

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received JUL 13 1983

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Waitsfield Village Historic District

and/or common Waitsfield Village Historic District

2. Location

street & number ~~Along Vermont~~ ^{VT} Route 100 and Bridge Street^e N/A not for publication

city, town Waitsfield vic. X vicinity of ~~Congressional District~~ Waitsfield Village

state Vermont code 50 county Washington code 023

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A (<input type="checkbox"/> in process)	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	(<input type="checkbox"/> being considered)	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (See Continuation Sheets)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Town Clerk, Town of Waitsfield

street & number Joslin Memorial Library Building

city, town Waitsfield state Vermont

6. Representation in Existing Surveys

Vermont Historic Sites and Structures Survey title
has this property been determined eligible? yes no

date 1980 federal state county local

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier state Vermont

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	date *#1s 1, 30 (see text)
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	* <input checked="" type="checkbox"/> moved	
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Waitsfield Village Historic District encompasses approximately 75 acres and includes within its boundaries 71 structures- residences, stores, public buildings, barns and outbuildings. Of the 71 structures, almost all, except for 7 brick examples, are of wood frame construction. Only 6 are primary intrusions and 8 are secondary intrusions, principally garages with none of them significantly impacting the district's historic or visual integrity. Contributing buildings range in date from 1790 to 1930. The district's predominant architectural style is Greek Revival, but the Gothic Revival, the Italianate Revival, the French Second Empire, the Romanesque Revival, and the Neo-Classical are also represented. The former Richardson Store (Bldg. No. 47), built in 1831, and the 1875 Federated Church (Bldg. No. 13) are the State's finest examples, respectively, of a Greek Revival style commercial building with its original projecting polygonal bay display windows and a Romanesque Revival style church. Near the district's center is located the Great Eddy Covered Bridge, the oldest continuously operational covered bridge in the state.

The lay out of the topography within and surrounding the district is that of a top-heavy and lopsidedly misshapen hour glass, the constriction of which occurs at the village center, near the center of the district. The shape of the hour glass is defined along its east side by the meandering course of the north flowing Mad River, and along its west side by a series of escarpments and small plateaus which step up and away from the river. Moving through the district from north to south, the gentle transition of rise to flat changes near the mid-point. The rises become more abrupt and progressively steeper, and the flats more like narrow shelves, the upward profile of the landscape changing to several outcroppings of shear ledge near the district's southern-most end. While the west side of the hour glass is boxed in, the east side is not. Across the Mad River, the valley bottom remains open for a short distance before stepping up over a low, but gentle ridge onto a broad plateau. Ringed by hills, the plateau ascends to the Waitsfield Common further to the east and stretches south around a knoll before climbing up onto a broad plain which runs south from the Waitsfield Common to East Warren along the western slopes of the Northfield Mountains. To the west, the plateaus and escarpments which confine the western edge of the hour glass meld into the foothills of the Green Mountains before ascending up to that mountain range's principal ridge. North of the village, the valley broadly opens bordered on the next by the foothills of the Green Mountains, and on the east by the Mad River and the foothills of the Northfield range. To the south, the foothills of the two ranges close in across the valley, forcing the Mad River to slice between them in its descent from south to north. While the hills east of the river roll steep and impenetrable, the foothills of the Green Mountains to the west flatten out above the river into a large expanse of meadowland known as the Irasville Common. Between the village and the common, the climb is steep and constricted, closed in on the west by a steep escarpment of ledge and by the river on the east, only a short distance away.

Cutting through the center of the valley runs the state's principal north-south, central corridor, Vt. Rte. 100, which slices the state in two from its border with Massachusetts in the south to its border with Canada in the north. At the village center, Rte. 100 is intersected by Bridge Street which descends down from a Y joining it with the Waitsfield Common further up the hill to the east, and with the Commons Road and East Warren which lies several miles distant to the south. Dropping down into the valley bottom, Bridge Street crosses the Mad River over a covered bridge, at a spot known as the Great Eddy,

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before joining Rte. 100.

The village itself consists of a broad, north-south, thoroughfare, Vt. Rte. 100, lined on either side by a mixture of structure types. At the north end, the buildings tend to be set back further from the road, behind modest lawns, and are predominantly residential. Near the road's intersection with Bridge Street, the buildings sit directly on the street and are predominantly commercial. South of this point, the character of the village changes back to residential, but because of the steep bank of the escarpment, and a prominent outcropping of ledge, along the west side of the road, there is little, if any, setback from the road. Along the east side, because of the curve in the river, south of the Great Eddy, away from the road, the buildings are less confined on their lots, but are set just as close to the road. At the extreme southern end of the village, just before the steep ascent up to the Irasville common, the area between the escarpment and the river becomes extremely narrow and the buildings abut the road with little room to spare.

The center of the village is located at the juncture of Rte. 100 and Bridge Street. Each corner is occupied by either an historically, or architecturally, significant building: on the northeast corner is the imposing Neo-Classical Joslin Memorial Library, (#14) built in 1913 on the site of the former village "green"; on the southeast corner is the Waitsfield House, (#30) the former village hotel and tavern; on the southwest corner is the oldest, (although altered) house in the village, the residence of Roderick Richardson Sr. (#44); and on the northwest corner is one of the two oldest surviving, unaltered, nineteenth century commercial blocks in the state, the former Richardson store, now the Masonic Hall (#47).

The west leg of the intersection, between the Richardson House and the Masonic Hall, was originally the village "square" which now serves as a cul-de-sac used for parking. To the east, Bridge Street drops very slightly down toward the river before rising up and crossing over the covered bridge. Once through the bridge, the street continues on across a small stretch of bottom land before ascending the gentle rise of the ridge up to the Waitsfield Common. West of the covered bridge, the buildings are a mixture of residential along the north side of the street, and commercial along the south side. The residences being set back from, and the commercial buildings fronting directly on, the street. East of the bridge, the street is similar to Rte. 100 north of the Bridge Street intersection, a broad, but slightly winding, thoroughfare lined with residences set back behind modest lawns.

Where Bridge Street climbs the ridge, a large open lot stretches back, on the north side of the road, to the river. Here, just outside of the historic district's easternmost boundary, were located the mills which made up the light industrial backbone of the village economy. None remain. They were powered by water from a small stream which broke off from the Mad River just above the covered bridge, and the Great Eddy, and which cut straight across through the mill yard to rejoin the river below the bridge, to the north. In effect, the stream, in partnership with the river, created an island

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east of the bridge, between the bridge and the higher rise of land to the east. Water no longer flows through the streams banks but they are readily identifiable in spite of the dense undergrowth which as filled them in.

Besides the covered bridge (#26), the library (#14), the former hotel (#30), and the former Richardson store (#47), the village also contains the best example of a Romanesque Revival style church in the state, the Federated Church (#13). Located immediately behind the library on the east side of Rte. 100, the church fronts Rte. 100 but originally abutted the north side of the village green, the site now occupied by the library. Other significant buildings include three Greek Revival style houses, two of them brick, with exceptional doorways; two Greek Revival style temple front cottages with corner pilasters and full entablatures; three mid-nineteenth century commercial blocks with original storefronts; nineteenth century, wood frame commercial blocks with original storefronts; and the oldest house in the town, the General Wait House (#1), the home of the town's founder and namesake. The house was altered from its original appearance at that time. The only dairy barn in the historic district, #58, dating from the 1920s, is located at the north end of the village on the west side of Rte. 100. Because of its imposing siting on a small rise of land to the west of Rte. 100, it is a prominent landmark when approaching the village from the north, and an important reminder of the village's, and the surrounding area's agricultural origins.

DESCRIPTIONS OF BUILDINGS WITHIN THE DISTRICT ARE INCLUDED BELOW. (NUMBERS REFER TO THE SKETCH MAP).

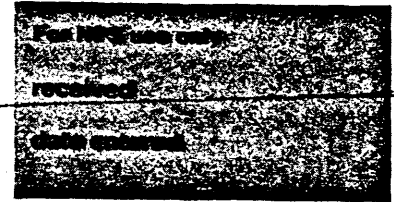
1. General Wait House; Federal and Greek Revival styles: (c.1795, c.1835)

The General Wait House was originally located one-half of a mile to the southwest of its present location on the original road which ran the north/south length of the Mad River Valley (Please refer to the accompanying Sketch Map for the house's approximate original location.). Built by the Town's founder and namesake, the house was originally only one and one-half stories in height, presumably in the style of a center chimney Cape. Purchased by Roderick Richardson around 1814, the house was removed to its present location in circa 1830 by Roderick's son Dan and later remodeled into its present two story hip roofed configuration.

The rectangular, asphalt-covered hip roof house measures five bays across its front, south, facade by three bays in width, sits on a fieldstone and rough cut, granite block, above grade foundation, and is of wood frame construction with clapboard siding. It is detailed with corner pilasters which support a modified roof entablature with boxed cornice. The windows are predominantly two-over-two double hung sash on the first floor and one-over-one on the second, but several on the rear are six-over-six. All of the windows are capped with a straight molded lintel, are covered over

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with aluminum combination storms, and are hung with vinyl imitation louvered shutters.

The entrance is located in the center bay of the facade and consists of a paneled door with paired upper lights, and sidelights, the whole of which is enframed by plain pilasters supporting a simplified partial entablature lintel. The center three bays of the first floor of the facade are hidden behind a hip roofed porch supported by turned half-posts at the wall and four turned posts across the front. A two bay, shed-roofed entrance porch, supported by square posts, protects a secondary entry on the rear, north, elevation. A brick chimney stack crowns the center of the ridge. Attached to the east end of the house is a one and one-half story gable roofed wing, three bays in length, with a secondary entry in the center bays of its front and rear elevations. The entry on the front, south elevation is protected by a canopy supported by diagonal braces, and a barn door with paired doors is located in the right-hand bay. Attached at right angles to the east gable end of the wing by a long, narrow one and one-half story additional wing of lower profile is a one and three-quarter story gabled roofed barn. This barn is punctuated along its west elevation by five square stable windows, and in the center of its south gable end by a small hayloft door between a two-over-two double-hung on the first floor and one in the gable peak. A one story shed roofed lean-to, the roof of which is an extension of the barn's east slope, extends the full length of the barn's east elevation. Attached at right angles to the left hand corner of this barn's east elevation is a larger one and three-quarter story gabled roof barn of slightly higher profile. This second barn attachment projects one-half its west gable end width past the south gable end of the barn to which it is attached, and is punctuated on its half-width, west gable end by a large barn door with a smaller hayloft door directly above, and a two-over-two in the peak.

1A. General Wait Farm Shed; Non-Contributing;(c. 1940.)

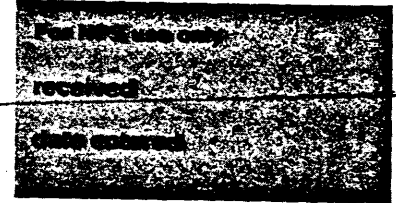
This building is non-contributing because of its date of construction. The rectangular shaped shed is one story in height with an asphalt covered shed roof. The shed sits on a fieldstone foundation and is of wood frame construction with clapboard siding. A single shed door, mounted on overhead track is located in the center of the front, west, elevation.

2. Waitsfield Fire Station and Ambulance Service; Non-Contributing;(c. 1974)

This building is non-contributing because of its date of construction. The building is a large, flat roofed rectangle which sits in a concrete foundation and is of steel frame construction with vertical ribbed sheet metal siding. The front, west, facade, is six garage door bays in length, the four on the right-hand side being larger overhead doors for the fire equipment and those on the left smaller for ambulances.

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3. The Old High School; Colonial Revival style:(c.1870)

This two and one-half story, hip roofed building is a large scale rectangular block which measures five principle bays across its front, west facade by six bays in width. Constructed in c.1900, the building is elevated on a half-exposed basement story of fieldstone construction with brick walls above grade. The building is of wood frame construction with narrow clapboard siding and is detailed with a wide water table and slender corner board pilasters supporting a modillion roof entablature. The entrance is located in the center bay of the facade and is enframed by a large scale gable roof entrance portico. The roof of the portico covers the center bay of the second floor but the ridge does not break the line of the roof entablature. The portico sits on a raised base, the height of the water table, and the roof is carried by two fluted Tuscan columns which are actually sheet metal skins around wood posts. The columns support a full dentilated modillion entablature that returns across the front of the gable to form a pediment. It is similarly detailed in the rake with dentils and modillions and includes a pent infill across the entablature return. The portico is enclosed on the sides by square balustered railings and is reached by a flight of steps, recessed between the bases of the columns.

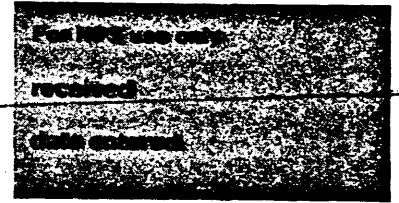
The fenestration is regularly spaced but does not line up between floors. The windows are of two sizes, smaller on the front and larger on the north and south sides where they are grouped in rows of five, on the north, and six on the south. The asphalt shingle hip roof has a truncated top and originally was crowned with a balustrated widow's walk. The roof is punctuated on the front by a hip roofed dormer directly above the entrance portico, and has a round sheet metal ventilator in the center of the trunk.

The school was renovated in 1982 and all of the original multiple pane double-hung windows were replaced with one-over-one double-hung metal sash. To accomodate dropped ceilings the windows were blocked down in height with a panel infill. All of the windows retain their original molded architrave trim. The original double door entrance was also replaced with an aluminum door, sidelight and transom unit. Two skylights have been installed in each slope of the roof.

Attached to the building's rear, east elevation is the original c.1870 school- a two story wood frame clapboarded building with a third story mansard. It is also elevated on a half-exposed basement story, and measures three bays in width by four across the rear. The windows have been replaced but are detailed with their original shallow peaked molded lintels. The mansard is covered with slate and is punctuated by three gable roofed dormers on the north, on the east by a gable roofed dormer on the right and three shed roofed dormers on the left, and by two shed roofed dormers on the south. The mansard is detailed on the north side with a modillion entablature similar to that on the front section of the building, and is reached on the south by a doglegged metal fire escape which extends up the outside. The center of the roof is crowned by a square louvered ventilator with a pyramid roof, and the rear edge by a brick chimney stack.

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4. Fielder House; Gothic Revival style: (c.1865)

This one and one-half story gable roofed house has an I-House form, one bay in width by three bays in length across its front, west, facade. Attached as an ell to the center of the rear, east, elevation of the I-House is what appears to be the original house on this site, a five bay center entrance by three bay wide, one and one-half story gable roofed Cape. Attached to the left-hand corner of the rear gable end of the ell is a one story garage with a shallow pitched gable roof and a front, west, gable facade.

The house sits on a fieldstone foundation of rough cut granite blocks and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles and has raked eaves. On the I-House, the eaves line of the facade is broken at the center bay by a gable wall dormer of equal pitch and height to the main roof. The gable ends and the gable of the dormer are detailed with decorative scroll sawn vergeboards in a stylized talon motif. The roof of the ell is punctuated on the south slope by a pair of gable roofed dormers symmetrically located above the second bay in from the right and left sides. Two brick chimney stacks crown the ridge of the house and ell near their centers. The entrance is located in the center bay of the facade of the I-House and consists of a paneled door and sidelights which are deeply recessed and enframed with plain trim and a shallow peaked lintel. The I-House windows are all pairs of narrow four-over-four double-hungs capped with shallow peaked lintels. The first floor windows are covered over with aluminum combination storms. The windows on the ell are six-over-six.

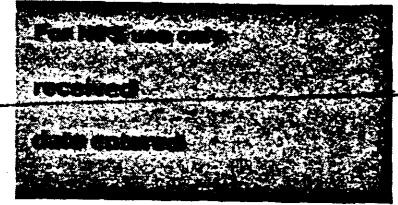
On the north elevation of the ell, an enclosed one story shed roofed porch abuts the rear of the I-House and extends three-quarters of the way down the ell. The porch projects slightly beyond the north gable end of the I-House and is enclosed by one-over-one fixed sash mounted in a clapboarded parapet wall. On the south side is a shed roofed porch of similar length supported by slender posts grouped in pairs. The posts are filled in at the base and cap, and are detailed with decorative scroll sawn corner brackets. The garage, which is of similar construction to the house, has ribbed sheet metal on the roof and an overhead door on the right-hand side of its facade.

5. Bonnette House; Queen Anne Style: (c.1890)

This large, two and one-half story house is made up of a rectangular gable roofed rear section with a north and south gable end, and a front gable roofed wing which projects to the west at right angles and is set flush with the north gable end. The intersecting gable roof shares a common height at the ridge, and is pedimented across each gable end. The front, west, gable facade is two bays across with an entrance in the right-hand bay. The north side of the house is three bays across and the south

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gable end is two bays wide. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles and is detailed with a boxed cornice. Wide corner boards supporting a wide fascia beneath the eaves define the corners of the house, and large crown moldings cap the window and door lintels. All of the windows, except for three picture windows with transoms on the first floor, are one-over-one double-hung covered over with aluminum combination storms. The picture windows are located in the left-hand bays of the south gable end and the facade, and in the center bay on the north side.

A one-story, flat roofed porch extends across the facade and wraps around the south side of the front wing. The porch is supported by turned posts and is enclosed by a turned balustered railing. A shallow pitched gable roofed canopy projects out over and protects the steps directly in front of the entrance. A one, story, flat roofed porch supported by square posts also extends across the right-hand two-thirds of the house's rear elevation. Attached to the rear elevation's left-hand corner, a one story shed roofed wing connects a one and three-quarter story gable roofed barn with a front, west, gable facade to the house. Because the ground drops away to the rear of the house, the barn sits on a partially exposed basement story. The barn is of similar construction to the house but it is detailed with raked eaves. The facade is punctuated by a large barn door on the right-hand side with a small hayloft door directly above in the center. A two-over-two double-hung is located in the facade's gable peak, and a one story shed roofed addition extends across the barn's rear gable end.

6. Bonnette's Garage; Non-contributing: (c.1950)

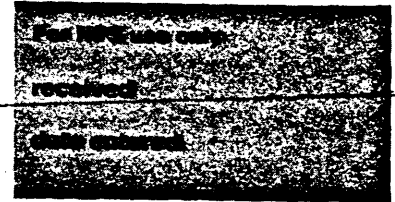
This building is non-contributing because of its date of construction. The flat roofed garage is one story in height and is in the shape of a large rectangle with a segmental arch roofed addition across the full width of its rear, east, elevation. The garage is of load bearing concrete block construction and contains three large overhead garage doors on its front, west, facade. The north, east and south elevations are marked respectively by three, three and four metal sash windows each containing twelve lights with a center awning section. Above the garage doors, the facade parapet is detailed with a long narrow panel of brick set flush with the concrete block.

7. Gaylord House; Greek Revival style: (c.1845)

This one and one-half story, gable roofed house is laid out in the form of a "Classic Cottage" with a five bay, center entrance, front, south, facade and a three bay, center entrance, secondary facade on the west gable end. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame

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construction with narrow clapboard siding and massively scaled Classical detailing. The corners of the house and the sides of both entrances are defined by paneled Doric pilasters which support a full Doric roof entablature. The entablature returns across the west gable end to form a pediment but does not extend up the rake of the gable. On the north and south slopes of the ribbed sheet metal roof, a pair of gable roofed dormers crowns the mid-point of the two outside bays with ridges at the same height as the ridge of the house. Each dormer contains a single window and is detailed with paneled Doric corner pilasters supporting a full Doric entablature and gable pediment. A brick chimney stack marks the center of the ridge. The main entrance, in the center bay of the facade, consists of a paneled door and sidelights which are deeply recessed back into the wall. The center entrance on the west gable end also consists of a deeply recessed paneled door flanked by fluted Doric pilasters. This entrance is protected by a shed roofed entrance porch supported by square chamfered posts with bases and caps. Turned balustered railings enclose the sides and a latticework valance wraps around the top. Centered over the door, a gable peak breaks the front line of the eaves. All of the windows are two-over-two double-hung sash detailed with molded architraves. The windows are covered over with aluminum combination storms and are hung with louvered wood shutters. All of the windows are of uniform size except for those in the dormers which are small and those on either side of the west gable entrance which extend down to the floor.

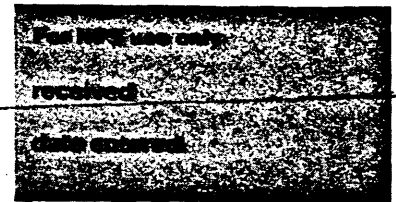
Attached to the east gable end of the house is a one and one-half story gable roofed wing of identical construction and detailing to the house, but of lower profile and slightly narrower width. A shed roofed porch supported by square chamfered posts with bases and caps extends across the south elevation of the wing and projects out past the facade of the house. Attached to the left-hand corner of the wing's east gable end is a large scale, rectangular, one and three quarter story gable roofed barn with a front, west, gable facade. Because the ground drops away to the rear of the house, the barn sits on an exposed basement story. The barn is of similar construction to the house but is detailed with raked eaves. The facade is punctuated on the right-hand side by a large double-hung barn door with a shallow peaked molded lintel. A two-over-two double-hung window with louvered shutters and a shallow peaked molded lintel crowns the peak of the gable.

8. Logan and Heines House; Italianate Revival style: (c.1865)

This house is a large, rectangular, two and one-half story, gable roofed box which measures three bays across its front, west, facade by two bays across its north and south gable ends. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with sheet metal raised standing seam roofing and is crowned in the center of the ridge by a brick chimney stack. Paneled corner pilasters with molded bases and capitals define the corners of the house and support a partial roof entablature which partially returns on the gable ends and is supported by pairs of scroll sawn brackets. The entrance is located in the center bay of the facade and is enframed by a shallow

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peaked lintel. The windows are covered over with aluminum combination storms and are hung with louvered wood shutters.

Attached at right angles to the center of the house's rear, east, elevation is a one and three-quarter story gable roofed ell of similar construction to the house. The roof of the ell is interrupted at the eaves on both slopes by shed roofed wall dormers, a two bay dormer on the north slope, and a left-hand three bay and right-hand single bay on the south. A one story shed roofed porch supported by square posts extends across the ell's south side. Attached at right angles to the left-hand corner of the ell's rear gable end is a small, rectangular one and three-quarter story gable roofed barn with a large barn door and small hayloft door directly above located on the right-hand side of its front, west, facade. The barn is of similar construction to the house but is detailed with raked eaves and sits on a partially exposed basement story where the ground drops away to the rear.

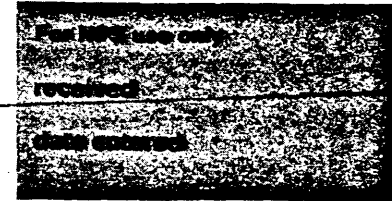
9. A.H.S. Corporation House; Gothic Revival style: (c.1865)

This one and one-half story, gable roofed house has an I-House form, one bay in width by three bays in length across its front, west, facade. Attached as an ell to the center of the rear, east, elevation of the I-House is what appears to be the original house on this site, a one and one-half story gable roofed Cape. The length of the Cape's original five bay, south, facade has been extended to seven bays by an addition across the east gable end. Attached to the left-hand corner of the rear gable end is a small, one and one-half story, gable roofed barn with a front, west gable facade.

The house sits on a fieldstone foundation with rough cut granite blocks and is of wood frame construction with narrow clapboard siding. The roof is covered with sheet metal raised standing seam roofing and has raked eaves. On the I-House, the eaves line of the facade is broken at the center bay by a gable wall dormer of equal pitch and height to the main roof. The recessed entrance is located in the center bay of the facade and consists of a paneled door with a single upper light and sidelights. The door is flanked on either side by fluted Ionic columns which partially cover over the sidelights and enframed with plain trim and molded lintel. The windows, except for the two on either side of the entrance, are pairs of narrow four-over-four double-hungs capped with shallow peaked lintels. The windows are covered over with aluminum combination storms and are hung with louvered wood shutters. The two windows on either side of the entrance are also hung with shutters but contain a single picture window below a narrow transom. Across the length of the facade, a one story, flat roofed porch is supported by four turned posts and two half-posts at the wall. The porch is enclosed by a turned balustered railing. The windows on the ell are all six-over-six double-hungs capped with shallow peaked lintels. A shed roofed porch, the roof of which is an extension of the roof of the ell, extends the full length of the ell on the south side and has square chamfered posts with bases and caps. A shed roofed

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addition extends half-way down the north side from the rear elevation of the I-House. The roof of the ell is punctuated at either end of the south slope by a gable roofed dormer, the one on the left containing two windows. A single gable roofed dormer punctuates the center of the roof's north slope. Because the ground drops away to the rear of the house, the barn sits on a partially exposed basement story. The barn is of similar construction to the house, and has a one story shed roofed addition across its rear gable end. On the facade, a large double-hung barn door is located on the right with a small barn door on the left. The doors and a six pane window in the gable peak are capped with shallow peaked lintels.

10. Borel House; Greek Revival style: (c.1835)

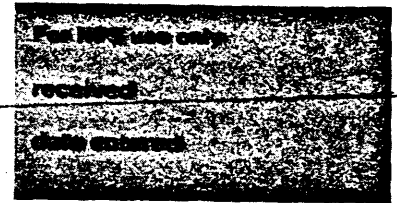
This one and one-half story house with a gable roof and a high knee wall is laid out in the shape of a "Classic Cottage", measuring five bays across its front, west, facade by three bays in width. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with ribbed sheet metal and is detailed with a boxed cornice and fascia which partially returns the gable ends. The entrance is located in the center bay of the facade and consists of paneled door and sidelights, the whole of which is deeply recessed and enframed by pilasters supporting a cornice lintel. The windows are six-over-six double-hungs covered over with aluminum combination storms and detailed with straight molded lintels. Two brick chimney stacks crown the ridge, one on the north gable end and one off center to the south.

Attached to both the right- and left-hand ends of the rear, east, elevation are two gable roofed ells. The one on the right-hand end is square, measuring one bay by one, sits flush with the north gable end of the house, and is detailed with raked eaves, while the one on the left is larger and rectangular, and projects half its width past the house's south gable end. This ell is also detailed with raked eaves and has a hip roofed entrance porch across its half-width west gable end. The porch abuts the south gable end of the house and is supported by slender chamfered posts detailed with corner brackets.

Attached to the left-hand side of the larger ell's east gable end is a large, rectangular, one and three-quarter story, gable roofed barn with a front, west, gable facade. Because the ground drops away to the rear, the barn sits on an exposed basement story and assumes a two and three-quarter story height on the north, east and south elevations. The barn, like the house sits on a fieldstone foundation and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles and has raked eaves. The facade is punctuated by a large barn door with small hayloft door directly above, both slightly off center to the right, and the gable steps out slightly at the height of the hayloft lintel.

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11. Jones House; French Second Empire style: (c.1880)

This one story house with a second story mansard is laid out in the shape of a long narrow rectangle, five bays in length by three bays in width across its front, west facade. Attached to the rear, east, end of the house is a one story mansard roofed ell which is slightly lower in profile than the house but the same width. Unlike the mansard on the house, that on the ell is detailed without a cornice. Attached to the left-hand corner of the rear elevation of the ell is a small, one and one-half story, gable roofed shed with a front, west, gable facade. A shed roofed addition extends across the south side of the shed and is masked across its front by a false front parapet. Because the ground falls away to the rear of the house, both the shed and its shed roofed addition sit on a partially exposed basement story. On the right-hand corner of the ell's rear end is a one and one-half story barn which also sits on a partially exposed basement story. The barn has a gable roof with raked eaves and a front west, gable facade which contains a large barn door in its center with a small hayloft door directly above.

The house and its appendages sit on fieldstone foundations and are of wood frame construction with clapboard siding. The house is distinguished from the rest by its foundation of rough cut granite blocks above grade. The mansard is covered with wood shingles and is detailed at the eaves with a boxed cornice supported by pairs of small scroll sawn brackets. The ridge, between the mansard and hip is detailed by a large cyma reversa, and each face of the mansard is punctuated by a number of gable roofed dormers, five on the south, two on the west, and four on the north. Each dormer contains a single two-over-two double-hung sash and sits on the top of the boxed cornice. One gable roofed dormer punctuates each side of the ell. The entrance is located in the right-hand bay of the facade and consists of a single door with a pair of top lights. Two secondary entrances are located on the south elevation, one at the rear of the house and one in the ell. The windows are all two-over-two double-hung sash which are covered over with aluminum combination storms and hung with louvered wood shutters.

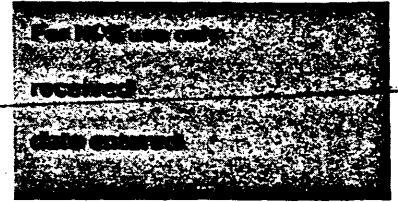
A one story, flat roofed porch extends across the facade, and a one story shed roofed porch extends across the back half of the house's south side and the south elevation of the ell. The front porch is supported by slender square posts grouped in two's and three's, at the corners, and banded at the bottom and top into bases and capitals. Quarter-circle brackets with scrolled impost blocks and turned pendants fill each corner. The porch along the south side is supported by turned posts and is enclosed by a square balustered railing. A three-sided polygonal bay window is located just to the west of the side porch on the south elevation, and several brick chimney stacks crown the ridges of the house, ell and shed.

12. Roderick Richardson, Jr. House; Greek Revival style: (1834)

This house was built by Roderick Richardson, Jr., the son and business partner of Roderick Richardson. The father was responsible for the establishment of the village

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as a commercial center. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of load bearing brick construction. The house is two and one-half stories in height with a gable roof and a front, west, gable facade, and is rigidly symmetrical in plan, measuring three bays across the facade by four bays in depth. Between each of the bays on the front and rear gable ends, the roof is crowned by a pair of tall, brick chimney stacks. The roof is covered with sheet metal raised standing seam roofing and is detailed with a simple boxed cornice which partially returns the gable ends. The windows are all two-over-two double-hung sash with granite sills and lintels.

The entrance is located in the right-hand bay of the facade and is composed of a paneled door, sidelights and transom, the whole of which is recessed into the wall and enframed by a Colonial Revival style bow front entrance portico. The portico sits on the second step of the three step granite entrance stoop and is supported by two slender Tuscan columns and flat pilasters at the wall. The portico entablature is detailed with a band of dentils. The front gable is detailed with a slightly recessed triangle defined around the edge by a continuous row of soldiers and punctuated in the center by a granite trimmed louver. A one story, five sided polygonal veranda wraps around the southeast corner of the house from the right-hand bay and abuts the rear ell. The veranda sits on a latticework skirt, is enclosed by a turned balustered railing, and has Tuscan columns supporting the flat roof's entablature. The columns are paired with flat pilasters at the wall.

A two and one-half story gable roofed, wood frame and clapboarded ell extends east from the house's rear gable end. The ell has been renovated into four apartments but contains most of its original fenestration of the side elevations, six-over-six double-hungs on the first floor and a mixture of six-over-six and nine-over-six on the second. The fenestration on the rear is a mixture of double-hungs and casements, and an enclosed shed roofed second floor entry stair has been attached to the north side. A pair of brick chimney stacks symmetrically divides the ridge into thirds.

12A. Burley Garage; Non-Contributing: (c.1945)

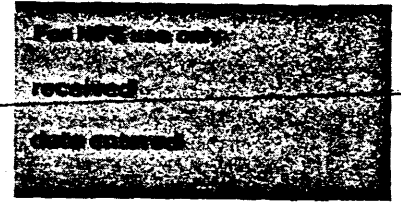
This building is non-contributing because of its date of construction. The garage is rectangular in plan, one story in height with a gambrel roof, and two garage bays in width across its front, west, gambrel facade. The garage sits on a fieldstone foundation and is of wood frame construction with wood shingle siding. The roof is covered with asphalt shingles and is detailed at the eaves with exposed rafter tails decorated with scrolled ends. The facade contains a pair of double-hung garage doors.

13. Federated Church; Romanesque Revival style: (1875)

The church's design is attributed to the Reverend James H. Babbitt, the church's pastor from 1868 to 1876. The nature of his architectural training is unclear.

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The church is a large, rectangular, gable roofed block which sits on an exposed basement story around the north, east and south elevations, and has a front, west, gable facade three bays in width. Each of the sides is four bays long. In front of the church, the ground is banked out level from the street to the height of the first floor and is contained on either side by a fieldstone retaining wall parallel with the church's side elevations. Attached to the rear, east, gable end of the church is a gable roofed apse of lower profile. A one story, shed roofed addition extends across the rear gable end of the apse and one story shed roofed additions infill the corners between the apse and the rear gable end of the church.

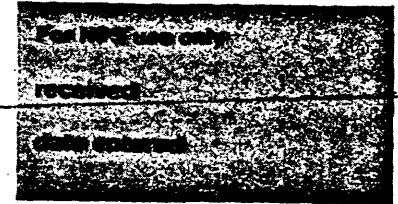
The church sits on a fieldstone foundation and is of wood frame construction with flush board siding around the basement story and narrow clapboard siding above. The corners of the building are defined by massive corner piers which extend up from the ground and step in slightly at the level of the first floor. A double stepped water table separates the basement from the first floor and crowns the lintels of the basement fenestration on the south side. Beneath the raked eaves of the slate covered gable roof, a wide fascia spans the piers and extends up the rake of the gables. The bottom edge of the fascia is detailed with a continuous round arch pattern, and the overhang of the eaves is supported by pairs of scroll sawn brackets at the corners and the mid-point between each bay.

The four bays of the basement story on the south side contain six-over-six double-hungs with louvered shutters in the left- and two right-hand bays, and a door in the left-hand center bay. Each is detailed with a plain drip mold across the lintel and halfway down the sides. On the first floor of both the side elevations and the two outside bays of the facade, the windows are long round arch double-hungs with nine-over-nines. The louvered shutters in the west-most bays of the sides are closed but those on the front and the remaining side windows are closed across the top sash and open on the bottom. Each window is detailed with a molded architrave, stepped at the sill and crowned across the top and halfway down the top sash by a half-round, stepped drip supported by turned imposts. On the rear gable, a brick chimney stack with base, three belt course bands and corbelled cap crowns each side of the roof.

The facade is broken at the center by a projecting tower crowned with bell chamber and octagonal spire. The tower is sheathed in narrow flush boards laid horizontally and is stepped in slightly at the second floor level. The church's round arch entrance is located in the tower and consists of a paneled pair of doors below a paneled semi-circular transom, the whole of which is deeply recessed and enframed by a molded architrave similar to those surrounding the windows. The entrance is reached by an enclosed stoop with plain parapet railings. On either side of the entrance, the corners of the tower are defined by wide corner piers which support a bracket cornice. The cornice steps out and around the piers and forms a base for the skirt and corner piers of the tower's second story. Above the ridge where the tower steps back into the slopes of

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the roof, the corners of the tower are cut back at a 45 degree angle above a scrolled instep. The piers similarly step in, framing a round arch patterned fascia on each face and supporting a continuous dentilated cornice around the perimeter. A round arch window, identical to those on the first floor with closed louvered shutters, is located on the west face of the tower's second story. Crowning the tower, the bell chamber is similarly cut back at the corners to form an octagon of four major faces and four narrow corners. Each corner is paneled, and each major face is enframed by a round arch molded architrave with drip and imposts similar to those surrounding the first floor windows. Contained within the architrave are a pair of round arched louvers and a clock in the semi-circle of the arch. The roof is helmed above each clock face and detailed with a dentilated cornice. The spire is sheathed in slate and is ribbed with a three-quarter round molding at each ridge of the octagon. A decorative weathervane caps the spire finial.

14. Joslin Memorial Library; Beaux Arts Classicism: (1913)

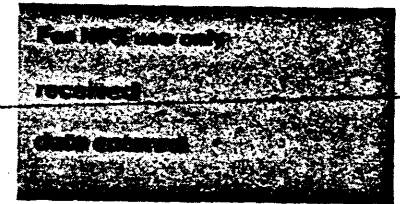
The library was given by George Joslin to the Town of Waitsfield in memory of his grandfather, Joseph Joslin, Jr., an early settler of Waitsfield. The architect for the building is not documented. The building is a large rectangular block which is elevated on a half-exposed basement story and is covered with an expansive slate covered hip roof. The library measures three bays across each elevation and is constructed of load bearing brick. The brick is mustard yellow in color and is contrasted with limestone trim.

The front, west, facade of the library is differentiated by a projecting entrance bay at the center which contains two Ionic columns in antis. The entrance is reached by a broad stoop, the width of the bay, which is enclosed as the sides by balustrades with square, slightly tapered newels and rectangular cross-shaped cut-outs in the parapets between the newels. A secondary entrance is located in the center bay of the south elevation, and is reached by a similar stoop. The entrance to the basement story is located underneath this side stoop and is accessed from the east side.

At the top of the stoop, the level of the first floor is defined around the perimeter of the building by a limestone water table which forms a base for the rest of the building. The corners and intermediate bay divisions on the north, east and south elevations are defined by stylized pilasters with stone bases and capitals. Those at the corners do not wrap the corner but are individual to each face. The piers enframing the entrance columns are similarly detailed with stone bases and caps, and are connected at the base with the pilasters by a stone skirt which wraps around the building on top of the water table. The entrance piers and columns, and the wall pilasters support a full entablature composed of a stone architrave, brick frieze, and large scale dentilated copper cornice. The cornice wraps up over the eaves of the roof and forms a wide standing seam flashing. Typical of the style, the entablature breaks at the

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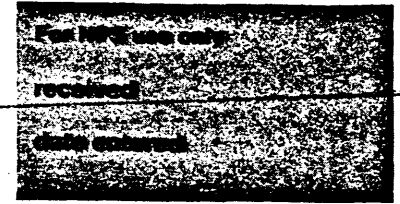
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four corners of the building to form an individual length on each elevation and to allow the corners of the building to read as a stepped indentation from the water table right up through to the flashing. Each bay of each elevation contains a single recessed fenestration opening containing either a window or a door. On the facade and rear, east, elevation, the recessed opening is defined by a raised border of brick with a stone impost block which wraps the corner to enframe the top corners of the opening and contain the radiating brick voussoirs of the flat arch. A scrolled key-stone marks the center of the arch. The bays on the north and south are similarly detailed but lack the surrounding brick border. Each recess steps in twice and, if a window, contains a stone sill above the brick panel. The windows are paired one-over-one double-hung sash below a single light transom, and the entrances include a top light door enframed by sidelights and a diamond grill patterned transom. The narrow window openings between the entrance piers and columns on the facade entrance are double-hungs detailed with stone sills and keystones. A single brick chimney stack crowns the rear slope of the roof to the left of a shed roofed dormer over the center bay.

15. Eaton House; Italianate Revival style: (c.1865)

This house is a large, rectangular, two and one-half story, gable roofed box with a front, south, gable facade three bays in width. The house measures an irregularly spaced four bays across its east side and a long two bays across its west facade. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles and is crowned in the center of the ridge by a brick chimney stack. Paneled corner pilasters with bases and stylized capitals define the corners of the house and support a full roof entablature which partially returns the gable ends and extends up the rake of the gable on the facade. The entrance is located in the right-hand bay of the facade and consists of a paneled door and sidelights, the whole of which is recessed into the wall and enframed by pilasters supporting a full entablature lintel. The windows, except for a single six-over-six double-hung in the peak of the gable, are pairs of narrow four-over-four double-hungs capped with straight lintels and crown moldings. On the second floor, the windows along the side elevations hang from the roof entablature and are capped with a crown molding set on the architrave band.

A one story shed roofed porch extends across the width of the facade. The porch sits on a latticework skirt and is supported by slender square posts grouped into columns with banded bases and capitals. Between the posts and the porch lintel, quarter-circle brackets define the corners and meld into a pendant drip valance. On the east elevation, a two story shed roofed porch, one bay deep and three bays across, is attached to the right-hand end. The porch accesses two secondary entrances, one to the house and one to the rear ell, and is supported on the first floor by square chamfered posts and enclosed by a square balustered railing. On the second floor, the

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porch is flush at the south end but only two bays across, the third bay of the first story extending out across the left-hand end of the rear ell. The second story is supported by square posts and is enclosed by a clapboarded parapet which supports three, two-over-two, fixed sash on each of its ends. Attached to the rear, north, gable end of the house is a long, narrow one and one-half story gable roofed ell. The ell is of similar construction to the house and has a boxed cornice. The roof is punctuated directly back of the gable end of the house on both slopes by a gable dormer. The ridge of each dormer is level with the ridge of the ell, and each gable face contains a single window. On the right-hand end of the ell's east side are three shed doors, the two right-hand doors being double hung and the right-hand door being crowned by a small hayloft door. A small shed roofed addition extends across the width of the gable end. Attached to the left-hand corner of the ell's gable end is a small, rectangular one and three-quarter story gable roofed barn with a front, south gable facade. The barn is of similar construction to the house but has raked eaves. The facade is punctuated on the right-hand side by a large barn door with a small hayloft door directly above.

16. Langer House; Greek Revival style: (c.1845)

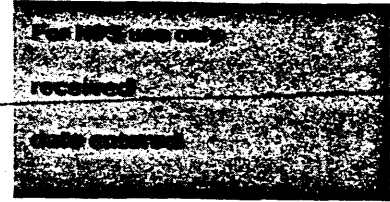
This one and one-half story gable roofed house is laid out in the shape of a "Classic Cottage", five bays in length across the front, south, facade by two bays in width. Attached to the east gable end is a long, one and one-half story, gable roofed wing, the roof of which is a continuation of the roof of the house. The wing is flush with the rear of the house, but steps back across the front resulting in an unequal width in the two slopes of the roof. Attached at right angles to the east gable end of the wing, and flush with the wing's front elevation, is a rectangular, one and three-quarter story gable roofed barn with a front, south, gable facade.

The house sits on a fieldstone foundation with rough cut granite blocks and a facing of concrete above grade, and is of wood frame construction with clapboard siding. The roof is covered with asphalt shingles and has a boxed cornice with partial returns across the gable ends. The corners of the house are defined by corner pilasters, and the entrance, which is located in the center bay of the facade, is composed of a paneled door and sidelights enframed with plain trim. The windows are two-over-two double-hung sash covered over with aluminum combination storms. Two gable roofed dormers punctuate the south slope of the roof at the mid-point between the two outside bays, and a brick chimney stack crowns the center of the ridge. A second chimney extends up the outside of the west gable end, and a one story, flat roofed addition, one bay in width, extends across the length of the rear.

The wing is of similar construction and detailing to the house. On the rear, a partially enclosed shed roofed porch extends the full length between the rear addition on the house and the west side of the barn. On the front, the fenestration is irregularly positioned but includes three knee wall windows. A glass enclosed porch with a clap-

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board parapet projects out from the left-hand side past the front of the house, and a shed roofed wall dormer containing a pair of windows breaks the line of the eaves at the center of the wing. A single brick chimney stack crowns the ridge to the left of the dormer. The barn is of similar construction to the house but is detailed with raked eaves. On the facade, a large barn door hung from an overhead track and a small hayloft door directly above punctuate the left-hand side. The gable steps out slightly above the hayloft door and contains a six pane, fixed light sash in the peak.

17. Woodruff House; Italianate Revival style: (c.1880)

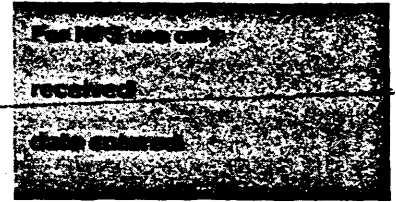
This house with attached barn was partially destroyed by fire in February of this year (1983). Plans are being developed for its rebuilding, partial restoration, and renovation into apartments. The rebuilding will involve restoration of the building's original configuration and detailing, but relocation of some of its fenestration to accommodate its new use. The house is a large, two and one-half story, gable roofed rectangular block four bays in length with a front, south, gable facade three bays in width. A one story, shed roofed porch extends across the rear, north, gable end. The house sits on a fieldstone foundation with brick above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles and has raked eaves. The house is detailed with wide cornerboards and fascias, and has two-over-two double-hung sash with straight molded lintels. The entrance is located in an extra bay on the left side of the facade, and a three sided, one story, polygonal bay window is located in the center of the west side. Attached at right angles to the left-hand corner of the west was a one and one-half story gable roofed ell which projected out past the rear gable end of the house. The ell was completely destroyed in the fire. Attached at right angles to what was the west gable end of the ell is a rectangular shaped barn, one and three-quarter stories in height with a gable roof and a front, south, gable facade. Because the ground drops away to the rear of the house and the west side of the barn, the barn sits on an exposed basement story, the ground in front of the barn contained behind a fieldstone wall which extends at an angle to the southwest. The barn is of similar construction to the house, and has a large barn door with a small hayloft door directly above on the right-hand side of the facade. The fire completely destroyed the roof.

18. Dan Richardson House; Federal style: (c.1825, 1981)

This house was built by Roderick Richardson for his son Dan. The house is two and one-half stories in height and rectangular in shape, measuring five bays across its front, south, facade by two bays in width. The entrance is located in the facade's center. A one story, wood frame shed roofed addition extends across the rear, north, elevation of the house. The addition is covered in vinyl imitation clapboard siding and has an entrance porch recessed into its northeast corner. The house sits on a fieldstone foundation with rough cut granite block above grade, and is of load bearing brick

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construction. The roof is covered in sheet metal with a raised standing seam, and is detailed with a boxed cornice which partially returns the gable ends. The windows are replacement six-over-six double-hung sash installed when the house was partially re-stored and renovated in 1981. The lintels are flat brick arches with raked ends covered with stucco. The entrance was also installed in 1981 and consists of a paneled door enframed with fluted pilasters supporting a molded entablature lintel. The entrance stoop is constructed out of two, large, rough cut, granite slabs. A brick chimney stack crowns the ridge on the east gable end and another extends up the outside of the west gable end between the outside bays.

18A. Haskin Barn (c.1890)

This one and three-quarter story, gable roofed barn is in the shape of a large rectangular box with a front, south, gable facade. The barn sits on a concrete foundation which is exposed to the height of a full basement story across the rear because the ground drops away, and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles and is detailed with raked eaves. A large barn door with a small hayloft door directly above is located on the right-hand side of the facade.

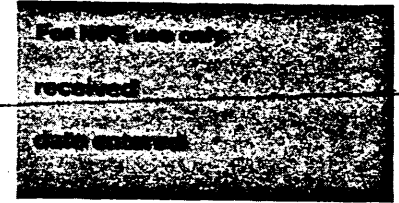
19. Haskin House; Greek Revival style: (c.1845)

This one and one-half story L-plan house is made up of a rectangular gable roofed front section with east and west gable ends, and a rear gable roofed ell which projects to the south and is set flush with the end of the west gable. The intersecting gable roof shares a common height at the ridge and is detailed with raked eaves. The front, south, gable facade is three bays in width with an entrance located in the right-hand bay. Along the west side, the house is three bays across the first floor with two windows in the gable. The rear wing's south elevation contains a secondary entrance on the left-hand side flanked by two windows, and a shed door on the right. A shed roofed porch extends down the length of the front wing's east side, protecting the door in the rear wing but not the flanking right-hand window. The porch is supported by chamfered posts and is enclosed by a square balustered railing.

The house sits on a fieldstone foundation with a concrete skirt around the foundation above grade, is of wood frame construction with narrow clapboard siding, and has asphalt shingles on the roof. The house is detailed with corner boards which support a plain fascia beneath the eaves. The windows are two-over-two double-hung sash except for those in the west gable end on the second floor and on flanking the entrance to the rear wing. All of the windows are detailed with a straight molded lintel and are covered over with aluminum combination storms. The entrance consists of a paneled door and side-lights enframed with plain trim and capped with a shallow pitched cornice shelf. Two brick chimney stacks crown the ridge of both the front and rear wings.

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19A. Haskin Garage; Non-Contributing: (1981)

This building is non-contributing because of its date of construction. The garage is one and one-half stories in height and is in the shape of a long narrow rectangle with a front, west, gable facade one bay in width. The garage sits on a concrete foundation, is of wood frame construction with vinyl imitation clapboard siding, and has ribbed sheet metal on the roof. The facade contains a single overhead garage door. A one story, shed roofed addition which contains a dog kennel extends the full length of the north elevation.

20. Long House; Federal style: (c.1825)

This one and one-half story, gable roofed house is laid out in the shape of a center chimney Cape, three bays across its front, east, facade by three bays in width. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with vinyl imitation clapboard siding. The roof is covered with asphalt shingles and is detailed with raked eaves. The entrance is located in the facade's center bay and consists of a door with panels and a single light. The windows are two-over-two double-hung sash covered over with aluminum combination storms. A brick chimney stack breaks through the west slope of the roof, just back from the center of the ridge.

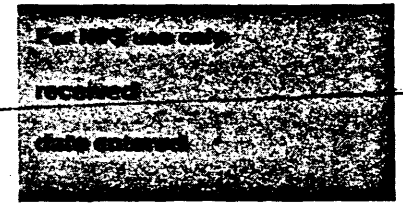
A three bay, shed roofed porch, supported by chamfered posts and decorated with scroll sawn corner brackets, extends across the full length of the facade. Attached at right angle to the left-hand corner of the house's north gable end, a one and one-half story gable roofed wing extends to the east. Because the ground drops away in front of the house, the wing's east gable end is exposed to the height of a full basement story. A fieldstone retaining wall extends across the front of the house at a slight outward angle to the southeast from the corner of the wing. The northwest corner between the wing and the house is filled in by two successively smaller and lower profile shed roofed additions, the larger of which is hipped in the wing's east gable end. Attached on the wing's north side by an additional small shed roofed wing, is a large rectangular one and one-half story gable roofed barn extending the full length of the wing. The barn has a raised basement story, like the wing's, sits on a fieldstone foundation and is of wood frame construction with its original narrow clapboard siding. The roof is covered with ribbed sheet metal on its south slope and asphalt shingles on its north. The front, west, gable facade is banked up behind a fieldstone retaining wall to the height of the first floor. The facade contains a large barn door with a small hayloft door directly above on the right-hand side, and a two-over-two double-hung in the gable peak.

21. Mehuron House; Greek Revival style: (c.1840)

This one and one-half story house measures five bays across its front, south, facade by three bays in width and is in the shape of a gable roofed "Classic Cottage". The

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house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles and is detailed with raked eaves. The house has wide corner boards with stepped corner moldings which support a wide frieze fascia with a double half-round molding down the center. The windows are two-over-two double-hung sash with straight molded lintels. All of the windows are covered with aluminum combination storms. The entrance is located in the center of the facade and is composed of a door with bottom panels and a pair of round arched lights, and round arched side-lights. The door and sidelights are deeply recessed and enframed by Doric pilasters supporting a full entablature lintel. The two outside bays on either side of the entrance are crowned by shed roofed wall dormers, each of which contains a pair of double-hung windows and interrupts the eaves line of the roof. The windows in the dormers do not line up with those directly below on the first floor.

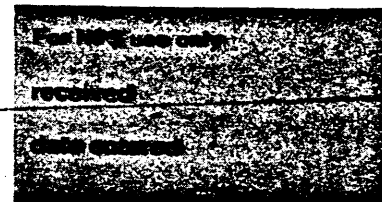
On the rear elevation of the house, a long one and one-half story ell projects to the north, the south side of the ell being flush with the east gable end of the house. The ell's detail at the corners and the eaves of the roof is identical to the house, and has a shed roofed wall dormer on both slopes of the roof just back of where it abuts the house. Each of the dormers interrupts the eaves line of the roof and contains a pair of windows, but the windows are shorter than those on the front and do not extend down below the eaves. A three sided polygonal bay window is located on the ell's west side in the northwest corner between the ell and the house, and a three bay wide shed roofed entrance porch protects a secondary rear entry on the left-hand end. The porch is supported by slender posts which are grouped in threes at the corners and in pairs at the mid-points, and which are banded at the bottom and top, respectively, with a base skirt and capital molding. Square balustered railings enclose the porch between the posts. On the east side, a one story shed roofed veranda five bays in length extends across the gable end of the house and half way down the ell. The porch sits on a latticework skirt, is supported by chamfered posts, and is enclosed by a square balustered railing. A brick chimney stack which corbels in at the second floor extends up the outside of the center bay on the east gable end.

21A. Mehuron Barn (c.1890)

This one and three-quarter gable roofed barn is a large rectangular box with a front, south, gable facade. The barn sits on a fieldstone foundation, and is of wood frame construction with narrow clapboard siding. The roof is covered with ribbed sheet metal and has raked eaves. The facade contains two overhead garage doors which occupy the full width of the facade. A small hayloft door is located directly above the right-hand garage bay. A one and one-half story shed roofed addition extends across the barn's west side, set back from the facade but flush with the rear, north, elevation. The roof of the shed addition extends down from the ridge of the gable roof of the barn. A large barn door with a small hayloft door directly above are located on the right-hand side of the shed addition's south elevation.

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22. Burbank House (c.1830)

This one and one-half story gable roofed house is elevated above the level of the street on a small knoll leaving the basement story partially exposed on the east and south sides. In front of the house, on the north, the ground has been terraced behind two fieldstone retaining walls with a flight of steps built in the east side. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of load bearing brick construction. The roof is covered with asphalt shingles and is detailed with a boxed cornice which partially returns the gable ends. The house is four bays across its front, north, facade and two bays across its gable ends. The entrance is located in the second bay in from the left. All of the windows, except for the two on the west gable end, have granite lintels with raked ends. The sash are six-over-six double-hung except for the two on the gable which are small square windows with multiple pane fixed sash. A brick chimney stack extends up the outside of the west gable end between the bays, and a shed roofed porch, supported across the basement by pipe columns and across the first floor by square posts, extends the length of the rear. On the first floor, the porch is enclosed by a wood shingled parapet.

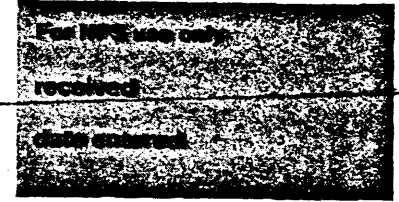
Attached to the east gable end of the house is a long one and one-half story gable roofed wing. It also sits on a partially exposed basement story, is the same width and shares a continuous roofline with boxed cornice and partial gable end returns. Unlike the house, the wing is of wood frame construction with clapboard siding. On the wing's north elevation, a three sided oriel projects from the right-hand side on the first floor. On the left-side, a gable roofed garage extension with double-hung doors projects from the basement story. A small shed roofed addition one story in height is attached to the wing's east gable end.

23. Shaw House; Greek Revival style: (c.1850)

This house is rectangular in plan and one and one-half stories in height with a gable roof. The front, east, facade is four bays across with an entrance located in the second bay in from the right. The north gable end is two bays wide. Attached to the south gable end is a one and one-half story gable roofed wing of lower profile than the house. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles and is detailed with raked eaves. The corners of the house are defined by wide paneled corner boards which support wide paneled fascias. The entrance is composed of a paneled door and sidelights which are deeply recessed and enframed by a wide paneled architrave with corner blocks. The windows on the facade are six-over-six double-hungs and those on the north gable end are pairs of narrow four-over-four double-hungs with straight molded lintels. The first floor windows are covered over with aluminum combination storms.

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On the main facade, a shed roofed porch supported by four turned posts extends the full length, and two shed roofed wall dormers interrupt the eaves line of the roof. The dormer windows do not extend down below the eaves. On the rear elevation, a three sided polygonal bay window is attached off-center to the right and a shed roofed entrance porch is located on the right-hand end. The porch is supported by square chamfered posts and detailed with quarter-circle brackets. On the roof, a shed roofed dormer punctuates the center of the rear slope and a brick chimney stack crowns the ridge at each end. On the east elevation of the wing, a double-hung shed door is located on the left and a flat roofed entrance porch infills the inside corner between the wing and house on the right. The porch is supported by a single columns at the outside corner made up of slender square posts banded together at the base and cap. A brick chimney stack crowns the center of the ridge.

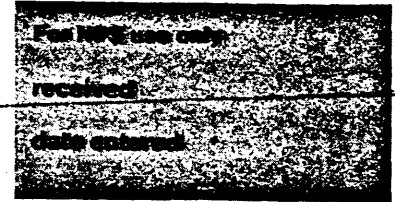
24. Smith House; Greek Revival style: (c.1845)

This one and one-half story, gable roofed house is rectangular in plan and measures three bays across its front, north gable facade by three bays in length. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with narrow clapboard siding. The corners are defined by Doric corner pilasters which support a full roof entablature with partial returns across the gable ends. The roof is covered with asphalt shingles and is crowned at the center of the ridge by a brick chimney stack. The entrance is located in the right-hand bay of the facade and is composed of a paneled door and sidelights which are deeply recessed and enframed by Doric pilasters supporting a full entablature lintel. On the second story, three windows crowd the gable. The windows are all two-over-two double-hung sash trimmed with molded architraves and hung with louvered wood shutters. Some of the windows are covered over with aluminum combination storms. A flat-roofed veranda extends across the width of the main facade, wraps down the west elevation of the house and continues across the north elevation of the rear wing. The porch sits on a latticework skirt and is supported by turned posts. It is enclosed by a square balustered railing except at the northwest corner bay which is cut back at a 45 degree angle, and the inside corner in front of the wing where the railing is interrupted by turned newels.

Attached at right angles to the right-hand corner of the house's west side is what appears to be the original house on this site, a one and one-half story, gable roofed, five bay center entrance by three bay wide Cape. The Cape is of similar construction to the house with a boxed cornice, partial cornice returns, and molded window architraves. On the left-hand side of the Cape's north slope, a pair of gable roofed dormers punctuate the roof near the edge of the eaves. Attached at right angles to the rear elevation of the Cape, on the left-hand side and flush with the Cape's west gable end, is a small one and one-half story gable roofed ell. Attached to the south gable end of the small ell is a large scale, one and three-quarter story, gable roofed barn laid out in the shape of a long rectangle. The barn is of similar construction to the house

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but has raked eaves. The left-hand side of the barn's front, north, gable facade abuts the end of the ell, but the large barn door which was originally located on the right-hand side has been clapboarded over. A number of small hayloft doors punctuate the perimeter of the barn at the second floor level and a large hayloft door is located on the right-hand side in the peak of the gable on the facade. A round sheet metal ventilator mounted on a square base crowns the center of the ridge.

24A. Smith Barn (c.1920)

This large rectangular barn is one and three-quarter stories in height with a gable roof, and is open across its front, east, side. The barn sits on a fieldstone foundation and because the ground drops away to the rear down to the river has a partially exposed basement story. The barn is of wood frame construction with rough sawn flush board siding laid horizontally. The roof has raked eaves and is covered with ribbed sheet metal.

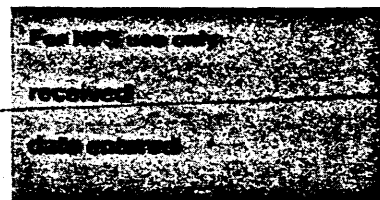
25. Woodruff House; Italianate style: (c.1890)

This two and one-half story, gable roofed house is rectangular in plan with a three bay front, north, gable facade. Each of the sides is an irregularly spaced three bays in length. The house sits on a fieldstone foundation, and is of wood frame construction with narrow clapboard siding and wide sill board, corner board and fascia detailing. The roof is covered with asphalt shingles, has raked eaves and is crowned on the east slope just down from the center of the ridge by a brick chimney stack. The entrance is located in the left-hand bay of the facade which is partially hidden behind a one story, shed roofed porch supported by square posts. The windows are a combination of two-over-one and two-over-two double-hung sash. On the west elevation, a three sided polygonal bay window projects from the left-hand bay on the first floor.

Abutting the southeast corner of the house is a large scale, rectangular two story, flat roofed barn. The barn is of similar construction to the house and is detailed with a boxed cornice around the top of the roof parapet. The fenestration is irregularly positioned and consists of a mixture of overhead and double-hung garage and barn doors, and one-over-one, two-over-two and six-over-six double-hung windows. The front facade faces north and contains a twenty-four pane fixed sash between the garage and barn doors, plus a small hayloft door and two six-over-six double-hung windows. Abutting the left-hand half of the east elevation of the barn is a large square one story flat roofed garage three bays to a side. The garage sits on a concrete foundation and is of similar construction and detailing to the barn. The front, north, facade contains three pairs of large clapboard double-hung garage doors which take up the entire width of the double-hung garage doors, and each of the bays on the east and south contains a single two-over-two double-hung sash window.

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26. Great Eddy Bridge (1833)

This combination multiple king-post and Burr truss covered bridge was entered in the National Register of Historic Places on September 6, 1974. For a complete description of the bridge, please refer to that nomination form.

27. Old Barber Shop; Italianate Revival style: (c.1900)

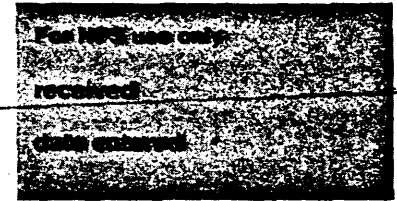
This building functioned as the village barber shop for a number of years. The building is a small, one story, flat roofed, rectangle, three bays in length across its front, north, facade, by one bay in width. The building sits on a fieldstone and concrete foundation behind a concrete retaining wall which extends in front of the building along the south edge of the street, and has a partially exposed basement story. It is of wood frame construction with clapboard siding, and is detailed with wide corner boards and fascias, and a boxed cornice overhang around the top of the roof parapet. Across the length of the facade, a one story, shed roofed porch with exposed rafter tails bridges the gap between the facade and the retaining wall along the edge of the street. The porch is supported by four square chamfered posts and is enclosed by a double-rail railing. The entrance is located in the center bay of the facade and consist of a paneled door with single upper light. The windows are two-over-two double-hung sash except for the window to the right of the entrance which is a fixed sash- four-over-four light display window. A small shed roofed addition, supported on square posts with diagonal braces, projects from the rear elevation, and a brick chimney stack crowns the rear edge of the roof.

28. Blue Building; Italianate Revival style: (c.1860)

This building consists of two large rectangular blocks of equal size and height which are set at right angles to each other and share a common facade line on their north elevations. The right-hand section is an irregularly spaced six bays in length by three bays in width across its front facade. Attached at right angles to the right-hand section's east elevation, the facade of the left-hand section is an irregularly spaced six bays in length by three bays in width across its east gable end. The fenestration is irregularly positioned throughout the building and consists primarily of six-over-six double-hung windows detailed with straight lintels and drip caps. The roof is crowned by a number of brick chimney stacks, the most prominently positioned of which is one on the east gable end. The gable facade of the right-hand section contains an original storefront, three windows across its second floor, and a single window in the gable peak. The storefront is composed of a center paneled and upper light door and two flanking, three sided polygonal display windows which extend from floor to ceiling and from the corners of the building to the edge of the door. The display windows are three panes on the side and nine on the front, are supported on pipe columns set into the ground, and are capped by a shed roof which extends across the full width of the facade and covers the entrance. The facade of the left-hand

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section is composed of three entrances and three display windows alternately positioned but irregularly spaced. The center entrance is recessed into an open vestibule and the right-hand door is paneled and has nine upper lights. The display window in the second bay in from the left has thirty-two panes and is not original, but the large twelve pane fixed sash display windows in the first and third bays in from the right are. The facade is protected across its length by a shed roofed overhand which extends out from the eaves of the roof and is supported by four diagonal braces.

Attached to the west elevation of the right-hand section of the building is a two story shed roofed porch which extends the length of the building and is partially enclosed with a clapboard wall on the first floor. The porch contains a stair to the second floor, and is supported on the second floor by square chamfered posts with square balustered railings in between. Attached to the rear, south, elevation of the left-hand section of the building is a large, two story, shed roofed addition, two bays in width by five bays in length, which extends from the east gable end but does not abut the rear end of the right-hand section's east elevation.

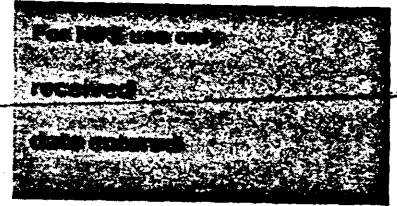
Attached to the rear, gable end of the right-hand section is a long, one story, shed roofed ell with a shed roofed storage shed attached across the length of its east side. The storage shed is open across its east side and extends across the rear side of the two story addition on the rear elevation of the left-hand section, but does not abut it. Attached to the left-hand corner of the south end of the shed roofed ell is a large, rectangular, one and three-quarter story gable roofed barn with a front, north, gable facade. Both the ell and barn have been converted to commercial uses and contain a mixture of irregularly positioned fenestration. The windows are predominantly casements of varying sizes and type.

29. Court Yard; Italianate Revival style: (c.1860)

This two and one-half story, gable roofed building is a large scale, long rectangular block with a front gable facade and a number of gable, shed and flat roofed additions. The additions are of similar construction to the building and are attached along its west side and to its rear, south, gable end. The facade faces north and is three bays in width across the first floor and four across the second, and contains a pair of windows in the gable peak. The building is four irregularly spaced bays in length across the east elevation, and six across the west. The building sits on a combination fieldstone and concrete foundation, and is of wood frame construction with narrow clapboard siding. The roof is covered with ribbed sheet metal and is detailed with raked eaves. Three brick chimney stacks punctuate the west slope of the roof at various points. The fenestration is regularly positioned, except along the east elevation, and consists primarily of two-over-two double-hung windows detailed with straight lintels and drip caps.

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The main entrance to the building is located in the center bay of the facade and consists of a paneled door and sidelights which are deeply recessed and enframed by a wide paneled architrave with corner blocks. On either side are two original three sided polygonal bay display windows which sit on paneled bases. The windows contain two large lights on each side and four large lights in the center. The width of the facade is covered behind a three bay wide, two story shed roofed porch which is supported by square chamfered posts on the first floor and turned posts and half-posts on the second. The second floor is enclosed by a turned balustered railing.

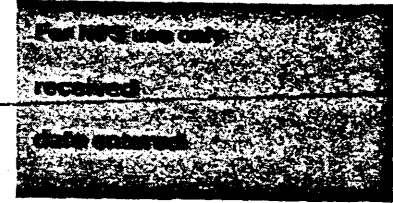
Along the west side, a narrow, one story flat roofed addition with a second story gable peak at the center extends the length of the building. The gable peak interrupts the eaves line of the roof on the building, and the front of the addition is detailed with a roof parapet above a secondary entrance. Attached to the south end of this addition and the left-hand corner of the building's rear, south, gable end is a small, one and three-quarter story gable roofed barn with a front, north, gable facade. A shed door is located on the right hand side of the facade where it extends past the long west side of the addition, and a hayloft door, which opens out onto the flat roof of the addition, is located in the gable peak. Across the rear gable end of the barn is a one story, shed roofed addition which is flush with the barn's west elevation but extends past the side of the barn on the east. The shed's east end contains a pair of double-hung shed doors. Along the east side of the barn, between the north side of the barn's shed roofed addition and the rear gable end of the building, the space in between is filled in with a number of one story, flat roofed additions, one of which contains a large overhead garage door.

30. Waitsfield House; Greek Revival style: (c.1840, c.1850)

This building was originally located in Irasville, one mile to the south of the village, and was moved to its present location in c.1850 by Roderick Richardson, Jr. The building is a large scale, two and one-half story, gable roofed block which sits on a partially exposed basement story across its north and east elevations, and has a large scale, rectangular, two story, shed roofed barn attached to its south gable end. The barn is as wide as the building and also sits on a partially exposed basement story across its east and south sides. The building is six bays across its front, west, facade by four bays in width. The building sits on a fieldstone foundation with load bearing brick walls above grade for the basement story. The building is of wood frame construction with clapboard siding and wide corner boards, and is covered across the length of its facade by a four bay wide, two story shed roofed porch supported by square chamfered posts with banded bases and capitals. A stair extends up the right-hand side through the second floor, which is enclosed by a turned balustered railing. The roof is covered with asphalt shingles and is detailed with a boxed cornice which partially returns on the gable ends. A brick chimney stack crowns the ridge at each gable end.

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The fenestration is regularly positioned and consists of two-over-two double-hung windows detailed with straight lintels and drip caps, and covered over with aluminum combination storms. The windows on the second floor and in the gables are shorter than those on the first floor, and the basement windows are larger eight-over-eight double-hungs. The main entrance is located in the third bay in from the left on the facade and consists of a paneled door and sidelights which are slightly recessed and enframed by a wide paneled architrave with corner blocks. A secondary entrance is located in the center bay of the basement story on the north gable end and is reached down a flight of concrete stairs.

The barn is of similar construction to the building but has a ribbed sheet metal roof and raked eaves. The barn has been converted into apartments and contains a mixture of irregularly positioned fenestration. The windows include original two-over-two double-hungs, modern fixed sash and casements, some of which are located in the original barn and hayloft door openings. On the rear, east, elevation of the barn, a wood frame fire escape extends up the outside of the right-hand side.

31. Catamount Lodge (c.1900)

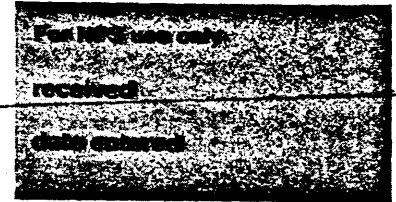
This one and one-half story, rectangular, gable roofed building abuts a fieldstone retaining wall along the edge of the street and sits on an exposed basement story across its north, east and south elevations. The building is five bays across its front, west, facade by two bays in width, and has a two-story, shed roofed addition across the length of the basement and first floor height of its rear, east, side. Attached to the right-hand corner of the south gable end, and extending past the end of the rear addition, is a small, rectangular, two and three-quarter story, gable roofed barn with a front, west, facade. The large barn door on the right-hand side of the facade is located on the first floor above the barn's exposed basement story, and is reached across a wood walkway from the fieldstone retaining wall along the edge of the street. The building is of wood frame construction with clapboard siding and the roof is covered with asphalt shingles and detailed with raked eaves. The entrance is a single door located in the center bay of the facade beneath a shed roofed porch which extends the length of the facade and is supported by square chamfered posts. The windows are six-over-six double-hung sash hung with vertical board shutters. A brick chimney stack crowns the center of the ridge, and two small hayloft doors are located in the kneewall of the barn's facade.

32. Bender Building (c.1900)

This former shed lines up in set back and profile with the attached barn on Bldg. No. 31, and is separated from it by a distance of only several feet. Like the barn attached to Bldg. No. 31, this building is in the shape of a small rectangle,

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sits on an exposed basement story, and is reached from the fieldstone retaining wall along the edge of the street across a wood walkway. The building measures three bays across its front, west, facade by two bays in width, and is of wood frame construction with clapboard siding. The roof is covered with asphalt shingles and has raked eaves. A one story, shed roofed porch supported by square posts extends across the length of the facade, and a two-story, shed roofed addition extends across the length of the basement and first floor height of the rear, east, side. The entrance is a single door located in the center bay of the facade, and the windows are two-over-two double-hung sash with vertical board shutters.

33. Diego House; Italianate Revival style: (c.1870)

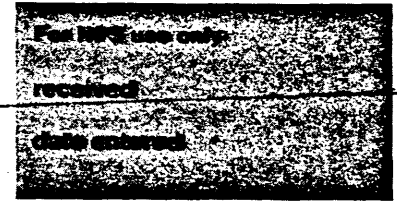
This house has been placed on a new concrete foundation and elevated in height on a partially exposed basement story. Above the basement story, the house is one and three-quarter stories in height with a gable roof. It is rectangular in plan, measuring three bays in width across its front, west, gable facade by four bays in length, and is of wood frame construction with clapboard siding. The roof is covered with raised standing seam sheet metal roofing and has raked eaves. The entrance is located in the right-hand bay of the facade and is reached by an open-tread wood stair enclosed with a post and rail railing. The windows are primarily six-over-six double-hung sash detailed with shallow peaked lintels and covered over with aluminum combination storms. On the southeast corner, an open tread wood stair to the second floor doglegs up the outside of the house from the south elevation to the rear gable end beneath a shed overhang which is an extension of the roof. The stair ends at a second floor balcony on the rear and is enclosed with a post and rail railing.

34. Ledgeside; Italianate Revival: (c.1865)

This house is a large, rectangular, two and one-half story, gable roofed box which measures three bays across its front, west, gable facade by three bays in length. On the facade, the second floor is only two bays across, and window openings on the right-hand side of the north elevation are defined by trim but infilled with clapboards. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles and crowned at the center on the south side of the ridge by a brick chimney stack. Stepped corner pilasters with no bases but molded capitals define the corners of the house and support a full roof entablature which partially returns the gable ends and extends up the rake of the gable ends. The entrance is located in the left-hand bay of the facade and consists of a paneled door and sidelights, the whole of which is deeply recessed and enframed by pilasters supporting a bracketed entablature with projecting cornice. The windows are two-over-

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two double-hung sash which are detailed with shallow peaked lintels capped with a crown mold, and are covered over with aluminum combination storm windows. Attached to the rear gable end, and flush with the south elevation of the house, is a long, one and one-half story, gable roofed wing of similar construction and detailing to the house. The end of the wing has been extended with an addition detailed with raked eaves, and the roof is punctuated directly back of the gable end of the house on both slopes by gable wall dormers. The ridge of each dormer is level with the ridge of the ell, and each gable face contains a single window. On the ell's north side, a shed roofed porch supported by square posts extends three-quarters of its length from the rear gable end of the house.

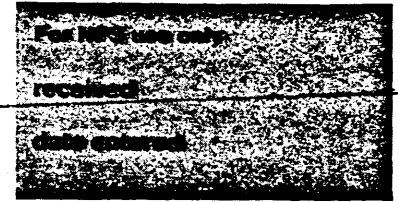
35. Keener House; Greek Revival style: (c.1850)

This one and one-half story gable roofed house is in the shape of a center entrance "Classic Cottage", five bays across its front, south, facade by three bays in width across its gable ends. A secondary entrance is located in the right-hand bay of the west gable end, but has been filled in with a Queen Anne sash double-hung window. The two right-hand bays of the facade have been grouped together with three abutting double-hung windows set close to the corner of the house, and a three sided polygonal bay window with a flat roof is located on the left-hand side on the rear. The house sits on a fieldstone foundation covered over with concrete above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with ribbed sheet metal, has raked eaves, and is punctuated by a small gable roofed dormer directly above the entrance on the south slope. On the north slope, a shed roofed wall dormer containing two windows is located off-center to the right. The center entrance consists of a replacement panel door and sidelights which are slightly recessed and enframed by plain pilasters supporting a plain entablature lintel. The windows are two-over-one double-hung sash covered with aluminum combination storm windows.

Attached to the east gable end is a one and one-half story, gable roofed wing of lower profile. The wing is of similar construction to the house but sits on a concrete foundation and has a raised standing seam sheet metal roof. Across the east gable end, the roof extends up the outside of the rear elevation, and a second floor porch is recessed into the roof across the length of the south slope. Attached to the left-hand corner of the woodshed is a large, rectangular, one and three-quarter story, gable roofed barn with a front, west, gable facade. The barn sits on a fieldstone foundation and is of wood frame construction with narrow clapboard siding. The gable on the facade slightly overhangs the wall, and the roof is covered with ribbed sheet metal and is detailed with raked eaves and wide fascias. The facade contains two large barn doors, in the center and right-hand bays, and a small hayloft door directly above the center barn door.

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37. Meystre House (c.1860)

This small, rectangular, one and one-half story, gable roofed house measures four bays across its front, west, facade by two bays in width, with a single door entrance located in the second bay in from the left. Attached to the right-hand side of the south, gable end, is a small, square, gable roofed wing with a shed addition attached to its rear elevation which extends across the rear of the house in the form of a two bay porch supported by square posts. A secondary entrance is located in the two bay width of the wing's west side. The house sits on a fieldstone foundation with a concrete covering above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles and has raked eaves. The ridge is crowned by a brick chimney stack above the entrance, and the roof of the wing is detailed with raked eaves. The windows are two-over-two double-hung sash covered over with aluminum combination storms, and are grouped in threes on the east and south sides of the wing.

37A. Meystre Garage; non-contributing: (c.1945)

This building is non-contributing because of its date of construction. The garage is one story in height with a gable roof and is one garage bay in width across its front, west, gable facade. The garage sits on a concrete foundation and is of wood frame construction with clapboard siding. The roof is covered with asphalt shingles and has raked eaves. The facade contains a pair of double-hung garage doors.

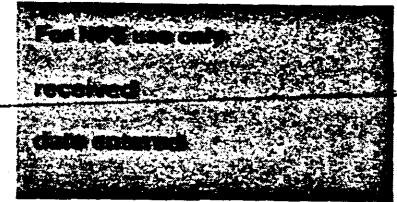
38. McGill House; Italianate style: (c.1865)

This one and one-half story, gable roofed house is laid out in the shape of a long narrow rectangle which is built into the hillside at its southwest corner. The roof has the form of a shallow H with a short cross-gable at each end of the building and a long transverse gable in between. The house measures an irregularly spaced ten bays across its front, east, double-gable facade, with three bays symmetrically located in the gable at the right-hand end. It is two bays wide. The house sits on a fieldstone foundation which is covered over with concrete above grade, and is of wood frame construction with narrow clapboard siding and wide corner boards. The roof is covered with raised standing seam sheet metal roofing and has raked eaves. The roof is punctuated on the east slope of the transverse middle section by a pair of gable roofed dormers and is crowned in the center of the ridge by a brick chimney stack. A second chimney crowns the rear gable end of the right-hand gable.

The entrance is located in the left-hand bay of the facade's right-hand gable and is composed of a shallow, projecting entrance vestibule with a long narrow fifteen-over-fifteen fixed sash on each side. The windows are two-over-one double-hung sash on the first floor and two-over-two on the second. On the second floor, each gable

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is punctuated by a pair of windows, symmetrically positioned on either side of the right-hand gable and paired on the right-hand side of the left-hand gable. A flat roofed porch supported by square chamfered posts extends from the entrance to the left across the length of the facade. The porch sits on a louvered shutter skirt and is enclosed with a square balustered railing. A shed roofed addition of narrow width extends across the rear of the house for three-quarters of its length from the left-hand end.

38A. McGill Garage; Non-Contributing: (c.1945)

This building is non-contributing because of its date of construction. The garage is one story in height with a gable roof and is one garage bay in width across its front, east, gable facade. The garage sits on a fieldstone foundation and is of wood frame construction with clapboard siding. The roof is covered with rolled asphalt roofing and has raked eaves. The facade contains a pair of hung garage doors.

39. Old Blacksmith Shop; Italianate Revival style: (c.1875)

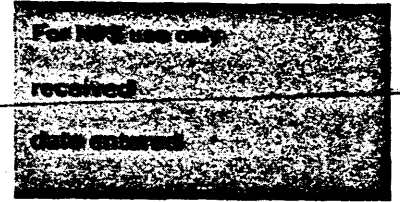
This small, rectangular, one and three-quarter story, gable roofed building with a front, east, gable facade functioned as the village's blacksmith shop for a number of years. The building sits on a fieldstone and concrete foundation and is of wood frame construction with narrow clapboard siding. The roof is covered with ribbed sheet metal and has raked eaves. The facade contains a large, double hung barn door on the left-hand side and a single entrance on the right which consists of a door with a large upper light protected by decorative wrought iron grillwork and enframed by louvered wood shutters with corner panels. The barn door is mounted on wrought iron strap hinges, and a small hayloft door is located directly above the right-hand door. The gable peak is banded off and decorated with wood shingles laid in a combination saw-tooth and staggered butt pattern, and contains a small, square two pane fixed sash window. The north side contains three, two-over-two double-hung sash windows with louvered wood shutters, the right-hand of which is shorter than the other two and is crowned at the top corners by two, small, square, stable windows. On the south, a pair of shuttered two-over-two double-hungs is located on the right and a shuttered entrance is on the left.

40. Pakk House; Non-Contributing: (c.1865, 1982-1983)

This house is non-contributing because of significant alterations to its appearance which have adversely affected its historic integrity. The house is one and three-quarter stories in height with a gable roof and is rectangular in plan with a three bay front, east, gable facade. The house sits on a concrete foundation, is of wood

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frame construction, and has been covered with aluminum clapboard siding. The roof is covered with asphalt shingles and has raked eaves. The fenestration is irregularly positioned and is a mixture of original six-over-six double-hung sash and modern casements. On the facade, an enclosed shed roofed entrance vestibule has been added to the right-hand side and a massive brick chimney stack has been built up to the left-hand side between the two left-hand bays. Attached to the north elevation is a low one and one-half story gable roofed ell which is punctuated on the right-hand end of its east slope by a small gable roofed dormer. A one story shed extends the length of the ell's rear, west, elevation.

40A. Pakk Garage; Non-contributing: (c.1945)

This building is non-contributing because of its date of construction. The garage is dilapidated and in an advanced state of structural decay. The garage is one story in height with a gable roof and a front, east, gable facade which is one garage bay in width. The garage is of wood frame construction with imitation brick asphalt siding, and has asphalt shingles on the roof. The eaves of the roof are detailed with exposed rafter tails.

41. Jones House; Italianate Revival style: (c.1880)

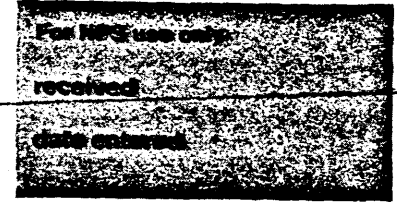
This one and three-quarter story, gable roofed house is a large, square box with a large gable wall dormer, the height of the ridge and length of the house, across the irregularly spaced three bay east elevation. The dormer contains a pair of windows, and the house is two bays in width. The house sits on a fieldstone foundation covered over with concrete above grade, and is of wood frame construction with narrow clapboard siding and narrow corner boards. The roof is covered with asphalt shingles and has raked eaves. The windows are two-over-two double-hung sash with shallow peaked lintels and drip caps, and the rear, west, slope of the roof is punctuated by a shed roofed dormer which extends the length of the house. Attached to the left-hand corner of the house's south gable end is a one and one-half story, gable roofed wing of similar construction to the house, but with ribbed sheet metal roofing. An enclosed, flat roofed porch extends across the east elevation of the wing, abutting the house on its south gable end. The porch contains the entrance to the house, and is enclosed by a row of one-over-one double-hungs which sit on a wood shingle covered parapet. The shingles are laid in a staggered butt pattern across the third and fourth courses up from the bottom. Between the porch and the gable end of the house, a concrete block chimney stack extends up the outside of the house. A second chimney, of brick, crowns the center of the ridge on the wing.

41A. Jones Sugarhouse; Non-Contributing: (c.1960)

This building is non-contributing because of its date of construction. The sugarhouse is a small, rectangular building, one story in height with a gable roof. The

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building sits on a concrete foundation and is of wood frame construction with rough sawn vertical board siding. The roof is covered with asphalt shingles, is detailed with exposed rafter tails, and is crowned in the center of the ridge by a small, gable roofed ventilator.

41B. Jones Barn (c.1900)

This large, rectangular, one and three-quarter story, gable roofed barn sits on a fieldstone foundation and is of wood frame construction with narrow clapboard siding and wide corner boards. The roof is covered with asphalt shingles and is detailed with raked eaves and wide overhangs. The front, east, side contains a pair of large, double-hung, barn doors flanking either side of a small shed door. A small, square six pane fixed sash with shallow peaked lintel punctuates the peak of each gable end. Attached to the rear, west, elevation is a clapboarded, shed roofed addition which extends the length of the barn. A second shed roofed addition containing two, large, double hung doors on its east side is attached to the north gable end, and a third infills the northwest corner between this shed and a **shed across** the rear of the barn. Both of these are sheathed with rough cut vertical board siding.

42. Old Fire Station; Non-Contributing: (1946)

This building is non-contributing because of its date of construction. The building is built into a recess in the escarpment which extends along this section of the street. The building is square in plan, measuring two bays across its front, east, facade by three bays in length, is one and one-half stories in height, and has a gable roof which is hipped across the main facade and punctuated by a gable peak halfway up the slope. Along the south elevation, the roof extends down over a narrow shed addition. The building is of concrete block load bearing construction, and the roof is covered with asphalt shingles and detailed with a boxed cornice. On the shed, the rafter tails are exposed. On the north and south slopes of the roof, a shed roofed dormer containing three small windows extends from the gable peak above the facade to the rear, west, gable end of the building. The dormer roof is detailed with a boxed cornice and the sides are covered with asphalt shingles, as is the front gable peak, which match those on the roof. The two garage door bays on the facade have been closed in with a pair of display windows on the left and a display window and entrance door on the right. The windows on the sides are two-over-two double-hungs and those in the dormers one-over-one sash.

43. Valley Paint, Glass & Supply; Italianate Revival style: (c.1885)

This building is a large scale, long rectangular, two and one-half story, gable roofed block with a front, east, gable facade. The building sits on a fieldstone foundation

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partially covered with concrete above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles and has raked eaves. The four bay width of the facade contains an original storefront in the three right-hand bays of the first floor, and is defined at the corners by wide corner boards supporting a wide gable fascia. The storefront consists of a recessed center door containing six large lights flanked on either side by large multiple pane display windows which extend down to the floor. Each display window is made of an upper and lower sash of eight large panes and a four pane sidelight which angle back at 45 degrees to the door. The whole storefront is enframed by plain trim and a drip capped lintel. A paneled door with a shallow peaked lintel is located to the left of the storefront in the left-hand bay.

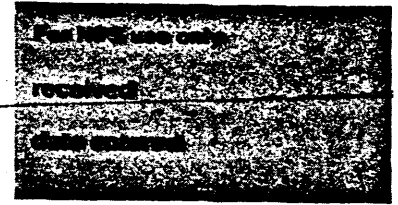
The facade is covered across its entire width by a two-story, flat roofed porch, three bays in width. The porch is supported by turned posts with half-posts at the wall, and is enclosed on the second floor by a turned balustered railing. The windows on the second floor are one-over-one double-hung sash with shallow peaked lintels. The window in the gable is similarly detailed but contains two-over-two sash. On the side elevations, the arrangement of windows is irregular and consists of a mixture of original single and multiple pane fixed and double-hung sash on the front half, and modern casements and sliders on the rear. A second floor balcony supported by square posts and enclosed by a square balustered railing extends across the rear gable end and one-third of the way down the south side.

44. Roderick Richardson House; Federal & Greek Revival styles: (1817, c.1840)

This house was built by Roderick Richardson and is the oldest house in the village. The house was probably built as a center chimney Cape but was latered sometime during the Greek Revival period to a three bay "Temple Front" facing the street. The house is one and one-half stories in height with a gable roof, and is in the shape of a long rectangle, three bays across its front, east, gable facade by six bays in length. The north slope of the roof has been raised to a different pitch above a low kneewall containing a row of kneewall windows. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles and the original center chimney stack crowns the north side of the ridge. The house is detailed by corner pilasters supporting a roof entablature with partial returns. On the northeast and northwest corners beneath the raised slope of the roof, the pilasters lack capitals and the entablature has been reduced in scale and lacks partial returns. The entrance is located in the right-hand bay of the facade and consists of a paneled door enframed by a wide architrave with corner blocks. Similarly enframed secondary entrances are located in the center of the north and south elevations, that on the north containing an elliptical transom. The windows are two-over-two double-hung sash, covered over on the first floor with aluminum combination storms. A shed roofed porch supported by three chamfered posts extends along the length of the south elevation, and two gable roofed dormers punctuate the south slope of the roof.

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Attached to the left-hand corner of the house's south elevation is a lower profile, one and one-half story, gable roofed ell. The ell is two bays in length, three bays across its south gable end, and projects past the west gable end of the house. Attached to the right-hand end of the ell's west side is a lower profile one and one-half story gabled roofed ell. Attached to the west gable end of the ell is a small, square, one and three-quarter story gable roofed barn. Both the barn and the second ell extend past the south elevations of the additions to which they are attached, and are of similar construction, along with the first ell, to the house. On the barn's east gable facade, the hayloft door remains but the large barn door directly below has been clapboarded over.

45. Uris House; Greek Revival style: (c.1845)

This one and one-half story, gable roofed house is in the shape of a rectangle, three bays across its front, east, gable facade by three bays in length. Attached to the south elevation, and flush with the rear gable end, is a long one and one-half story gable roofed ell. Attached as an ell to the left-hand corner of the ell's south gable end is a small, one and three-quarter story, gable roofed barn with a front, east, gable facade. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with narrow clapboard siding. Raising standing seam sheet metal roofing covers the roof. The corners of the house are defined by corner pilasters which support a roof entablature with partial returns. The entrance is located in the left-hand bay of the facade and consists of a paneled door and sidelights which are recessed and enframed by pilasters supporting an entablature lintel. Between the door and the sidelights are slender paneled pilasters. The entrance is protected by a flat roofed entrance portico supported by square chamfered posts. The portico is square in shape, sits on a latticework skirt, and is enclosed on the sides by a square balustered railing. The windows are two-over-two double-hung sash detailed with shallow peaked lintels and covered over with aluminum combination storm windows.

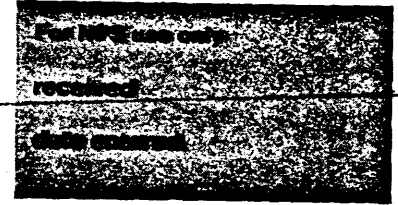
The ell and the barn are of similar construction to the house. On the ell, a shed roofed porch, the roof of which is an extension of the roof of the ell, extends the length of the ell's east elevation from the south side of the house. The porch is supported by turned posts with half-posts at the wall, and is enclosed by a square balustered railing. On the roof, the east slope is punctuated by three, shed roofed dormers, each of which contains a pair of windows. The barn is detailed with raked eaves and has a large barn door the width of the facade without center support.

45A. Uris Shed; Non-Contributing: (c.1950)

This building is non-contributing because of its date of construction. The shed is a long, narrow, rectangle, one story in height with a shed roof, one bay in width and

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four bays in length. The shed sits on concrete piles, is of wood frame construction with clapboard siding, and is detailed with raked eaves. A mixture of multiple pane, double-hung sash windows with louvered wood shutters punctuates the four bays of the east side.

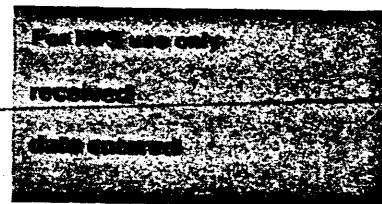
46. Miller House; Greek Revival style: (c.1845)

This one and one-half story, gable roofed house is rectangular in shape, measuring three bays across its front, east, gable facade by three bays in length. The house sits on a fieldstone foundation with brick above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with slate. The corners of the house are detailed with corner pilasters which support a roof entablature with partial returns. The windows are two-over-two double-hung sash detailed with shallow peaked lintels and covered over with aluminum combination storm windows. The entrance is located in the left-hand bay of the facade and consists of a paneled door and sidelights which are recessed and enframed by pilasters supporting a partial entablature lintel. Between the door and the sidelights are slender paneled pilasters. The entrance is protected by a flat roofed entrance portico supported at the corners by pairs of slender posts infilled with lattice. The portico sits on a latticework skirt and is enclosed on the sides by solid wood benches with lattice beneath the seats. On the right-hand side, the two windows in the facade's two right-hand bays have been replaced by a single, large, multiple pane, bow-front picture window. On the north elevation are two new secondary entrances, one of which is located in the center and is covered with a gable roofed canopy, and one of which is located in the end of a small, shed roofed, addition across the house's west gable end. Both are reached by pre-cast concrete steps. On the roof, the north slope is punctuated by a small shed roofed dormer and crowned just below the ridge by a brick chimney stack.

Attached to the right-hand corner of the house's rear, west, gable end is a one and one-half story, gable roofed ell four bays in length. The ell is of similar construction and detailing to the house and has a one story, shed roofed porch across the width of its partially exposed east gable end. The porch protects a secondary entrance and is supported by square posts which sit on a clapboarded parapet. On the north side, a new secondary entrance is protected by a gable roofed canopy, and on the roof, a brick chimney stack crowns the ridge. Attached to the right-hand corner of the ell's west gable end is a large, one and three-quarter story, gable roofed barn which extends one-half its width past the south side of the ell. The barn is of similar construction to the house but has raked eaves. The barn has been renovated for use as a studio and contains a mixture of new fixed sash and casement windows. An entrance on the north side is covered by a gabled roofed canopy.

47. Masonic Hall; Greek Revival style: (1831 & 1845)

This building was built as a store by Roderick Richardson, and was repaired in 1845 following a fire which partially damaged it. The building is a large, rectangular

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shaped, two and one-half story, gable roofed block which measures four bays in length across its front, east, facade and rear elevation by three bays in width across its north and south gable ends. The first floor of the facade is actually five irregularly spaced bays in length and contains three oriel display windows in the first, third and fourth bays from the left-hand corner. There are no fenestration openings in the left-hand bay of the north gable end, the three first floor bays of the south gable ends, and the two right-hand first floor bays of the rear. The building sits on a fieldstone foundation with rough cut granite blocks above grade, and is of load bearing brick construction. The roof is covered with raised standing seam sheet metal and is detailed with a boxed cornice which partially returns. A brick chimney stack crowns the ridge above each gable peak. The fenestration is detailed with granite sills and lintels, and all of the windows, except for display windows and those in the gables and in the foundation, are six-over-six double-hung sash. The attic windows are fixed three-over-six sash and the basement windows are fixed four sash. On the north gable end, a secondary entrance, containing a single door with six molded panels, is located in the center bay.

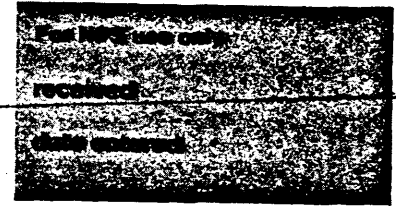
On the main facade, a two story, flat roofed porch extends across the length of the building. The porch is an irregular five bays on the first floor and a regular four on the second. The porch is enclosed on both floors by turned balustered railings but is supported on the first by square posts with molded capitals, and on the second by square posts with rounded impost blocks. On the first floor, the rail of the balustrade wraps around the posts. In front of the original store entrance in the second bay in from the left and a secondary entrance in the end bay on the right, a pair of granite steps is recessed back into the first floor deck. Around the base of the porch, a latticework skirt encloses a basement storefront located between the granite steps. Between floors, the first floor porch lintels is banded with narrow clapboards. The storefronts are the most unusual feature of this building. They are original and appear to be the only ones of their type in Vermont. The storefront entrance consists of a pair of doors each with a molded bottom, a bottom panel and a long narrow upper light. A basement entrance is no longer accessible but is completely intact. Before the porch was added across the front of the building sometime during the nineteenth century, the basement entrance was reached down a flight of granite steps. It consists of a single door similarly detailed with bottom panel and upper light. The first floor display windows are oriels cantilevered on granite sill and crowned with cantilevered granite lintels. Each side contains a three light sash, and the front is a nine light sash. The basement windows are large, flush mounted six-over-six double-hung sash.

48. Larrow House; Greek Revival style: (c.1845)

This one and one-half story, gable roofed building was built as a residence but has been converted for commercial use as offices. The building sits on a raised basement story of fieldstone construction with brick above grade which is exposed to its full

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height on the east gable end behind a wall enframed by a concrete retaining wall. A secondary entrance in the center is flanked on either side by a large, eight-over-eight double-hung sash window. The building measures five bays across its front, south, facade by four bays in width across its gable ends, and is of wood frame construction with narrow clapboard siding. Raised standing seam sheet metal covers the roof. The corners of the building are defined by wide corner boards which sit on a water table and support a partial roof entablature with partial gable end returns. The windows are two-over-two double-hung sash with straight drip capped lintels.

The entrance is located in the center of the facade and consists of a paneled door. It is protected by a shed roofed entrance porch, the roof of which is an extension of the roof of the building. The porch sits on a latticework skirt, is supported by chamfered posts, and is enclosed across the front by a square balustered railing. The porch stairs are recessed into the deck behind the skirt. The porch roof extends across the facade's left-hand side and covers a three sided polygonal bay window which projects from the facade's two left-hand bays. On the east gable end, a flat roofed porch extends across the width of the building and covers the basement story and the first floor. Square posts, sitting on the retaining wall, support the basement but do not line up with the square Tuscan columns on the first floor. The first floor is enclosed by a turned balustered railing and is detailed with an entablature lintel across the columns. Above the porch roof, three windows crowd the gable. Attached to the rear, west, gable end is a square shaped, one and one-half story, gable roofed wing of similar construction to the building which contains a double-hung shed door on the left-hand side of its south elevation.

49. Waitsfield Apartment; Non-Contributing: (1967)

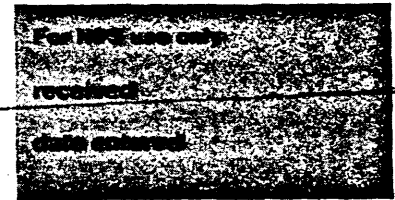
This building is non-contributing because of its date of construction. The building contains four apartments and is in the shape of a large, rectangular, two and one-half story gable roofed block. The building sits on a concrete foundation, is of wood frame construction with brick veneer on the north and south gable ends and vinyl clapboard siding on the east and west elevation, and is covered with ribbed sheet metal roofing. Across the front, west, facade, the second story projects out over four recessed entryways. On both floors, the windows in each of the four bays are paired casements. On the rear, the slope of the roof extends down over a two story, recessed porch divided into four sections by walls. The porch is enclosed by a decorative scroll sawn railing and contains an aluminum slider in each bay on each floor.

50. Federated Church Parsonage; Italianate Revival style: (c.1860)

This one and three-quarter story, gable-roofed house is rectangular in shape, measuring three bays across its front, east, gable facade by three bays in length. Attached to

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the right-hand corner of its rear, west, gable end is a one and one-half story, gable roofed ell which extends one-half its width past the south side of the house. Attached to the right-hand corner of the rear gable end of the ell is a large, one and three-quarter story, gable roofed barn which similarly extends one-half its width past the south side of the ell. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with narrow clapboard siding. The roof is covered with asphalt shingles, has raked eaves, and is crowned in the center of the ridge by a brick chimney stack. The corners of the house are defined by wide stepped corner boards which support a wide stepped fascia. Beneath the eaves on the north and south sides, three windows which do not line up with the first floor bays punctuate the kneewall. The windows are six-over-six double-hung sash detailed with shallow peaked lintels and covered over with aluminum combination storm windows. The entrance is located in the left-hand bay of the facade and consists of a paneled door and sidelights which are deeply recessed and enframed by pilasters supporting an entablature lintel with a projecting, shallow peaked cornice.

The ell and barn are of similar construction and detailing to the house. On the ell, the south slope of the roof is crowned by a gable dormer almost the length of the ell. The raked eaves of the dormer sit on the eaves of the ell but do not break the eaves line, the eaves of the ell extending across the face of the dormer in the form of a pent. On the half-width of the east gable end, a secondary entrance is protected by shed roofed porch supported by one square chamfered post. On the barn a small hayloft door is located on the half-width of the east gable end, and two large double-hung barn doors are located in the center and right-hand bays of the south facade.

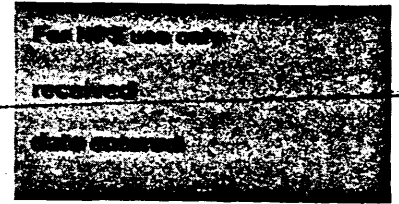
51. Village Grocery; Greek Revival style: (c.1845)

This store was originally built as a residence. The building is one and one-half stories in height with a gable roof and measures three bays across its front, east, gable facade by three closely spaced windows, and a one story shed roofed porch supported by square posts extends across the facade's full width. Two small, one story, shed roofed additions are attached to the rear gable end. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with clapboard siding. The corners of the house are detailed with paneled corner pilasters which support a full roof entablature with paneled frieze and partial returns. The roof is covered with ribbed sheet metal and is crowned at the center of the ridge by a brick chimney stack. The entrance is located in the left-hand bay of the facade and consists of a paneled door and sidelights separated by slender Doric pilasters. The entrance is deeply recessed into the facade and is enframed by a wide paneled architrave with corner blocks. The windows are six-over-six double-hung sash with paneled architraves and corner blocks. All of the windows are covered over with aluminum combination storm windows, and those on the facade and south side are flanked with louvered shutters, mounted on the wall.

Attached to the left-hand corner of the south elevation is a one and one-half story gable ell of similar construction and detailing to the house. A secondary entrance with flanking

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windows is located on the right-hand side of the east elevation beneath a shed roofed porch which extends across the ell's full length and is supported by square posts. A shed roofed second floor entry stair is located on the south gable end. Attached at right angles to the rear, west, elevation of the ell, and as wide as the wing is long, is a one and one-half story gable roofed addition. An enclosed shed roofed loading dock is attached at the center of the addition's south side.

52. Old Post Office; Non-Contributing: (c.1965)

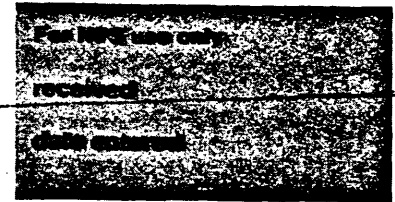
This building is non-contributing because of its date of construction. The building is rectangular in plan and one story in height with a shallow pitch gable roof and a front, east, gable facade four bays in width. The building sits on a concrete foundation and slab, and is of wood frame construction with clapboard siding. The roof is covered with asphalt shingles and is detailed with a boxed cornice and a wide eaves overhang. The windows are eight-over-eight double-hung sash covered over with aluminum combination storms, and the entrance is located in the right-hand bay of the facade. The entrance is a single door with a nine pane top light, is reached by a concrete stoop with imitation wrought iron railings, and is protected by a metal canopy. A shed roofed loading dock is located on the right-hand end of the north elevation.

53. Bettis House; Greek Revival style: (c.1840)

This one and one-half story, gable roofed house measures three bays across its front, east, gable facade by three bays in length. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with clapboard siding. The house is detailed at the corners with Doric corner pilasters which support a full roof entablature with partial returns. The roof is covered with asphalt shingles and is punctuated on the rear half of each slope by a shed roofed dormer containing a pair of windows. A brick chimney stack crowns the ridge at the rear. The entrance is located in the left-hand bay of the facade and is composed of a paneled door and sidelights, the whole of which is deeply recessed and enframed by Tuscan pilasters supporting a full entablature lintel. The windows are six-over-one double-hung sash which are covered over with aluminum combination storm windows. Attached to the rear, west, gable end of the house is a one and one-half story, gable roofed ell which is of lower profile than the house and is set flush with the house's north side. The ell is detailed with raked eaves and has a three bay, shed roofed porch attached to its south elevation. The porch abuts the rear southwest corner of the house and is supported by square, stylized Doric posts which sit on a wood shingle parapet wall and are enclosed in between by three fixed sash.

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53A. Bettis Trailer; Non-Contributing: (c.1960)

This building is non-contributing because of its date of construction. The trailer is of wood frame construction with ribbed sheet metal siding and has jalousie windows. A small, rectangular, one story gable roofed enclosed porch has been attached to the center of the east side. The gable roof of the porch is parallel with the length of the trailer and extends across the trailer to its west side. The porch is of wood frame construction with fiberboard siding and has four two-over-two fixed sash windows on its east side.

54. Gregory House; Greek Revival style: (c.1840)

This one and one-half story, gable roofed house measures three bays across its front, east, gable facade by three bays in length. The house sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with clapboard siding. The corners of the house are detailed with Doric corner pilasters which support a full roof entablature with partial returns. The roof is covered with asphalt shingles and is punctuated by two brick chimney stacks, one at the center to the north of the ridge, and one at the west gable end to the south of the ridge. The entrance is located in the left-hand bay of the facade and consists of a paneled door and sidelights. The entrance is deeply recessed into the facade and enframed by paneled Doric pilasters supporting a full entablature lintel. The panels of the pilasters are decorated with a Greek meander, and the entablature is crowned with a parapet band containing a raised center panel. The windows are six-over-one double-hung sash detailed with a molded architrave and hung with louvered wood shutters. Those in the gable of the facade are covered over with aluminum combination storm windows.

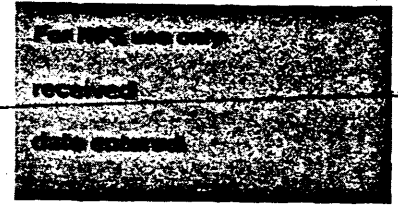
Attached to the rear, east, gable end of the house is a one and one-half story gable roofed wing, the same width as the house. The wing's south elevation contains a recessed porch. The porch abuts the rear of the house and is three bays long, supported at the mid-points by square posts. Across the wing's north elevation, the windows are small nine-over-six double-hung sash. Attached at right angles to the rear gable end of the wing is a rectangular two and one-half story gable roofed building which formerly functioned as a barn but has been renovated for use as a store. The building projects past the south elevation of the wing and contains a mixture of irregularly positioned casement and fixed glass fenestration.

54A. Gregory Shed; Non-Contributing: (c.1945)

This building is non-contributing because of its date of construction. The building was originally built as a garage but has been converted into a potting shed. The building is a small rectangle in plan, is one story in height with a gable roof, and

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is one garage bay in width. The building sits on a fieldstone foundation and is of wood frame construction with clapboard siding. The roof is covered with asphalt shingles and has raked eaves. The front, east, gable facade is covered by a shed roofed addition which contains a pair of shed doors hung on overhead track.

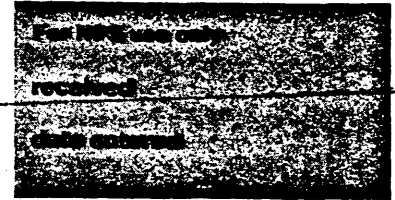
55. Old Methodist Church; Queen Anne style: (1894)

This building originally functioned as a church but has been converted for use as apartments and a store. The building is a large scale rectangular block made up of distinct yet integrated front and rear sections. The front section, which constitutes the building's front, east, facade, is a long narrow rectangle one and three-quarter stories in height with a steeply pitched gable roof. The roof extends across the four bay width of the facade and has gable ends facing north and south. The east slope of the roof is punctuated over the left-hand bay by a square bell tower with an open belfry and hip roof. A gable wall dormer breaks the eaves line of the roof over the three right-hand bays. The rear section is a large, square, four bays in length and one and one-half stories with an expansive gable roof which intersects the rear slope of the gable roof on the front section at right angles. Because of the front section's higher one and three-quarter story profile, the eaves of the gable ends on the front section are higher than the eaves of the north and south elevations of the rear. The building sits on a fieldstone foundation with concrete above grade, and is of wood frame construction with narrow clapboard siding. The corners of the building are defined by wide beaded corner boards. The division lines between the front and rear sections of the building, the left-hand bay of the facade, and the bays of the rear section's north and south elevations are similarly defined by wide beaded boards. The roof is covered with slate and is detailed with a boxed cornice which partially returns on each gable end and the front gable wall dormer.

The entrance is located in the left-hand bay of the facade directly beneath the bell tower and consists of a pair of double doors capped with a straight molded lintel. A round, arched one-over-one double-hung window is located on the second floor directly above, with an identical window above that in the base of the tower. On the second floor of the facade, the gable wall dormer is punctuated by a large square window containing a single light below a raised panel in the transom which bears the date "1894". The window's straight molded lintel is crowned by a semi-circular fanlight not quite the width of the window. The three windows located in the three right-hand bays of the facade, the two windows on the north gable end of the front section, and the four windows located along each side of the rear all contain Queen Anne style upper and lower sash and are detailed with crown moldings across the top lintels. A secondary entrance on the left-hand side of the front section's south gable end is protected by a canopy supported by brackets in a quarter sunburst motif.

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The bell tower is square in plan and is composed of two boxes and a hip roofed pyramid cap. The bottom box sits on the slope of the roof and is sheathed in clapboards. The upper corner of each face is detailed with a quarter circle panel. The top box is an open belfry containing a pair of round arched openings on each side. The square posts which supported the arches are detailed with a molding at pedestal and capital height and are enclosed in between by turned balustered railings. Each face of the roof is punctuated by a gable decorated with a star motif.

56. Odd Fellows Hall; Colonial Revival style: (1837 & 1903)

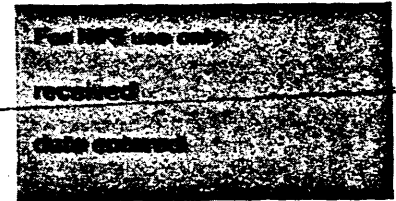
This building was originally a one and one-half story, gable roofed Gothic Revival style church with a gable facade and pointed windows. Built through the patronage of Roderick Richardson, the church was known as the Union Meeting House. In 1903, the church was purchased as a new home for the local chapter of the I.O.O.F. and was remodeled into its present flat roofed two story configuration. The original fenestration openings were kept but the pointed arch tops were cut off at the impost point to accommodate the construction of a second floor. The original load bearing brick construction was carried through the added second floor but not out into the rear addition which was built to house a stage. This rear addition is off wood frame construction with clapboard siding. The foundation is fieldstone construction with rough cut granite blocks above grade. The first story fenestration is three bays across the front, east, facade by three bays down each side, with an extra bay in the rear wood frame addition. The entrance is located in the center bay of the facade and consists of a pair of top light paneled doors. The entrance is enframed by a porch with a shallow gable roof supported by two turned posts at the corners and turned half-posts at the wall. The gable is pedimented and decorated with a sun-burst motif, and the boxed cornice is detailed with a band of dentils. The porch has a latticework skirt and is reached by an open flight of stone steps. The windows, except for those in the rear addition, are overly large and contain twenty-four-over-two double-hung sash. Those in the rear are six-over-one. During the 1903 remodeling, the original stone window sills were kept but the lintels were removed and replaced with wood covered with sheet metal. On the second floor, the fenestration is smaller. The windows are one-over-one double-hungs with sheet metal covered wood sills and lintels. A marble plaque bearing the inscription "1883.I.O.O.F.1903." is located directly above the center window of the facade. The flat roof has a wide eaves overhang and is detailed with a boxed cornice and dentilated fascia. Three brick chimney stacks crown the roof at various points.

57. Dan Richardson House; Greek Revival style: (c.1845)

This house was built by Dan Richardson. The house is one and one-half stories in height with a gable roof and front, east, gable facade, and is rectangular in shape, measuring three bays across its facade by four bays in length. Attached at right angles to the left-hand corner of the house's south elevation is a long, rectangular, one and one-half

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story, gable roofed wing. Both the house and wing sit on fieldstone foundations with rough cut granite blocks above grade and are of load bearing brick construction. The roofs are covered with asphalt shingles and are detailed with boxed cornice which partially returns. All of the fenestration is detailed with granite sills and lintels. The main entrance is located in the left-hand bay of the facade and consists of a paneled door and sidelights which are deeply recessed back into the masonry. The door is flanked on either side by a fluted Ionic column which partially covers the sidelights, and the whole is enframed with a granite sill, side piers and lintel.

A secondary entrance consisting of a paneled door and flanked on either side by double-hung windows is located on the right-hand side of the wing's east elevation. All of the windows are six-over-six, are covered over with aluminum combination storm windows, and are hung with louvered wood shutters. Gable roofed dormers punctuate the roof of the house over the left-hand bay on the south slope, and the east slope of the wing at either end. Two brick chimney stacks crown the ridge of the house at the center and the west gable end, and a third stack crowns the ridge at the center of the wing.

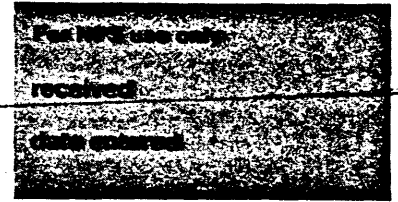
Attached to the rear, west, elevation of the brick wing and flush with the wing's south gable end, is a one and one-half story, gable roofed ell of wood frame, clapboarded construction. The asphalt single roof is detailed with raked eaves and is punctuated on its north slope by four recessed gable roofed dormers, and on its south slope by two. A one story, shed roofed addition extends across the west gable end of the ell, and a flat roofed porch extends across the south gable end of the wing and a third of the way down the ell's south side. The porch is five bays long and is supported by square chamfered posts detailed with bases and caps. On the left-hand end of the ell's south side is a double-hung shed door.

58. Flemer Barn (c.1920)

This large dairy barn is the only one of its type to survive within Waitsfield Village and the Waitsfield Village Historic District. The barn is a large scale, long rectangular block two and one-half stories in height with a gambrel roof. It sits on a fieldstone foundation with rough cut granite blocks above grade, and is of wood frame construction with clapboard siding. The roof is covered with ribbed sheet metal and is detailed with raked eaves. The ridge is symmetrically crowned by two round metal ventilators mounted on square bases. The fenestration is irregularly positioned and consists primarily of six pane casement windows placed either singly or in groups of two or more. A large double-hung barn door is located in the center of the east gambrel end, and another large door hung on overhead track is located in the center of the north elevation of the second floor. This door is reached by a wide earth ramp which is contained on either side by a fieldstone retaining wall. Abutting the retaining walls on both the east and west are two, one story, shed roofed utility wings which stick out from the north elevation at right angles.

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59. Old Tavern Apartment; Italianate Revival style: (c.1870, 1982)

This building was renovated in 1982, during which the original two-over-two double-hung sash were replaced with one-over-one metal sash, the entrance in the left-hand bay of the front, east, gable facade was replaced with a window, and the two gable peaks were added to the raked eaves of the east elevation of the rear wing. The building is two and one-half stories in height with a gable roof and front gable facade three bays in width. It is rectangular in shape and four bays in length, sits on a fieldstone foundation, and is of wood frame construction with clapboard siding. The roof is covered with sheet metal raised standing seam roofing and has been punched with a number of skylights. The corners of the building are detailed with partial returns. The windows are detailed with molded lintels which are slightly curved across the top and drip halfway down the upper sash. The facade is masked behind a two story, flat roofed porch supported by chamfered posts and enclosed on the second floor by a turned balustered railing. Attached to the rear, west, gable end of the building is a one and three-quarter story, gable roofed ell the same width as the building. Attached at right angles to the ell is a long, one and three-quarter story, gable roofed wing which extends to the south. Both the ell and the wing are of similar construction to the main building but have raked eaves. The east elevation of the wing is punctuated by two pairs of symmetrically positioned windows on the first and second floors, those on the second being crowned by gable peaks in the eaves of the roof. A one story hip roofed entrance porch abuts the wing and extends along the left-hand three bays of the main building's south side.

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1. Ernest & Ruth Bareham
1A. Star Route
Waitsfield, Vermont 05673
2. Town of Waitsfield
RD, Box 390
Waitsfield, Vermont 05673
3. Valley Schoolhouse Association
c/o Al Sinar
P.O. Box 631
Waitsfield, Vermont 05673
4. Helen Fielder
RD, Box 422
Waitsfield, Vermont 05673
5. Harry & Roberta Bonnette
RD, Box 423
Waitsfield, Vermont 05673
6. Bonnette's Garage, Inc.
c/o Randy Eastman
RD, Box 427
Waitsfield, Vermont 05673
7. Palmer & Julia Gaylord
RD, Box 425
Waitsfield, Vermont 05673
8. Joseph Logan & Robert Heines
P.O. Box 98
Waitsfield, Vermont 05673
9. A.H.S. Corporation
P.O. Box 149
Waitsfield, Vermont 05673
10. Henri & Rosi Borel
P.O. Box 205
Waitsfield, Vermont 05673
11. Harriet Jones
RD, Box 394
Waitsfield, Vermont 05673

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12. Robert & Patricia Burley
12A. RD, Box 150
Waitsfield, Vermont 05673
13. Congregational Society
c/o Eloise Gaylord, Chairperson
Board of Trustees of the Waitsfield Federated Church
RD, Box 21
Waitsfield, Vermont 05673
14. Town of Waitsfield
RD, Box 390
Waitsfield, Vermont 05673
15. Emily Eaton
RD, Box 391
Waitsfield, Vermont 05673
16. Helmut Langer
211 Knickerbocker Avenue
Stamford, Connecticut 06907
17. Mynderse & Kathleen Woodruff
P.O. Box 1
Waitsfield, Vermont 05673
18. Dana & Eleanor Haskin
18A. P.O. Box 9
Waitsfield, Vermont 05673
19. Dana & Eleanor Haskin
19A. P.O. Box 9
Waitsfield, Vermont 05673
20. Carl Long & Estate of Elsie Long
c/o William Bragg
RD, Box 193
Waitsfield, Vermont 05673
21. Elmer & Aurelia Mehuron
21A. RD, Box 386
Waitsfield, Vermont 05673
22. Charles & Mildred Burbank
Plainfield, Vermont 05667

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23. Max Shaw
RD, Box 385
Waitsfield, Vermont 05673
24. John Smith
24A. 17 Burlington Road
Bedford, Massachusetts 01730
25. Mynderse & Kathleen Woodruff
P.O. Box 1
Waitsfield, Vermont 05673
26. Town of Waitsfield
RD, Box 390
Waitsfield, Vermont 05673
27. Robin Griffin
Box 256A, RD 4
Manchester, New Hampshire 03102
28. Bridge Property, Inc.
P.O. Box 517
Waitsfield, Vermont 05673
29. Red Deer Company, N.V.
c/o Dennis Bache
Fiddler's Green
Waitsfield, Vermont 05673
30. Lawrence Barnes
200 East 53rd Street
New York, New York 10022
31. Barry Bender
RD, Box 209
Waitsfield, Vermont 05673
32. Barry Bender
RD, Box 209
Waitsfield, Vermont 05673
33. Ramon Diego
Mill Hill Road
Northfield, Vermont 05663

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-
- 56. I.O.O.F.
c/o Harry Bonnette
RD, Box 423
Waitsfield, Vermont 05673
 - 57. Stevenson & Leslie Flemer
P.O. Box 509
Waitsfield, Vermont 05673
 - 58. Stevenson & Leslie Flemer
P.O. Box 509
Waitsfield, Vermont 05673
 - 59. Clarence & Emily Tucker
RD, Box 224
Waitsfield, Vermont 05673

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates N/A

Builder/Architect N/A

Statement of Significance (in one paragraph)

The Waitsfield Village Historic District is significant in that it represents an almost completely intact, primarily 19th century Vermont village-scape. The present character of the village is in large part the result of the singular efforts of one individual, Roderick Richardson, and his immediate family. Laid out between 1816, when Richardson built the village's first permanent residence and store, and 1852, when the last village road was completed, the character of the village has changed only slightly in the years since. As if to underscore the farsightedness of that original vision and the success of those efforts, those changes which have taken place were carried out in a similar spirit of public mindedness and with a desire to endow the village with only the best. Early 20th century buildings in the district contribute to that character, and few modern intrusions mar the historic appearance of the village.

An an environment, the village represents three integrated, yet distinct images of 19th century village development. The first is a broad, tree-lined thoroughfare flanked on either side by excellent examples of the major 19th century architectural styles. The second is a tight commercial core of relatively unchanged 19th century commercial architecture dominated at one end by the best surviving example of an early Greek Revival style commercial block in the state (Building No. 47) and at the other by the state's oldest continuously operational covered bridge (Building No. 26). The third is a confining topography, a narrow, lowlying valley bottom hemmed in on one side by ledge outcroppings and a steep escarpment and on the other by a winding, flood-prone river. While the river provided a plentiful and convenient supply of water power for the village's 19th century manufacturing and resultant prosperity, the restrictive nature of the site itself determined the village pattern and helped define its unique character.

As a collection of individual buildings, the village includes a number of outstanding examples of 19th century architecture. In addition to the former, Greek Revival style Richardson store (#47), there are six Greek Revival style house (#'s 7, 9, 12, 53, 54 and 57), two of which (#'s 12 and 57) are constructed of brick with granite trim, and two of which (#'s 9 and 57) have Ionic doorways; four Italianate Revival style houses (#'s 8, 15, 34 and 50), one of which (#8) has an elaborate bracketed roof cornice supported by corner pilasters; three Italianate Revival style commercial buildings (#'s 28, 29 and 42), all of which have their original storefronts; the finest example of a Romanesque Revival style church in the state (#13); and a Neo-Classical style wood frame former high school (#3) and brick library (#14). In addition to the covered bridge (#26), the village also contains the town's oldest house, although moved from its original site and altered (#1); the first house built in the village (#44); the original hotel building (#30), the village blacksmith shop (#39), and the village barber shop (#27). The first church to be built in the village (#56) also survives but was remodeled just after the turn of the century into a meeting hall for the I.O.O.F.

9. Major Bibliographical References

See Continuation Sheet.

10. Geographical Data

Acreeage of nominated property approximately 70 acres

Quadrangle name Waitsfield Quadrangle 7.5'

Quadrangle scale 1:24000

UMT References

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

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

C	1 8	6 7 3	5 0 0	4 8 9 4	9 4 0
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D	1 8	6 7 3	9 7 5	4 8 9 5	6 6 0
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E					
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F					
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G					
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H					
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Verbal boundary description and justification

See Continuation Sheet.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
N/A			

11. Form Prepared By

name/title Courtney Fisher, Preservation Planner and Architectural Historian

organization N/A

date May, 1983

street & number P.O. Box 575

telephone 802-496-2452

city or town Moretown

state Vermont

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature (Deputy) *Eric Silbert*

title Director, Vermont Division for Historic Preservation

date 7/7/83

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I hereby certify that this property is included in the National Register

Entered in the
National Register

date 8/11/83

Melores Byers
Keeper of the National Register

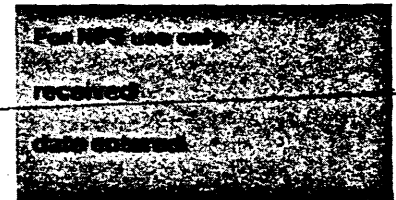
Attest:

date

Chief of Registration

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The village of Waitsfield, as it is known today, was not settled until 1817. Before that time, the development of the town occurred at two locations, at the Waitsfield Common almost two miles to the east of the present village high up on a broad plateau, and around the home of the town's founder and namesake, General Benjamin Wait (1736-1822). Born in Sudbury, Massachusetts, Benjamin Wait first moved to Vermont in 1768 and settled in Windsor. In 1789 he removed his family from Windsor to Waitsfield, having been largely responsible for organizing the township and obtaining a charter from the General Assembly of the Republic of Vermont in 1782. His younger brother Jeduthan (1754-1829), settled in Waitsfield a year later, in 1790. Most of the town's early settlers were attracted by Wait himself, and by the leadership which he inspired. In 1793, he erected the town's first permanent wood frame dwelling, which, although moved, survives today.

One of six brothers, all of whom enlisted in the military and saw service during the second half of the 18th century, Benjamin Wait gained his first military experience with Rogers' Rangers from 1755 to 1761 during the last of the French wars. An advocate of western expansion, no matter how close to home, Wait encouraged family and friends alike to move inland from the Massachusetts coast and settle the fertile farmlands of the Connecticut River valley. In 1767, he heeded his own call and re-established himself and his family in Windsor, Vermont, where he quickly became involved in the local politics of the region, in particular, the ongoing dispute between New York and New Hampshire as to which colonial government had jurisdiction over Vermont.

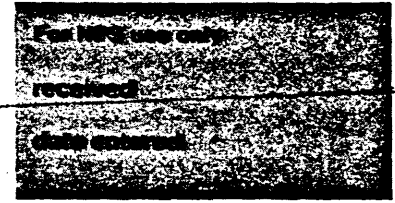
With the outbreak of revolution in 1775, Wait joined the local Vermont militia, now known as the Green Mountain Boys, and, with Vermont's own declaration of independence as a republic in 1777, rose in rank within ten years from Captain of a local group of rangers to Major General in the Vermont Militia. Wait saw action throughout the conflict, much of it in an effort to protect Vermont's own borders, and independence, but resigned his commission in 1788 at the close of hostilities. With the welfare of his children and their future prosperity foremost in his mind, he resettled his family on a large tract of land which he had purchased in the as yet unsettled township of Waitsfield. Those qualities of character which had helped Wait attain positions of leadership were stamped upon the new town which he helped establish, and were in large part responsible for determining the town's early character.

In keeping with his pioneer spirit and dedication to public duty, Wait was a delegate to the Vermont Constitutional Convention in 1777 in Windsor; served as a county sheriff for Cumberland County from 1779 to 1786; and was a Representative to the General Assembly from both Windsor and, later, Waitsfield. He also held several public offices as Waitsfield's foremost resident.

The six hundred or so acres which Wait purchased for himself within the town's borders lay mostly along its western edge, in the immediate vicinity of the present village. The house which he erected for himself in 1793 was originally located just to the west of the village, up on a ridge of land which parallels Vermont Route 100 but which is considerably higher than the valley bottom through which both the Mad River and Vermont Route 100 run. Apparently, the fear of flooding was real enough to persuade Wait and the other members of his family to avoid the valley bottom and to build on higher ground. (The original location of

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the General Benjamin Wait House, as well as the locations of some of the early roads, are shown on the accompanying Sketch Map of the Waitsfield Village Historic District. Please refer to it for convenience in locating features mentioned below.)

The house was located on an old road which ran along this ridge between present-day Irasville and the Loop Road. The road was not exactly a road in the traditional sense of the term until circa 1800 when it was graded and widened for vehicles. Intersecting this road from the east, another road descended down into the valley bottom, crossed the river at what has always been known as the Great Eddy, and ascended up the two miles to the Waitsfield Common. The first bridge across the Great Eddy was built in 1797, but the road was not improved until circa 1802.

While a village center developed at the Waitsfield Common, a second village developed in and around the intersection of these two roads, complete with store, schoolhouse, and tavern. Wait's own house, apparently, served double duty as both home and meeting house for church and town affairs. Besides Wait's farm, he helped his sons, Ezra and Benjamin, Jr., establish farms of their own just to the north, on the Loop Road. Another son, Gilbert, owned the tavern at the crossroads. The farm of the General's brother, Jeduthan, was located just to the south of the village, on the northern edge of the present Irasville common.

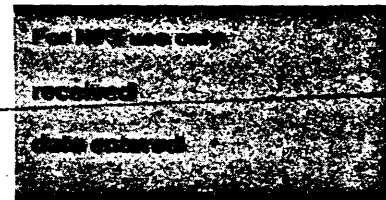
Whatever the reasons for avoiding the lowlands along the river, pressures of one sort or another seem to have forced the eventual relocation of the village to its present site. One of these was the difficulty in getting up and over and around the escarpment lying along the village's west side at its southern end. To help eliminate this problem, a new road was laid out in 1807 between Jeduthan Wait's farm and the present dead end of Bridge Street. The road ran just to the east of the escarpment, and below it, but cut back up to the old crossroad behind a ledge outcropping across from #'s 33 and 34 (refer to the Sketch Map). As the village continued to develop closer to the river, a new road was built around the bottom of this ledge outcropping directly to Bridge Street in 1833, and then was continued on up to the Loop Road in 1837. The Loop Road, which avoided a huge swampy bottomland immediately to the north of the village along the Mad River's western embankment, was bypassed in 1852 when a causeway was built across the swamp and a road laid out on top of it.

The second pressure for relocation was water power. While the Wait family had been instrumental in the early settlement and development of the town, the development of the town's early industrial capabilities was undertaken not by the Waits, but by another prominent family, the Richardsons. It was, in fact, the Richardsons more than anybody else who were responsible for the village's development and layout as it exists today.

In 1802, the first of the Richardsons, Frederick (1781-1860), moved to Waitsfield from Tolland, Connecticut. His older brother, Roderick (1779-1844), moved to Waitsfield in 1808, and his younger brother, Ira (1788-1844), moved in 1809. Of these, Roderick and his two sons, Dan (1804-1865) and Roderick, Jr. (1807-1882), and Ira's son, Ira, Jr. (1816-1877), played the leading roles in the transformation of the village, in particular, and the town in general.

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Roderick settled first at the Waitsfield Common but in 1817, having decided that the future prosperity of the town lay not up in the hills but down in the valley bottom alongside the Mad River, he relocated his general store to what is now the center of the present village. This store was located behind the brick store (#47) which he built in 1831 to replace it. Rebuilt in 1845 by his son, Roderick, Jr., following a fire which partially destroyed it, this building is unique in the state in that it retains its original, projecting, octagonal bay display windows. Richardson also built a new house for himself (#44) which survives, although somewhat altered, and is generally regarded as the first and oldest building in the village.

Following the death of their brother, Ezra Wait, in 1814, Benjamin, Jr. and Gilbert Wait, both apparently decided to move west to New York State, with Benjamin leaving in 1814 and Gilbert in 1817. With their departure, the future development of the village fell into the hands of the Richardsons, specifically Roderick, who purchased all of the Wait farms and, by doing so, was able to guarantee that the village would relocate around his new store. The farms eventually fell into the hands of Roderick's son, Dan, who, in circa 1830, had the original General Benjamin Wait House (#1) moved to its present location at the north end of the village and rebuilt into a two-story structure.

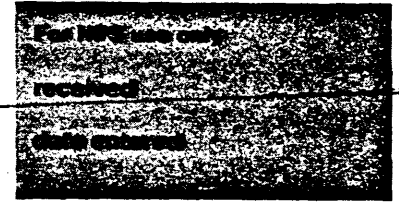
Before the Civil War, almost all of the major improvements to the village were carried out, in one form or another, under the auspices of the Richardsons. When they built, there seems to have been an underlying need to build well, and to build in brick if at all possible. While there are only six 19th century brick buildings in the village, out of a total of some 70 structures, all but one of these was built by them. Roderick Richardson's second store (#47) was built in 1831 of brick, as was the 1837 Union Meeting House (#56) which was built largely through Richardson's financial generosity. The only house of worship in the village until 1870, the building was designed in the Gothic Revival style but was remodeled in 1903 by the Odd Fellows into a meeting hall.

Roderick Richardson never built another house for himself in the village after his move down from the Waitsfield Common in 1817, but he did build a fine Federal style house for his son, Dan, (#18), circa 1825. After Dan moved the original Wait house (#1) to its present location circa 1830, he appears to have moved there. Circa 1840, Dan moved again into a brick house which he built for himself closer in toward the village (#57). Together with the brick house which his brother, Roderick, Jr., built for himself in 1834, these two houses are the finest examples of the Greek Revival style in the village.

Whether or not Roderick Richardson was responsible for the construction of the new covered bridge across the Great Eddy of the Mad River in the heart of the village is not documented. However, with all of the other contributions which he made to the community, it would be hard to believe that he was not involved in the project in some way. Built in 1833, the Great Eddy Covered Bridge (#26) was entered in the National Register of Historic Places (September 6, 1974) and survives as the oldest covered bridge in the state still in continuous operation.

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Roderick, Jr., again maintaining a family tradition, was responsible for the establishment of a first-class hotel and tavern in the village in 1851. A building which had been in Irasville was dismantled and moved to the village where it was re-erected and somewhat enlarged. Roderick, Jr. ran the hotel until his departure for Montpelier in 1855.

With the help of his son, Roderick, Jr., who associated himself closely with his father in his father's business affairs, and with the help of several local businessmen, Roderick Richardson was also responsible for establishing what eventually turned out to be the principal manufacturing operation not only in the town, but in the immediate local area as well. Circa 1840, he built the first sawmill and grist mill in the village. Located on a narrow parcel of land just to the east of #'s 20 and 21, the mills were powered by water from an eastern leg of the Mad River which has long since gone dry (refer to the Sketch Map). The single most important source of financial prosperity for the village throughout the rest of the 19th century, mill operations went into a steady decline following World War I. None of the original mill buildings, nor their later replacements, however, remain.

A merchant, farmer and mill owner, Roderick Richardson was also a town selectman for many years and an Assistant Judge of the Washington County Court. His son, Roderick, Jr., followed closely in his footsteps but added Representative to the Vermont General Assembly and State Senator to his list of accomplishments. Roderick, Jr. continued to run most of his father's businesses after his father's death but, eventually, in 1855, he quit Waitsfield and moved to Montpelier where he went into banking. His brother, Dan, apparently was content to remain a farmer, taking over control of the original Wait farms following his father's death.

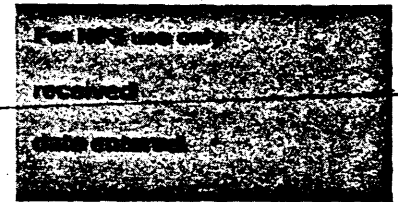
Exactly what role Roderick's nephew, Ira Richardson, played in the development of Waitsfield Village is not certain. He was responsible for the establishment of Irasville, a village which, like the Waitsfield Common, tried, unsuccessfully, to compete with Waitsfield Village but which, like the Common, eventually succumbed to that village's more powerful economic pressures. Like his uncle Roderick and his cousin Roderick, Jr., Ira was also a farmer, merchant and lumber manufacturer, as well as a State Representative and Senator. It seems likely that, while managing his own mills just south of Irasville on Mill Brook, he also participated in the former's business undertaking, and by so doing, encouraged the development of a healthy economic climate for the entire town.

Toward the end of the 19th century, the tradition of public spiritedness and entrepreneurship established both by General Benjamin Wait and Roderick Richardson were again picked up, to the ultimate benefit of the village community, by the Joslin family, in particular George Joslin, the great-grandson of Joseph Joslin.

Joseph Joslin was born in Lancaster, Massachusetts in 1753. After moving to Weathersfield, Vermont, in circa 1781, he finally settled in Waitsfield in 1806. Seven of his eight sons eventually settled with their father in Waitsfield. Direct descendants of the Joslins still reside in the town. Predominantly a family of farmers, much of the original Richardson family holdings eventually found their way into the hands of the Joslins. The last owner of the mill operations which Roderick Richardson had begun circa 1830 was a Joslin. Another prominent descendent, George Joslin (1848-1916) made a gift to the town of the Joslin Memorial Library in 1913 in honor of his grandfather, Joseph Joslin, Jr., the son of the family's Waitsfield patriarch.

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George Joslin quit Waitsfield early on and relocated in Omaha, Nebraska where he amassed a fortune as the eventual owner of the Western Newspaper Union. He was a pioneer in the development of the "ready printing" process, the forerunner of today's offset printing technique. In 1931, his wife, Sarah, dedicated the Joslin Art Museum in Omaha as a memorial to the financial generosity he had bestowed upon the city. An elegant Neo-Classical building in its own right, the Joslin Memorial Library (#14) was his memorial to the place of his birth and to the pioneer spirit with which his family contributed to the growth and prosperity of the town.

Waitsfield Village never became the manufacturing center that its prominent residents might have liked. The reason was simple; it lacked a rail link with the Central Vermont Railroad some fifteen miles to the north and, consequently, with the commercial centers of the rest of Vermont, and New England. It remained, as it remains today, a local commercial center for the immediate region, now commonly referred to as the Mad River Valley.

While her future fate as the commercial center of the town seems to have been a certainty when viewed from the vantage point of history, there was, apparently, a strong degree of competition among the local citizenry to the contrary. The post office relocated to the village shortly after Richardson's move, in circa 1825, but other businesses and organizations were not as quick to make the change. There were those in the town who held fast to the status quo, and who were reluctant to accept the fact that the new village was, due to obvious advantages and the influence of some of its most prominent citizens, fast becoming the new center of the town. The Waitsfield Common held out until the mid-19th century, but in a figurative sense, succumbed to the inevitable when the Congregational Church decided to relocate to the valley. Ironically, the church did not relocate in the village, but in Irasville where there was, already, a thriving Methodist Episcopal Society. But like the Waitsfield Common, Irasville too succumbed, in spite of the fact that, unlike the Common, it also had its own mill operations and so-called "village center." Both churches later moved to Waitsfield Village, the Methodists in 1870 and the Congregationalists in 1875. Until that time, the only church in the village had been the Union Meeting House built in 1837 through the generosity of Roderick Richardson.

Ironically, the village survives today, virtually intact, for the same, but opposite, reason. Almost all of the businesses and organizations which helped to make it the commercial and social center of the town during the 19th and early 20th centuries have, within the last ten years, relocated to Irasville, where the needs of automobile oriented commercial development and expansion can be more easily accommodated. Current efforts to maintain and restore the village's built environment, as well as the tree-lined landscaping of its streets, is a positive endorsement of the community's continuing awareness of the village's unique heritage and the importance of preserving its irreplaceable historic character for future generations.

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Hemenway, Abbey Maria, ed., The History of Washington County. Montpelier, VT: VT Watchman and State Journal Press, 1882, v. 4 pp. 769-800.

Jones, Matt Bushnell, History of the Town of Waitsfield, Vermont, 1782-1908. Boston, Massachusetts: G.E. Littlefield, 1909.

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BOUNDARY DESCRIPTION

The boundary of the Waitsfield Village Historic District begins at a Point A at the intersection of the northeast property line of the Bareham property (#1) and the western embankment of the Mad River; thence proceeding in a southerly direction along the western embankment of the Mad River to a Point B, located at the intersection of an extension in a northeasterly direction of the southeast property line of the Long property (#20); thence proceeding in a southwesterly direction, crossing the Mad River, first along the extension of and then along the southeast property line of the Long property (#20) to a Point C at the intersection of the southeast and the southwest property lines of the Long property (#20); thence proceeding in a northwesterly direction along the southwest property line of the Long property (#20) to a Point D at the intersection of the southeast property line of the Mehuron property (#21); thence proceeding in a southwesterly direction first along the southeast property line of and then, crossing the traveled right-of-way of Bridge Street, along an extension in a southwesterly direction of the property line of the Mehuron property (#21) to a Point E at the intersection of the southwestern edge of the traveled right-of-way of Bridge Street; thence proceeding in a northwesterly direction along the southwestern edge of the traveled right-of-way of Bridge Street to a Point F at the intersection of the southeast property line of the Burbank property (#22); thence proceeding in a southwesterly direction along the southeast property line of the Burbank property (#22) to a Point G at the intersection of the southeast and the southwest property lines of the Burbank property (#22); thence proceeding in a northwesterly direction first along the southwest property lines of the Burbank (#22), the Shaw (#23), the Smith (#24), and the Woodruff (#25) properties and then along an extension in a northwesterly direction of the southwest property line of the Woodruff property (#25), crossing the Mad River, to a Point H at the intersection of the western embankment of the Mad River; thence proceeding in a southerly, then southwesterly direction along the western embankment of the Mad River to a Point I at the intersection of the west property line of the Meystre property (#37); thence proceeding in a northerly direction along the west property line of the Meystre property (#37), across the traveled right-of-way of Vt. Rte. 100, and along the west property line of the McGill property (#38) to a Point J at the intersection of the west and north property lines of the McGill property (#38); thence proceeding in an easterly direction along the north property lines of the McGill (#38), the Schipa (#39), the Pakk (#40), and the Jones (#41) properties to a Point K at the intersection of the north and the east property lines of the Jones property (#41); thence proceeding in a southerly direction along the east property line of the Jones property (#41) to a Point L at the intersection of the northwestern edge of the traveled right-of-way of Vt. Rte. 100; thence proceeding in a northeasterly direction along the northwestern edge of the traveled right-of-way of Vt. Rte. 100 to a Point M at the intersection of the west property line of the Valley Paint, Glass & Supply, Inc. properties (#42 & 43); thence proceeding in a northerly direction first along the west property line of and then along an extension in a northerly direction of the west property line of the Valley Paint, Glass & Supply, Inc. properties (#42 & 43) to a Point N at the intersection of an extension in a southeasterly direction of the southwest

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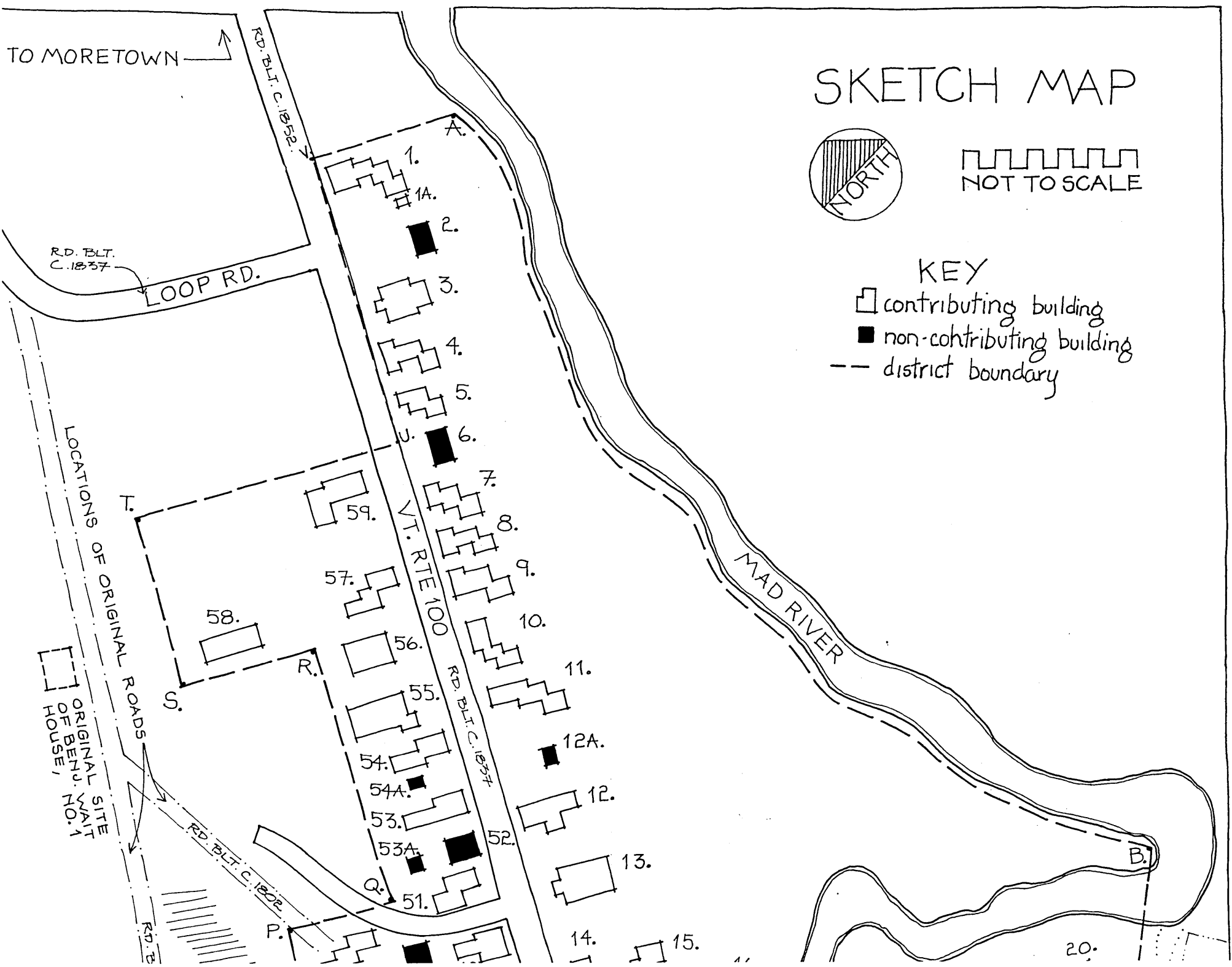
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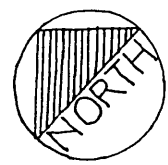
Continuation sheet 2 Item number 10 Page 2

property line of the Uris property (#45); thence proceeding in a northwesterly direction first along the extension of and then along the southwest property line of the Uris property (#45) to a Point O at the intersection of the southwest and the northwest property lines of the Uris property (#45); thence proceeding in a north-easterly direction along the northwest property lines of the Uris (#45), the Miller (#46), and the Methodist Society (#50) properties to a Point P at the intersection of the northwest and the northeast property lines of the Methodist Society property (#50); thence proceeding in a southeasterly direction first along the northeast property line of and then along an extension in a southeasterly direction of the northeast property line of the Methodist Society to a Point Q at the intersection of an extension in a southwesterly direction of the northwest property line of the Tucker property (#51); thence proceeding in a northeasterly direction first along the extension of the northwest property line of the Tucker property (#51) and then along the northwest property lines of the Tucker (#51), the Bettis (#52 & 53), the Gregory (#54), the Speroni (#55), and the I.O.O.F. (#56) properties to a Point R at the intersection of the southwest property line of the Flemer properties (#57 & 58); thence proceeding in a northwesterly direction along the southwest property line of the Flemer properties (#57 & 58) to a Point S at the intersection of the south-west and the northwest property lines of the Flemer properties (#57 & 58); thence proceeding in a northeasterly direction along the northwest property line of the Flemer properties (#57 & 58) to a Point T at the intersection of an extension in a northwesterly direction of the northeast property line of the Tucker property (#59); thence proceeding in a southeasterly direction first along the extension of and then along the northeast property line of the Tucker property (#59) and continuing along a southeasterly extension thereof, across the traveled right-of-way of Vt. Rte. 100 to Point U at the intersection of the southeastern edge of the traveled right-of-way of Vt. Rte. 100; thence proceeding in a northeasterly direction along the southeastern edge of the traveled right-of-way of Vt. Rte. 100 to a Point V at the intersection of the northeast property line of the Bareham property (#1); thence proceeding in a northeasterly direction along the northeast property line of the Bareham property (#1) to a Point A, the point of beginning.




The boundary of the Waitsfield Village Historic District includes the buildings, structures and their environs which comprise the historic core of the village. Excluded from the district, at the north end of the village, on the west side of Route 100, are buildings constructed in the mid-1950's. Beyond these buildings and the district is open space. The Mad River borders the east side of the district, except at Bridge St., where the boundary extends east to include an historic covered bridge and several contributing buildings along the street. Open area marks the area south of the district on the east side of Route 100, while a steep escarpment forms the boundary on the west side of the highway. This escarpment continues to form the boundary along the western edge north to about building #50. Along the steep ledge a telephone exchange facility and cable television receiving dish are excluded from the district. Open space characterizes the area north of the escarpment.



SKETCH MAP



NOT TO SCALE

- KEY**
-  contributing building
 -  non-contributing building
 -  district boundary

TO MORETOWN →

R.D. BLT. C. 1852

R.D. BLT. C. 1837

LOOP RD.

LOCATIONS OF ORIGINAL ROADS

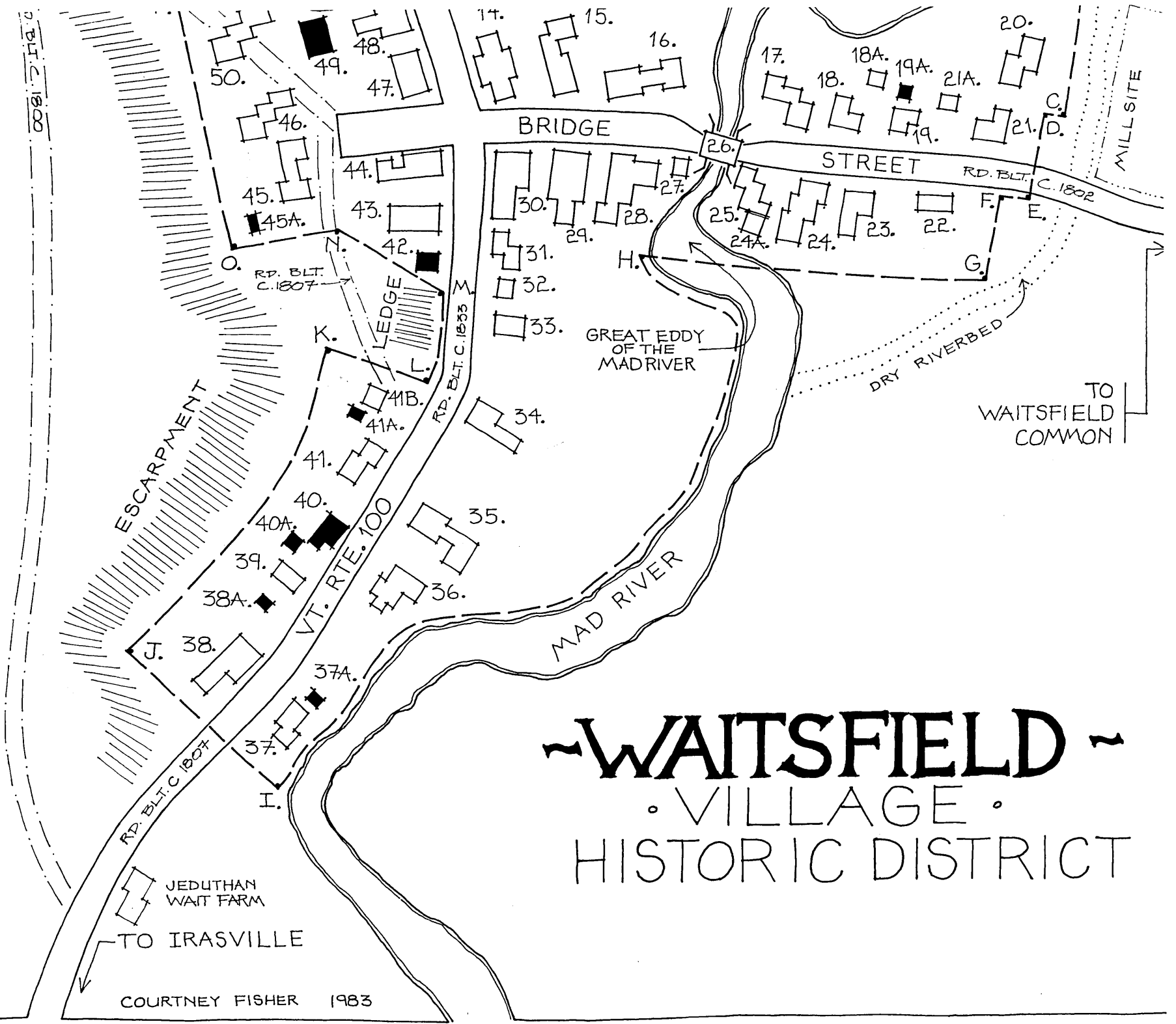
ORIGINAL SITE OF BENJ. WAIT NO. 1 HOUSE

R.D. BLT. C. 1802

R.D. BLT. C. 1837

RTE 100

MAD RIVER



~WAITSFIELD~
 • VILLAGE •
 HISTORIC DISTRICT

COURTNEY FISHER 1983