly through a pipe to a slate sink in the kitchen. During the Wilgoose tenure (1937-57), plumbing and insulation were added, although the spring continues to flow. In 1937 interior decorative woodwork was installed and the roof over the north ell of the house was raised, adding three bedrooms. Everett Marshall again did the carpentry, matching the new work to the 1904 exterior. A one-story kitchen addition was made to the back of the house in 1964.

Today, the McLaughlin Farm serves an inn and conference center. Many of the activities traditionally associated with a farm are still carried on, as Ann Day, the owner, maintains two large vegetable gardens and raises Scottish Highland cattle, sheep, horses and chickens. In addition, the sugar woods are being regrown, the wooded section of the property is under a forest management program, and a conservation easement has been placed on the land to ensure that this use continues into the future.

The farmstead today embodies the history of farming in the Mad River Valley. It has changed, adapting bit by bit to accommodate changes in the economy and the farming techniques, while retaining the original patterns of its buildings, pastures, and woodlands. The field patterns and clusters of human activity determined by surviving walls, fences, buildings and continuous similar land use in the district are significant as important aspects of the agricultural cultural landscape common to the mountainous areas of New England.

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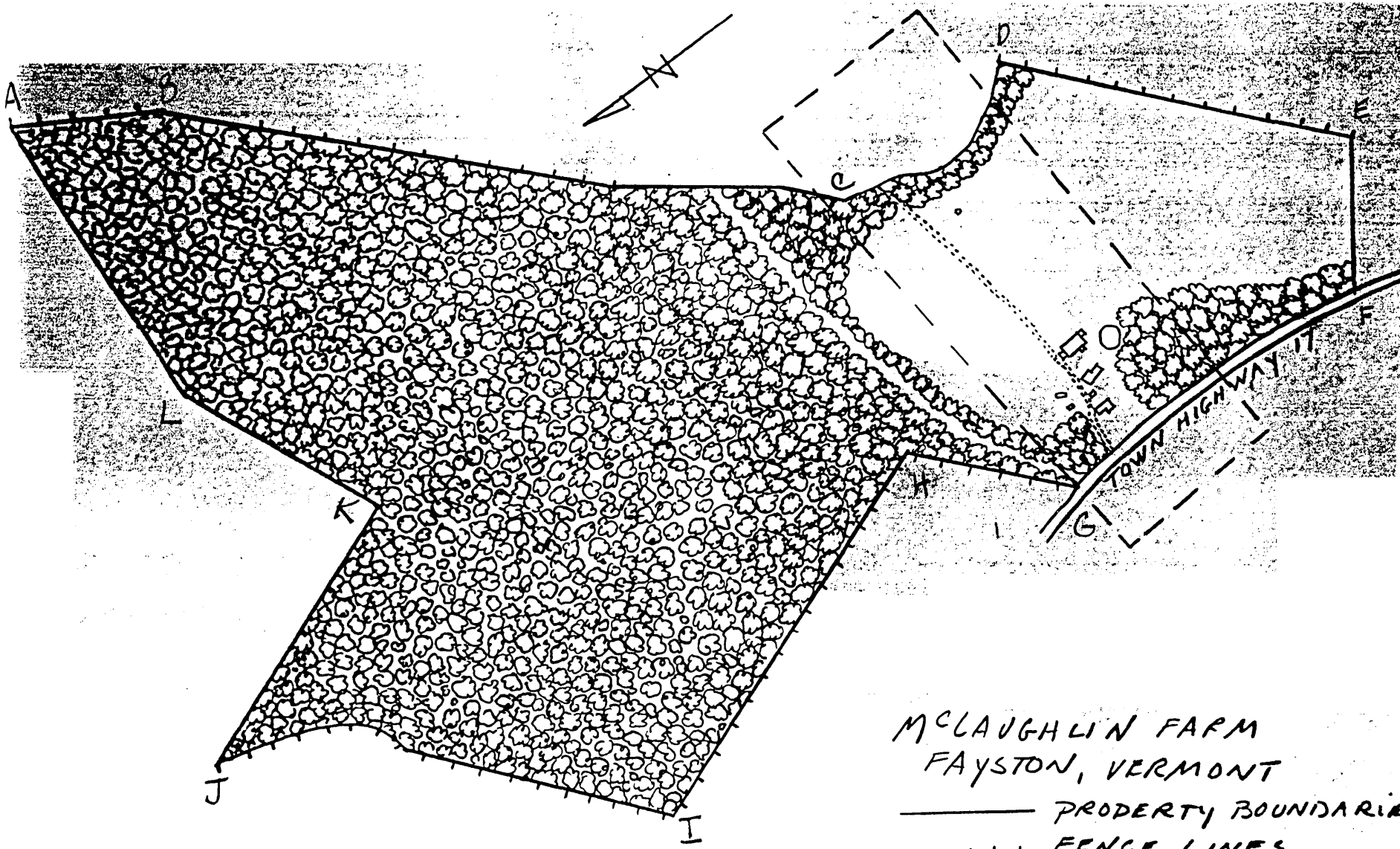
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GEOGRAPHICAL DATA

Verbal Boundary Description: The boundary of the McLaughlin Farm is shown as the solid line on the accompanying survey map entitled "Knoll Farm Property, Fayston Vermont, May 1974", and as described in the current deed as registered in Book 20, page 121, June 6, 1957, located in the Town Clerk's Office, Fayston, Vermont.

Boundary Justification: The boundary, the current lot of land associated with the nominated property, includes the house, barns, outbuildings, gardens, orchard, spring, pond, fences, pastures, fields, woodlands and other landscape features that have been historically a part of the McLaughlin Farm, and that have maintained their historic integrity. The boundaries are sufficient to convey the original context of the property.

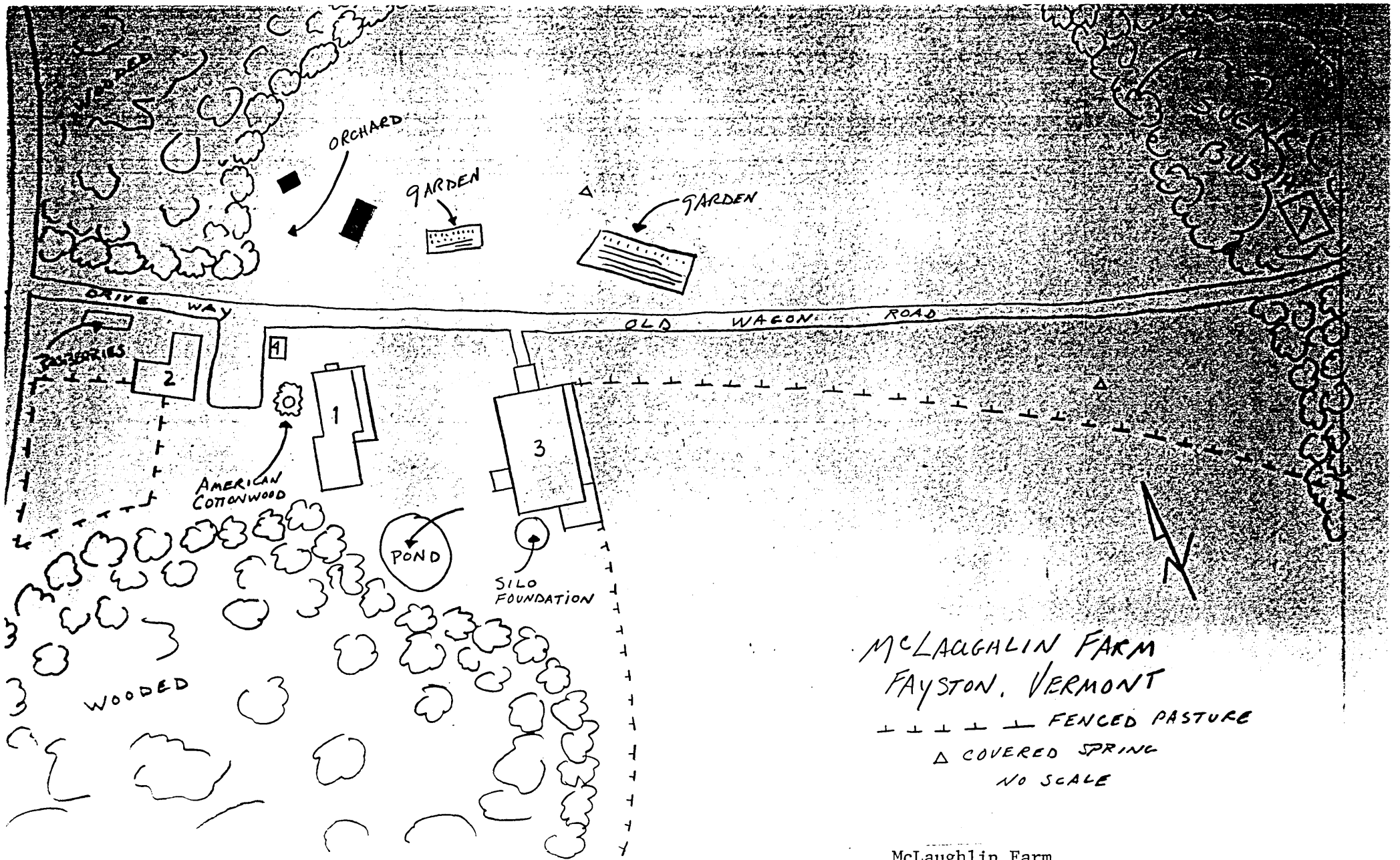


MCLAUGHLIN FARM
 FAYSTON, VERMONT

- PROPERTY BOUNDARIES
- ||||| FENCE LINES
- ☁☁☁ WOODED ACREAGE

SCALE 1" = 200'

McLaughlin Farm
 Washington County, Vermont

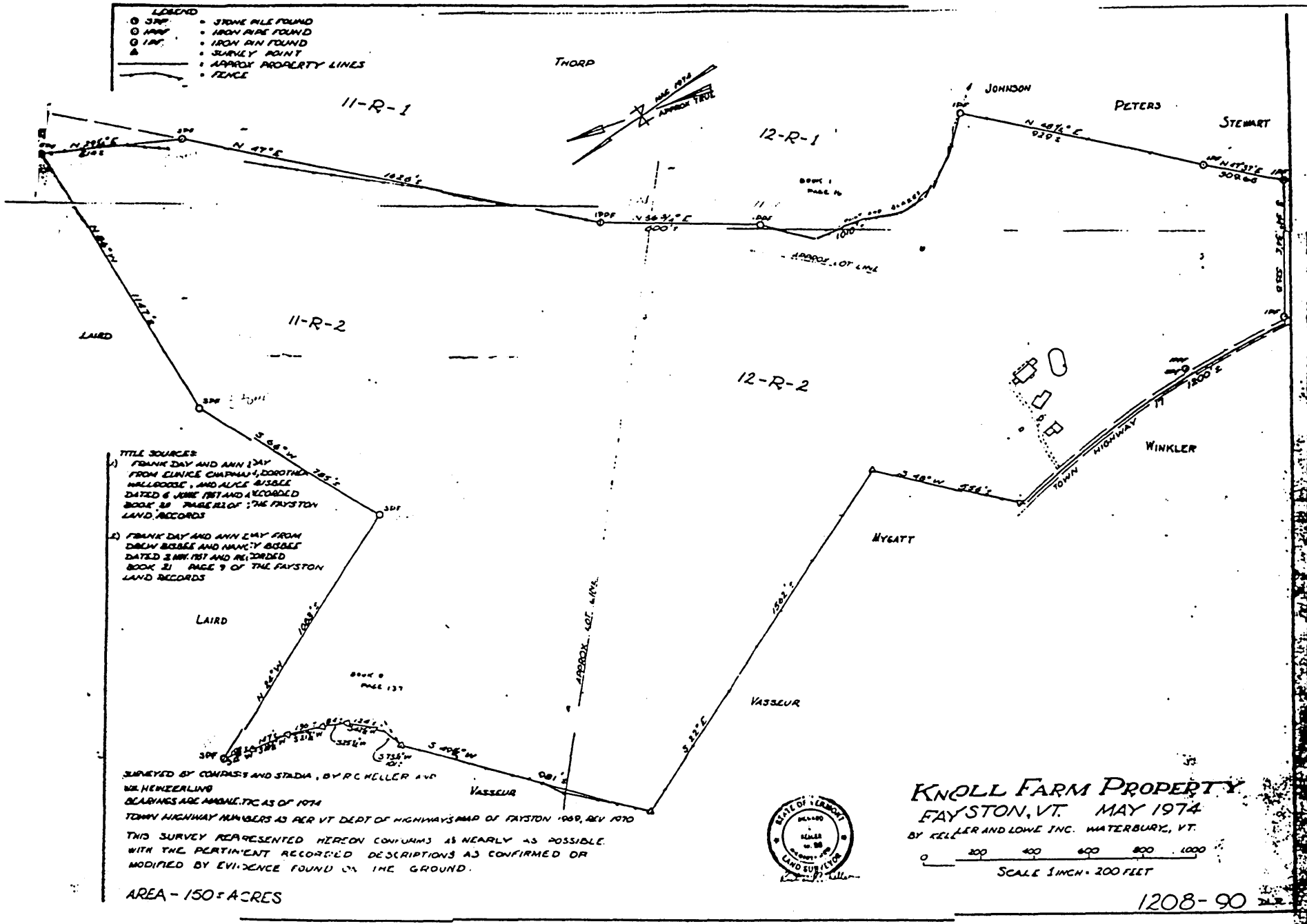


McLAUGHLIN FARM
 FAYSTON, VERMONT

--- FENCED PASTURE
 Δ COVERED SPRING
 NO SCALE

McLaughlin Farm
 Washington County, Vermont

- LEGEND**
- 3PP • STONE PILE FOUND
 - 1PP • IRON PIPE FOUND
 - 1AP • IRON PIN FOUND
 - ▲ • SURVEY POINT
 - • APPROX PROPERTY LINES
 - • FENCE



TITLE SOURCES

1) FRANK DAY AND ANN DAY FROM CLINCK CHAPMAN, DOROTHY WILLOOSE, AND ALICE BUSBEE DATED 6 JUNE 1871 AND RECORDED BOOK 20 PAGE 12 OF THE FAYSTON LAND RECORDS

2) FRANK DAY AND ANN DAY FROM DEWEY BOBBE AND NANCY BOBBE DATED 3 MAY 1871 AND RECORDED BOOK 21 PAGE 9 OF THE FAYSTON LAND RECORDS

SURVEYED BY COMPASS AND STADIA, BY R.C. KELLER AND W.E. HENKELING
 READINGS ARE MAGNETIC AS OF 1974
 TOWN HIGHWAY NUMBERS AS PER VT DEPT OF HIGHWAYS MAP OF FAYSTON 1969, REV 1970
 THIS SURVEY REPRESENTED HEREON CONFIRMS AS NEARLY AS POSSIBLE WITH THE PERTINENT RECORDED DESCRIPTIONS AS CONFIRMED OR MODIFIED BY EVIDENCE FOUND ON THE GROUND.

AREA - 150 ± ACRES



KNOLL FARM PROPERTY
 FAYSTON, VT. MAY 1974
 BY KELLER AND LOWE INC. WATERBURY, VT.

0 200 400 600 800 1000
 SCALE 1 INCH = 200 FEET

1208-90

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PHOTOGRAPHS

This information is the same for all photographs:
McLaughlin Farm Fayston, Vermont
Credit: Mary Jo Llewellyn Date: July 1989
Negatives filed at the Vermont Division for Historic Preservation

Photograph 1

Description: View looking south. High-drive barn (#3), farmhouse (#1), red shed (#6) and two gardens.

Photograph 2

Description: View looking east. West side of farmhouse (#1).

Photograph 3

Description: View looking southeast. East (rear) and north side of farmhouse (#1).

Photograph 4

Description: View looking northwest. East (front) and south side of bank barn (#2).

Photograph 5

Description: View looking southeast. North and west sides of high-drive barn (#3).

Photograph 6

Description: Historic view of high-drive barn (#3), c. 1930.

Photograph 7

Description: View looking west. East side of high-drive barn (#3).

Photograph 8

Description: Historic view of construction of high-drive barn (#3), showing farmhouse (#1) and bank barn (#2).

Photograph 9

Description: View looking south. Pump house (#5) and red shed (#6).

Photograph 10

Description: View looking northeast. Front (west) lawn, milkhouse (#4), red shed (#6), farmhouse (#1), and American Cottonwood tree.