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United States Department of the Interior
National Park Service

DEC 02 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name The Heights
other names/site number Thaddeus Cha man House

2. Location

street & number South Street (Vermont Route 30) N/A not for publication
city, town Middlebury N/A vicinity
state Vermont code VT county Addison code 001 zip code 05753

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>5</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>N/A</u>	<u>N/A</u> structures
	<input type="checkbox"/> object	<u>N/A</u>	<u>N/A</u> objects
		<u>6</u>	<u>0</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

True Silberman November 30, 1988
Signature of certifying official Date
Vermont
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Allores Byer 12/29/88
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Agriculture/agricultural outbuilding

Current Functions (enter categories from instructions)

Domestic/single dwelling

Agriculture/agricultural outbuilding

7. Description

Architectural Classification

(enter categories from instructions)

Queen Anne

Italianate

Materials (enter categories from instructions)

foundation marble

walls brick

weatherboard

roof asphalt

other wood

Describe present and historic physical appearance.

The Heights is a well-preserved property approximately 30 acres in size located on the outskirts of Middlebury village. It includes an 1870 brick house with extensive Queen Anne style alterations made in 1887, a carriage barn, playhouse, springhouse, gas house, several foundations, a terraced garden site, and grounds with many of the original plantings and landscape features. All buildings, which are set well back from the road at the end of a long driveway, retain their original locations, settings, and are exceptional for their late 19th century associations, which remain intact.

1. Thaddeus Chapman House, 1870/1887

Exterior:

The Thaddeus Chapman House is a large, 2 story, brick veneer building, somewhat irregularly shaped, whose appearance dates from its original 1870 construction and its 1887 remodeling. The front and rear sections of the house are both capped by an asphalt shingle-covered hip roof punctuated by a variety of dormer windows added during the remodeling, and chimneys. The original roof was standing seam and block soldered metal. The large front section, three bays wide, is oriented north-south. Projecting from its front (east) wall is an expansive porch with an enclosed sleeping porch above, from its south side a smaller two story section with a canted corner end, and from its northeast corner a hip-roofed porte cochere. Projecting from the rear (west) wall of the main block is the two story rear block, slightly shorter and narrower than the front block, four irregularly spaced bays deep and oriented east-west.

The bricks of the front half of the house are re-used, and are a little smaller and not as hard as the bricks in the back half. All bricks are laid in running bond. The foundation walls of the front half are faced with smooth blocks of white marble, while those of the rear block are built of rougher and darker stone.

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Main Block:

The main block of the house is framed by large ever-green trees. Running under the eaves is the original wooden cornice, which has simply curved wooden brackets separated by raised panels. Underneath is a band of paneled and corbelled brickwork. Windows, two over two sash with louvered shutters unless otherwise noted, have wooden sills and molded cornice caps with small brackets that match the feet of the sills.

The first floor of the front (east) wall of the main block is sheltered by a broad, shed-roofed porch, that is three bays wide and stretches across its width. The porch, which dates from the 1887 remodeling, has eavesline dentils and a paneled ceiling with heavy paneled beams. The middle bay of the porch is framed by a grouping of four columns atop one paneled pedestal on each side of the wooden stairs leading up to the main entrance to the house. An airy, wooden, fretwork valance stretches between this opening. Above this central bay is a c.1916 enclosed second floor sleeping porch, which has wood shingle siding and is screened in on all three sides. This originally was a large, open air balcony, edged by a balustrade with elaborately turned balusters, that was added during the 1887 remodeling. Centered above the sleeping porch is a large gabled dormer, which has an arched opening leading out to a balcony supported underneath by two sets of large, paired wooden brackets.

Attached to the right (north) end of the porch is a brick porte cochere, added in 1887, which is covered with a sheet metal hip roof. This roof is "supported" underneath by two massive beam trusses. The wall of the north side of the porte cochere is an open inverted brick Roman arch (the arch opening is at the top under the roofline rather than at the ground). Running under the bottom of the arch is a band of corbelled brickwork. Wooden "impost" blocks are found near the tops of all four brick piers. They jut out slightly to support one foot high wooden columns.

In the middle of the front wall is the central entry--a heavy paneled oak door with a large pane of glass in the upper half. It is framed by sidelights and a transom, all

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large panes of glass with beveled edges. This glass was installed c.1940 by the present owner's mother and replaced the original panes of colored glass (a common feature of Middlebury houses built in the 1870s). At the leftmost (southmost) end of the first floor, a large, one over one window abuts an identical window at the rightmost (eastmost) end of the south wall to form a distinctive corner window that also dates from the remodeling.

The prominent feature of the north side wall of the main block is an exterior chimney dating from the 1916 remodeling of the living room. The chimney has an inset paneled arch on the first floor and a corbelled top. It is framed on both floors by two over two windows, those on the second floor being shorter than those on the first. On the attic level, the chimney stack bisects the front of a gabled dormer, which is lit by two, short, one over one windows.

The south side wall of the main block, which has projecting from its left (western) half the canted end wing, has the corner window on the first floor and a two over two window above. The gabled dormer, sided with wood shingles, has an eight over eight window in its right half. Running across the front (east) wall of the wing is a two story porch built in the remodeling. This porch has an airy, open valance under the roofline of the first floor. The second floor of the porch has two posts with bulbous turnings and a balustrade with square balusters. The porches are reached on each floor by doors located in the center of the walls. Both floors of the southern canted end of this wing have one window in each of its three sides. All second floor windows are one over one sash, with a row of small stained glass lights running across the top of the upper sash. The only opening in the west side of this wing is a small, shed-roofed attic dormer (its window consists of a row of nine vertical lights).

The west wall of the main block is only exposed at its northern end. The southern end of this wall is where the rear block of the house is attached. The first floor has three, narrow, one over one windows tied together visually by sharing the same lintel and sill. On the second floor is a two over two window.

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Rear Block:

The rear block of the house has a simple, wooden cornice under the eaves and below that a band of vertical bricks set in a sawtooth pattern. Windows are two over two with wooden sills and louvered shutters unless otherwise noted. First floor windows have cornice caps that match those of the main house block, while those on the second floor have plain wooden lintels.

Running across much of the south wall of the rear block is a four bay wide, one story porch, dating from the remodeling, with thick turned posts, closely spaced square balusters, and a metal, standing seam, shed roof. It is reached by a set of steps in the third bay. The first floor of this wall has from left to right (west to east): a paneled door with two panes in the upper half; a window; a shallow, two-sided bay window consisting of two one over one windows with wooden panels below (each upper sash being surrounded on the outside edges by small, colored lights); another paneled door; and a window. None of these windows have shutters. The second floor has four windows, somewhat irregularly spaced. Distinguishing the hip roof above are two, small, shed-roofed dormers added in the remodeling with nine vertical lights. In the cellar wall to the left of the porch is a small window.

The rear (west) wall of the rear block has on the first floor, from left to right (north to south), a six over six window, a door with four molded panels that is topped by a four light transom and reached by a set of wooden steps, and two, two over two windows. The second floor has two windows, located above the first floor end windows. Centered in the middle of the roof is a gable dormer whose front is entirely filled with small panes of glass. The cellar wall has three openings that originally were arched but now have marble lintels. The left and right openings are filled with four-paned windows and to the right of the center of the cellar wall is a wooden hatch door.

The north side wall of this block is four bays wide. It is distinguished by a two story shed-roofed, oriel window with scalloped shingle-siding that was added in the remodeling to light the stairhall rising up to the spacious attic.

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This window is visually supported by two wooden brackets above a short six over one window in the left (eastmost) bay. The second floor level of the oriel has three one over one windows, above that a small, denticulated cornice, and above that four adjoining windows lighting the attic level of the stairs. The remaining three bays of the north wall are filled with six over six windows on the first floor and two over two windows on the second. There are also three small cellar windows with marble lintels.

Interior:

The interior of the house has nearly matching floor plans on the first and second stories of the main block. The plans of both floors of the rear block are more irregular. Under the ample hip roof of both sections is a third floor attic. In the main block all the downstairs rooms, all but two of the upstairs rooms, and the attic rooms were completely remodeled in 1887. In the back section the southern rooms on the first floor, the bathrooms and closets on the second floor, and the western room in the attic were also remodeled at the same time.

Main Block:

The floor plan of the main block consists of a wide and L-shaped central hall with the wide base of the "L" at the rear (western end) of the main block; a southeastern room (library downstairs and bedroom upstairs) filling the crook of the "L"; to the north of the hall a large, long room on the first floor and two rooms on the second; and one large room (dining room downstairs and master bedroom upstairs) with canted corner end walls (both north and south) in the wing that projects from the south side. Nearly all rooms are distinguished by rich woodwork that came from Thaddeus Chapman's business. Floors are all narrow width boards. All doors, unless otherwise noted, have two horizontal panels in the bottom half and two vertical panels in the top half. On the first floor all door knobs, plates, and hinges are brass with raised Eastlake style ornament. The plates and hinges on the second floor are similar, but door knobs are made of either wood or porcelain. Door and window surrounds, unless otherwise noted, are heavily molded with rectangular molded cornerblocks. Most downstairs doorways

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are equipped with brass rods for portieres.

The heart of the first floor is the spacious hallway with its rich oak woodwork that is reached by passing through the main door in the front (east) wall, the small vestibule with walls of stippled stucco, and a semi-elliptical, archway framed by molded wood and with a paneled reveal. In the area before the archway is a glass and wrought iron light fixture that also likely dates from the 1887 remodeling. The walls have a wainscot of molded vertical wood below. The originally stuccoed walls in this area were later replaced by plaster. The ceiling is enriched by wooden cross-hatching.

The hall is particularly distinguished by two features: the fireplace on the south side wall and the staircase at the rear (west wall). The large fireplace has a heavy mantelpiece, whose frieze is ornamented by sumptuous floriate carving and is supported by two unusual, carved columns with stylized Corinthian capitals. Two rows of unglazed, molded terra cotta tiles frame the firebox opening. The hearth consists of red, unglazed tiles surround by a row of dark green glazed tiles.

The oak stairway is visually framed by semi-elliptical archway that matches the other one nearer the front door. The stairs are arranged in the shape of a broad "U." The square newel post is noteworthy for its diagonal "fluting" and near the top foliate carving that matches that of the mantelpiece frieze. Smaller, matching posts are found on the corner turns going up the stairs. Built in-between the sides of the "U" is a wooden seat. Tucked in to the north and under the stairs is a small bathroom that is paneled with dark, varnished, horizontal, beaded edge boards. This originally was a clothes closet. In the floor is a trap door (now closed off) with a ring, which leads to a marble staircase going down to what was the wine cellar.

The long north room (living room) is reached from the hall by two doors. Distinguishing features are the tiger birch woodwork and the fireplace in the middle of the exterior (north) wall. The fireplace has paired, thin, engaged, fluted Corinthian columns on each side of the opening. Above the columns, there are raised floral medallions in the

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frieze blocks. This room was originally two rooms divided by sliding doors. In 1916 Thaddeus Chapman had the two rooms made into one and installed the fireplace and exterior chimney.

The southeast corner room, the library, is reached by sliding doors from both the hall and the dining room. Outstanding features include the plaster coved cornice and in the southeast corner of the room paneled, cherry, woodwork around the corner windows and underneath a built-in seat with velvet upholstery.

The cherry woodwork in the oblong eight-sided dining room at the south end of the main block was painted c.1945 by the mother of the current owner. The room is noteworthy for its ceiling, which has molded beams running across it in a grid pattern; the delicate, molded cornice with a row of leaves near the bottom; and the fireplace, which is tucked into an arched alcove in the middle of the north wall. The simple mantel has a row of dentils running under its shelf. The hearth consists of glazed amber brown tiles surrounded by a row of glazed, dark green patterned tiles.

Upstairs in the main block, the two north bedrooms retain their original Italianate period woodwork while the other two rooms and hall have features from the 1887 remodeling. All rooms have cast iron registers, floors of narrow boards, and panels under all the windows unless otherwise noted.

The two north bedrooms have windows and four-paneled molded doors that are topped by molded lintels consisting of a fillet and a cyma recta molding below.

The southeastern bedroom is connected to the south bedroom by a sliding door. The north and western walls of the southeastern room meet in a curve, so that from the hallway this corner has a visually more gentle projection into the hall than if it were a corner at right angles. The distinguishing feature of the southeast bedroom is the fireplace in the west wall. The mantelpiece has a coved shelf and above that small shelves on each side of a built-in bevel-edged mirror. Surrounding the fireplace opening are dark glazed tiles that alternate with amber glazed tiles

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with a stylized sunflower pattern.

The airy, oblong, eight-sided master bedroom, above the dining room, has sweeping views of the Green Mountains from the east and south windows. The fireplace is located in an arched niche located in the north wall directly above the one in the dining room. The mantelpiece has thin, carved Corinthian columns with exaggerated volutes, immediately above them frieze blocks ornamented by carved sunflowers, and a rectangular block in the center of the frieze trimmed by a carved swag. The firebox surround consists of glazed, mottled tiles. The hearth is glazed golden brown tiles. There are no panels beneath the windows in this room.

A set of double doors (with a large glass pane in the top half) at the east end of the hall leads to the front (east) sleeping porch.

The attic of the main block has a short hall in the center, a large ballroom/playroom across the front (east) of the house, a trunk room to the south above the master bedroom, and a large closet to the north. Doors and moldings are the same as those on the main floors of the house. The trunk room has plastered walls. The closet has built-in wooden drawers under the slope of the hip roof.

The walls of the large ballroom have paneled wainscoting, which matches the first floor hall wainscoting, and plaster above. In the center of the east wall is a door that leads out to the balcony. This door has two horizontal panels on the bottom and two vertical panes of glass in the top half, and is framed by nine over nine windows on each side and a multi-paned transom above. Built into each corner of the room under the eaves are closets with paneled doors. At the north and south ends of the room are raised platforms. The southern platform has doors in its end walls (north and south walls) that lead to a passageway under the eaves in back of the platform, so the children of the house could go from one side of the "stage" to another for performances.

Rear Block:

The interior plan of the rear block of the house is

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irregular on all floors. The first floor is reached from the outside by a door in the middle of the rear (west) and two doors in the south wall. The appearance of most rooms, unless otherwise noted, dates from the 1887 remodeling.

The first floor of the rear block contains the following rooms (going clockwise from the southeast corner to the southwest corner): an L-shaped hallway that runs from the rear of the great hall in the main block of the house around a butler's pantry in the southeast corner of the rear block to the eastmost door in the south wall; an office; small storage room; a bathroom/dressing room for the hired man in the southwest corner; a hall leading from the back door in the middle of the rear (west) wall; a pantry in the northwest corner; a set of enclosed stairs to the second floor; and a kitchen in the northeast corner.

The L-shaped hallway is lined with the same molded board wainscot as is found in the great hall of the main block. The southeastern butler's pantry is lined with built-in shelves and cupboards, and has a copper-covered counter and a sink where the dishes and glasses were washed.

The office was used by Thaddeus Chapman for his business. Its distinctive features include wainscot matching that in the hall, two shallow corner closets in the northern corners of the room, and a round heating register in the point of the two-sided bay window in the south wall. The adjoining, narrow, storage room to the west is lined with horizontal beaded edge boards, and has a marble sink in the northeast corner, built-in shelves above the connecting door in the east wall, and built-in cupboards and shelves covering half of the west wall. The southwest corner room for the hired man is lined with vertical board wainscot and has a marble sink, bathtub, and enclosed water closet.

The large, southwestern corner pantry has built in cupboards and drawers along its back (west) wall and built-in shelves lining the inside (east and south) walls. Enclosed stairs run outside the east wall of the pantry. Under the south end of the stairs is a door leading from the back hall to the cellar.

The spacious kitchen has a wainscot of vertical beaded

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edge boards. In the middle of the south wall is a long, cast-iron heating register and in front of that is a cast-iron wood stove. Along most of the east wall is a built-in counter with a large, marble sink and underneath the present countertop (dating from the early 1900s) the original copper countertop. Next to the door in the south wall are speaking tubes, which lead to the master bedroom, barn, and to the attic play/ball room.

The second floor of the rear block consists of the following rooms (going clockwise from the southeast corner to the northwest corner): a bathroom for the master bedroom in the main block; two closets; a southwest corner bedroom; a small rear (western) bathroom; a small bedroom in the northwest corner; the stairs; a bedroom in the northeast corner; and a hall that runs east/west much of the length of this section.

The master bathroom, with painted, paneled wainscot, is connected to the master bedroom in the main block by a door in the east wall. It originally was a dressing room. In the east wall near the ceiling is a small Queen Anne window that has stained glass panes of glass surrounding a center pane. This window looks out into the hall of the main block. Between the bathroom and the southwest corner bedroom are two closets, a small one for the bathroom and a larger one for the bedroom. The larger one has an enclosed water closet with beaded edge board walls in its northern half. The southwest bedroom has a simple, molded, wooden cornice around the ceiling.

The small bathroom and the northwest corner bedroom were originally one room that was divided in the early 20th century. The bedroom has a small closet reached through a door in the east wall. The northeast corner bedroom, which has a closet reached through a west wall door, has woodwork that matches the southwest corner bedroom.

The attic above the rear section is reached by going down several steps from the rear of the hall in the attic of the main house. This rear attic has a hall, with a wainscot of vertical, beaded edge boards, and three rooms. All doors have four molded panels and have surrounds similar to those of the north bedrooms on the second floor of the main

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block. These doors and surrounds are original to the house.

The rectangular room in the southeast corner of this section houses a large metal reservoir for water. This tank was installed after the Chapmans began getting town water (probably in the early 20th century). This room has a horizontal, beaded edge board wainscot and is lit by a dormer window added in the 1887 remodeling.

The spacious western room across the rear of the house, the billiard room, is tucked under three slopes of the hip roof. The straight walls are covered with unfinished, vertical, beaded edge boards, while the sloped walls are plastered. In the northwestern corner of the attic is a large closet with built-in drawers.

The cellar under the entire house is divided up into a number of rooms, both large and small. These rooms originally housed or included a cistern, laundry room, coal furnace for steam heat, root cellar, work room for carpentry, and a wine cellar.

2. Playhouse, c.1887

About 100 feet to the north of the house is a small, one story, wood frame playhouse with its gable front facing east. It was built by Thaddeus Chapman for his two daughters possibly about the same time as the remodeling of the house in 1887. It has a concrete foundation (a replacement) and asphalt shingles cover its shallowly pitched gable roof. The clapboard siding is varied on the front and rear by two bands of imbricated shingles. All door and window openings (which have one over one sash) have peaked lintelboards. The front entry (a four paneled door with a simple wooden screen door) is flanked by two windows and sheltered by a wooden porch with a shed roof. The back wall has the same fenestration. The south wall has two windows and the north wall none.

The electrified interior has a front (east) room and a rear kitchen with a pantry in the northwest corner. Floors are wood. The front room walls have a painted wainscot of vertical, narrow, beaded edge boards and are wallpapered

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above. The kitchen, which has a small wood-burning stove in the southwest corner (a tin stovepipe projects through the roof), is paneled with varnished, horizontal, beaded edge boards. A trap door in the kitchen floor leads to the dirt floor below. The pantry walls are lined with shelves.

3. Carriage Barn, c.1870 with later additions

Located to the rear (west) of the house at the end of the driveway that runs along its south side is a wooden, clapboard-sided carriage barn with one main section, whose eaves-front faces the road (east), and three smaller sections to the rear (west) and north side. All sections but one (to be noted) have roofs covered with sheet metal.

The main and largest section of the barn (called section A here) is two stories high and sits on a fieldstone foundation that is faced with cement in the front (east). Its gable roof is crowned by two evenly spaced cupolas with louvered sides, cornice brackets on the corners, and four-sided concave roofs. The south cupola is topped by a horse weathervane. Running under the eaves on the north and east sides of the barn are paired cornice brackets. At each end of the east, eaves-front wall is a large entryway topped by a peaked lintelboard. The south (left) doorway has been boarded up and has a small one over one stall window in its right half. The original sliding door on the north end still remains. Between the two doors are six, one over one, stall windows. On the second floor there is a hay loft door above the second of these windows and another above the north end door. In the middle of the wall under the eaves is a small window with two horizontal lights.

The south, gable end wall has three evenly spaced one light windows on the first floor and a two over two window above. The rear (west) wall has a one story section (described below as section C) built onto its northern half. In the middle of the southern half of this rear wall is a door (with two raised panels on the bottom and two lights in the top), and on the second floor an opening with a six light sash in the upper half and a hinged door in the bottom half. Built along the north gable end wall and the north wall of section C is a one story, flat-roofed addition (de-

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scribed below as section B). The second floor of the north wall of the main barn has a two over two round arched window flanking a door and lighting the gable peak is a six over six window.

Inside are seven stalls for livestock, where Chapman's fine Morgan horses were stabled, a harness room (originally heated by a steam heat pipe from the house), and storage rooms in the southern half of the barn. In the northern half is a larger room for carriages and now tractors. Upstairs are the original hay loft, granary, and a storage area.

Section B, added in the early 20th century as a garage, is one story high with a flat roof. Its front (east) and rear (west) walls rise about one and a half feet above the roofline. The front wall is nearly taken up by two sliding doors. Its side (north) wall has three evenly spaced two over two windows, and running across much of the width of the rear wall is a small, shed-roofed projection with two, vertical plank doors that leads into the back of the garage.

Section C is a shed-roofed section whose roof is tucked under the eaves of the main barn (section A). Its south wall has a door to the left and two over two window to the right, and upstairs all the way to the right under the roof a small, horizontal, six light window. The west wall has a narrow door in the center and a one over one window to the left (south), which abuts the south wall of the woodshed (section D, built across part of the north wall of this section), and on the second floor a horizontal, six pane window. On the second floor of the north wall is a horizontal, two light window that overlooks the roof of the garage (section B).

Section D, a woodshed, is two stories tall with a marble block foundation and is attached to the northern half of the west wall of section C. The ridge of the gable roof, which is covered with asphalt shingles, runs east/west. The main entrances are two, wide, evenly spaced sliding doors (made of vertical, beaded edge boards) in the north eaves side wall. The west gable end has a hay loft door on the second floor and above that a nine pane window. Lighting the south wall are two, vertical, six pane windows under the

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eaves. The second floor was used to store sleighs, which were lifted out the loft door by a pulley system.

4. Gas House, c.1880

Approximately 150 feet west of the rear of the house is a small, one story, clapboard-sided building with a brick foundation and a shed roof covered with sheet metal. In the middle of the south wall is a door made of four vertical planks. The east and west walls are each lit by a window with two vertical panes. There are no openings in the north wall. The brick foundation is built into the side of a steep bank, so the west wall is partially exposed. Cement steps that cut into the bank lead down to a door in the middle of the west wall. Inside there is a large gas generator, inscribed "J. B. Cole of New York," which made the illuminating gas used on the property.

5. Ice House/Shed foundation, c.1880

About 100 feet west of the carriage barn is a rubble stone foundation built into the hillside that measures approximately fifteen feet by fifteen feet. This was the foundation for a combination ice house and shed or barn, which was moved to a site in West Salisbury after the mother of the current owner gave it away. The tops of the east and north walls are exposed, while both the tops and much of the sides of the west and south walls are exposed. The ice house was on the bottom and was reached through an opening (still visible) in the west wall of the foundation. The main floor was used for storage.

6. Springhouse, c.1885

About 150 feet below (to the west of) the generator house is the springhouse. It is a small, rectangular, one story building on a fieldstone foundation, and is distinguished by a Mansard roof (covered with asphalt shingles) and the imbricated wooden shingle siding. The door, made of horizontal, narrow, beaded edge boards, is in the center of the south wall, and there is a small one over one window in

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the middle of the north wall. Inside, the walls leading down to the spring are lined with gray marble blocks.

7. Springhouse foundation, c.1885

About 75 feet to the east of the springhouse is the concrete foundation of another springhouse. The two windmills, which used to pump the water to the house and barn, no longer stand. Their footings are not visible.

Landscape and grounds

The grounds included in the nomination, while somewhat overgrown in some areas, remain much as they were in the late 19th century. The property is an approximately 30 acre parcel, rectangularly shaped, fronted to the southeast by Vermont Route 30 (South Street), and is defined on the the northerly side by the West Cemetery and St. Mary's Cemetery, and on the westerly and southern sides by fencing. From the road the grounds slope gently upward toward the house. The house, carriage barn and playhouse stand on a relatively large flat area. Beyond (to the west of) the carriage barn the ground slopes downward rather steeply (see the enclosed USGS map showing the property for a map of the terrain). On the grounds are many mature maple, elm, and evergreen trees. Noteworthy features of the grounds are described below (see also the attached sketch map).

In front half of the land in front of the house on both sides of the driveway are hay fields. The south side of the driveway is lined with lilac bushes along the bottom half and cedar trees at the top. On the north side are large Norway spruces. The same evergreens run along the side of the road and along the northern border with the cemetery.

The northern part of the large expanse of grounds in front of the house and on the north side of the driveway is bisected northerly/southerly by a long-established hedgerow. In this hedgerow are a number of large beech trees, probably planted about the time the house was first built.

To the north of the hedgerow are trees remaining from a

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late 19th and early 20th century apple orchard.

To the northwest of the hedgerow and bordering on the West Cemetery is the family cemetery plot. It has one large memorial stone and smaller stones cut with initials to mark each burial plot. Engraved on the large stone are the following names and dates:

T. Miner Chapman	1845-1922
Jessie Chapman	1853-1933
Daniel Cook Noble	1861-1915
Basil Kodjbanoff	1877-1949
Florence Chapman Kodjbanoff	1879-1976

(Jessie was Thaddeus M. Chapman's wife; Daniel Noble and Basil Kodjbanoff were their sons-in-law; and Florence was their daughter).

Immediately in front of the house are several very large Norway spruces that probably were planted in the last quarter of the 19th century. Along the sides and rear of the house are more lilacs and some small bushes. Just in back of the house are several, old, large gray and white birches. Other notable trees on the lawn area include pears, larches, and chestnuts.

In the area just to the north of the house and behind the playhouse is the site of Jessie Chapman's original formal garden. Square in shape, it is bounded on two sides by hawthorn trees. Although most of the original flower beds no longer exist, the sundial does remain.

In the pasture south of the driveway and carriage barn were two buildings used by Thaddeus Chapman in his lumbering business. One was used to dry lumber and the other was for lumber storage. No visible traces of these buildings remain. In back of the barn is the barnyard, fenced in with barbed wire and still in use.

There is a large, three-tiered, terraced area with a flat bottom just below (west) and to the north of the gas house. During the early 20th century the upper tiers were planted with grape vines. Other crops grown on these terraces included asparagus, corn, raspberries, and other

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fruits and vegetables. Although these crops are no longer grown here, the original shape and layout of the terraces remain. In 1923 or 1924 the area enclosed by terraces was used as an amphitheater by Professor Sandford of Middlebury College for his Latin play.

Woods with a variety of trees run from the area west of the apple orchard and the terraces, wrap around the western (back) edge of the terraces, and run down the steep slope to the western edge of the property. This slope area originally was wooded, and while some trees are old many others probably date from the last fifty years.

Down the slope below (to the west) of the springhouse is a very small pond, where the children in the family learned to swim. It originally was lined with marble and had small marble seats around it. In recent years the pond has been vandalized and the marble blocks were pried away and thrown into the middle of the pond. The marble seats are now gone.

The area to the south of the pond and springhouse originally was a pasture and area where the family played golf and now has grown up with saplings and small trees.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
1887
1870

Significant Dates
1887
1870

Cultural Affiliation

Significant Person

Architect/Builder
Smith, Clinton

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Heights, with its well-preserved grounds and buildings set well back from historic Vermont Route 30 at the southern outskirts of Middlebury village, is significant as an outstanding example of an intact late 19th century Vermont country estate. Developed by prominent Middlebury businessman Thaddeus M. Chapman, it has remained in the hands of the same family since 1875. The large brick house, built in 1870, is architecturally important because the extensive Queen Anne style remodeling of 1887, which made use of lumber from Chapman's business, is an excellent example of the work of Clinton Smith, one of Vermont's most prominent late 19th century architects. Also of architectural importance and contributing to the overall character of the property are the intact late 19th century outbuildings, including a carriage barn and rare examples of a playhouse, gas house, and springhouse. The scale and quality of the property's major development in the 1880s also serves as an excellent reflection that this decade was the town of Middlebury's greatest period of prosperity since its initial period of growth from the 1790s to the 1820s.

This property is significant for its architectural merit. The house, a stately, two story, brick Italianate style building, was extensively remodeled in 1887 inside and out in the Queen Anne style by architect Clinton Smith of Middlebury. This remodeling was skillfully designed and executed, using quality materials from Thaddeus Chapman's own lumber business and fine workmanship. The house compares favorably to the numerous distinguished buildings designed by Smith in Middlebury and environs and throughout the state. Smith was one of Vermont's best known late 19th century architects and later achieved national significance by serving from 1891 to 1905 as the chief of construction and repair for the United States Department of War. (He was appointed to this post by then Secretary of War, Redfield Proctor of Proctor, Vermont.)

The well-preserved outbuildings and grounds making up this property are also of major significance. The carriage barn with its attached sheds and garage is virtually intact, both inside and out. Other outbuildings on the property are rare surviving examples of their types. The play-

See continuation sheet

9. Major Bibliographical References

Andres, Glenn M. A Walking History of Middlebury. Middlebury, Vt.: Middlebury Bicentennial Committee, 1975.

Beers, F. W. Atlas of Addison County, Vermont. Philadelphia: F. W. Beers, 1871.

Child, Hamilton, ed. Gazetteer and Business Directory, Addison County, Vermont. Syracuse, N.Y.: Journal Office, 1881.

Jones, Robert O. "Documented Works of Clinton G. Smith." Typescript, c.1980. Middlebury, Vt., Sheldon Museum Library.

_____. "Clinton G. Smith." Typescript, c.1980. Middlebury, Vt., Sheldon Museum Library.

See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property + 30 acres

UTM References

A 18 646060 4873840
Zone Easting Northing

B 18 645900 4873660
Zone Easting Northing

C 18 645590 4873675

D 18 645900 4873980

E 18 645860 4873980

See continuation sheet

Verbal Boundary Description

This property, approximately 30 acres in size, is located on the northern side of Vermont Route 30 in Middlebury. Its precise boundaries are unknown as they have not been surveyed. They are contained within the boundary shown on the accompanying USGS map, which is delineated by the polygon whose vertices are marked by the following UTM reference points: A 18/646060/4873840; B 18/645900/4873660; C 18/645590/4873675; D 18/645900/4873980; and E 18/645860/4873980.

See continuation sheet

Boundary Justification

The boundary, the current lot of land associated with the nominated property, includes the house, outbuildings, family cemetery, meadows, orchards, woods, and other landscape features that have historically been a part of the Heights and that have maintained their historic integrity.

The boundaries are sufficient to convey the original context of the property.

See continuation sheet

11. Form Prepared By

name/title Elsa Gilbertson, Historic Preservation Consultant
 organization N/A date May 30, 1988
 street & number RD #2, Box 3550 telephone (802) 453-2079
 city or town Bristol state Vermont zip code 05443

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house was built for Chapman's two daughters and has both a cast-iron wood stove and electricity. Also unusual are the Mansard-roofed springhouse and the gas house, which still contains the original gas generator that made illuminating gas for the property. The grounds, their original layout nearly intact, include a large terraced garden site and many of the original plantings. The outbuildings and grounds greatly contribute to the late 19th century associations of this property by providing information on many aspects of life during this period.

The property's period of significance is 1887, the year Clinton Smith did the extensive remodeling of the house, and 1870 when the house, a large scale Italianate style dwelling, was first constructed.

Smith made his imprint on the exterior of the building, mainly with the addition of the front and side porches, front door, dormer windows, porte cochere, and north wall oriel window. The paneled brickwork on the chimney is found in many of Smith's masonry buildings of the period. The Roman arch of the porte cochere (here inverted) is inspired by the Richardsonian Romanesque style, which Smith used for several of his large institutional buildings of the period. Smith left many of the original features of the Italianate style house intact, such as its massing, cornice brackets, and most of the windows with their shutters, lintels, and sills. The distinguished presence of the building is further set off by its location--well back from the road on a plateau that is at the top of a gradual rise from the road.

The interior of the house was much more extensively remodeled. The rich new woodwork and ornamentation was skillfully fitted into the existing space and is a strong testament to the skills of Smith and the quality of Thaddeus Chapman's wood products.

The building is also representative of a great period of prosperity in the town of Middlebury. From 1830, when it was the largest town in Vermont, until the 1880s the town had experienced no growth. The year 1887, when Chapman hired Smith to remodel his house, was in the middle of a boom for the town and its businessmen. In 1883 the Burlington Free Press noted that "within the last two or three

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years manufacturing and other business has picked up wonderfully in Middlebury, so that now where everything a few years back was in a state of stagnation, and apparently dead, all is life, activity and business prosperity." These firms sent "lots of money circulating through town," stimulating a wave of residential construction the town had not seen since the early 1800s and dramatically transforming the face of Middlebury village.

Much of this stylish and high quality construction was the work of Clinton Smith and his partner, William H. Allen. Smith, born in Middlebury in 1846, was the most prominent late 19th century architect and builder in Addison county and also achieved great prominence throughout the entire state. During his early years Smith worked with his father George Smith, a builder who had also been a teacher and superintendent of public schools in town. Clinton's first known work was as the man in charge of the considerable and elaborate joinery for Shard Villa, a large, stone, French Second Empire style mansion built between 1872 and 1874 in nearby Salisbury. In 1874 Smith and his father built the wood frame, Romanesque style Brandon Methodist Church (building number 106 in the Brandon Village Historic District, entered on the National Register of Historic Places on December 22, 1976) in neighboring Rutland County.

Although Clinton Smith is not known to have had a formal education, he learned a great deal by first working with his father. He quickly incorporated into his own design vocabulary features from buildings that others had designed but for which he was the contractor. He also learned about design from observations made on a trip he took in 1879 to major northeastern cities to consult with bridge builders.

In 1876, after the death of his father, Clinton Smith became partners with William H. Allen of Downer and Allen, Middlebury sash and blind manufacturers. A number of their early projects were renovations and remodelings of older Middlebury village homes, mainly in the Italianate or French Second Empire styles, and renovations or new construction of commercial blocks. In 1881 they built a new mill for the firm on the Otter Creek falls in the village, which in 1883 employed ten men who made woodwork for sale and for use in their own building projects. Many of these details were

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derived from contemporary architectural handbooks, such as George E. Woodward's National Architect, published c.1869.

In the early 1880s Smith continued his success with more residential work and by designing and constructing several public buildings in his home town--the 1882 Baptist Church, the 1883 Addison County Courthouse, and the 1883 Middlebury Town Hall (respectively, building numbers 97, 160, and 98 in the Middlebury Village Historic District, entered on the National Register of Historic Places on November 13, 1976). During the 1880s the firm also designed and/or built a number of commercial blocks and houses, and some barns. The majority were located in Middlebury and nearby towns, but there also were commissions elsewhere in the state and in New Hampshire and New York. In 1887, the year they made the extensive alterations to the Chapman house, they are also known to have built a toboggan chute in town, a barn, some commercial blocks, a church, parsonage, and schools.

The original house on this property was built in 1870 for Caleb Ticknor, who owned and operated a milling business in Middlebury. The house appears on the map of Middlebury in the 1871 Beers Atlas of Addison County. According to the Middlebury house notebook kept by Henry Sheldon, who in 1882 founded the Sheldon Art Museum, Archaeological and Historical Society, Ticknor's house was built of brick from the schoolhouse on Academy Park. As can be seen today the front block of the house is built of much older and softer brick than the rear section. The schoolhouse Sheldon noted was the three story Academy Building, which was built in 1798 of wood with a brick foundation. It housed the Addison County Grammar School and from 1800 to 1805 Middlebury College. In 1869, two years after a new brick school was built nearby, the academy building was sold to Eli B. Parker. Parker took it down and, according to Glenn Andres in his booklet, A Walking History of Middlebury, reserved the brick, stones, and bell for the School District. It is likely that Parker then sold the bricks to Caleb Ticknor, who used them the next year for the construction of the main block of his Italianate style house on the southwestern outskirts of Middlebury village. He used new bricks for the rear block of the house.

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Caleb Ticknor, with his partner William S. Goodrich, operated a grist mill in Middlebury village from 1869 until they sold it in 1885. Called the Star Grist Mill, it was located in a large, wood frame woolen mill (building number 20 in the Middlebury Village Historic District) originally built in 1837 for Moses Leonard. Ticknor and Goodrich had the mill rebuilt using the original timbers after an 1875 fire.

On April 26, 1875, Caleb and Martha Ticknor sold the house and land to Thaddeus Miner Chapman for \$6,500. According to Chapman's granddaughter and the current owner of the property, Sylvia Keiser, Chapman's uncle gave the property to him as a wedding present.

Thaddeus Chapman, born in 1845, was the eldest of George Chipman Chapman's five children. George Chapman was the founder in the 1820s or 1830s of the East Middlebury Iron Works. Thaddeus grew up in Middlebury. During the Civil War he served as a dispatch carrier, being a fine horseman, and carried messages between his captain and the front line. He attended Middlebury College and then another school, and then went to Minnesota with one of his brothers to start a lumbering business. After a fire burned them out, Thaddeus returned to Middlebury, where he met his future wife, a friend of his sister. In 1875 he married Jessie Hammond, the daughter of John Leonard Hammond and Janet Thomas Hammond of nearby Orwell. They had two children, Jessie Louise (born 1876) and Florence Hammond (born 1879). Hammond was the president of the First National Bank of Orwell from 1863 to 1882.

Thaddeus Chapman became a prominent local businessman. Between 1870 and 1875 he and Charles P. Chapman had in one of the village commercial blocks a business that was succeeded by T. M. Chapman and Company (Thaddeus Chapman, P. Fletcher Chapman, and John Flint). This firm manufactured lumber, lath, and shingles, and dealt in lumber, shingles, dry goods, groceries, general merchandise, and sewing machines. The big lumber drying house for the business was located in the field to the south of Chapman's house. A nearby building was for lumber storage. Both structures are now gone. In 1883 Elijah W. Bird joined the firm (the name was then changed to E. W. Bird & Co.) and the two continued

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as general merchants until 1885 when Chapman retired from this business.

Chapman's other major business interest was a charcoal manufactory and lumber business (Roaring Brook Camp) in Ripton, Vermont, where in a 1881 business directory he is listed as owning 550 acres of timberland and as a farmer with twenty-two acres. That year the charcoal business was noted as having sixty to one hundred employees and four kilns to make 9,000 bushels of charcoal per month. The coal was used by the East Middlebury Iron Works, founded by Chapman's father, which used ore from New York State to manufacture three tons of billet ore a day. This ore was then shipped to Pennsylvania and New Jersey for the final process of making it into steel. It was in Ripton on his twenty-two acres that Chapman also raised Morgan horses. He also owned a farm in Benson, Vermont.

Chapman also had interests in many other community affairs. He served as a Middlebury village trustee and was the chairman of the Republican National Committee in Vermont. He was a member of the Masons, and according to an 1886 history was "the popular commander of Mt. Calvary Commandery eight years." In June 1885 he was elected grand commander. Chapman was president of the Middlebury National Bank and also was one of seven men elected in 1886 as directors of the Vermont Investment and Guarantee Company of Orwell, "Western farm mortgages a specialty," a firm formed after 1884 as the successors to the real estate loaning company of Hammond, Bush and Company.

Thaddeus Chapman and his wife Jessie lived in the house until their deaths (his in 1922 and hers in 1933). Their daughter Jessie's first husband Dr. Daniel Cook Noble (1861-1915) ran his medical practice from the house. After Noble's death, she married Elbridge Churchill Jacobs, State of Vermont geologist and a professor at the University of Vermont. She was in charge of running the apple orchard at the Heights.

After both Thaddeus and Jessie Chapman passed away, the Heights was inherited by their daughter Florence, who had married Basil Kodjbanoff (1877-1949), a Russian who had come to America at age 15 to study engineering. The Kodjbanoff's

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had one daughter, Sylvia. They lived in New York City and then moved to Wilton Connecticut, but returned every summer to the Heights for a long vacation. Sylvia married David Manning Keiser. In 1942 Mr. and Mrs. Kodjbanoff moved to Middlebury permanently. He died seven years later. After Florence passed away in 1976, the property was inherited by her daughter, Sylvia. She and her four children continue to make frequent visits to the Heights, and the property is opened up to the public for selected historical tours. Each summer since 1982 it has been the site of an Independence Day celebration open air concert by the Vermont Symphony Orchestra.

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Keiser, Sylvia. Interviews, March 17 and October 18, 1987.

Klinck, Florence Nobel. "My Grandparents' Home in Middlebury, Vermont." c.1970. Typescript in possession of Sylvia Keiser.

Rolando, Victor R. "Survey of Vermont Blast Furnaces, Bloomery Forges, Iron Foundries and Charcoal Kilns." Vermont Division for Historic Preservation, Montpelier, Vt., 1986. Typescript.

Sheldon, Henry L. "Henry Sheldon's House Book: A History of Buildings in the Village of Middlebury." Manuscript, 1876, updated 1901. Middlebury, Vt., Sheldon Museum Library.

Smith, H. P., ed. History of Addison County, Vermont. Syracuse, N.Y.: D. Mason & Co., 1886.

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PHOTOGRAPH LABELS

PHOTOGRAPHS

This information is the same for all photographs:

The Heights
Middlebury, Vermont
Credit: Elsa Gilbertson
Date: March 1987
Negative filed at the Vermont Division for Historic
Preservation

- Photograph 1
Description: View looking south of house, carriage barn,
and playhouse.
- Photograph 2
Description: View looking south, north side of house.
- Photograph 3
Description: View looking north, south side of house.
- Photograph 4
Description: View looking east, west end and north side of
house.
- Photograph 5
Description: Historic view of house, photo c.1900.
- Photograph 6
Description: Living room, north wall fireplace.
- Photograph 7
Description: View looking southwest, east and north sides
of playhouse.
- Photograph 8
Description: View looking north, south end and east
(front) side of carriage barn.
- Photograph 9
Description: View looking east, west side of carriage
barn.

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PHOTOGRAPH LABELS

Photograph 10

Description: View looking northwest, terraces and south and west sides of gas house.

Photograph 11

Description: View looking northeast, west and south (front) sides of springhouse.

Photograph 12

Description: View looking southwest, foundation of icehouse.

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Section number _____ Page _____ PROPERTY OWNER

Property Owner:

Mrs. David Keiser
105 Seeley Road
Wilton, Connecticut 06897

