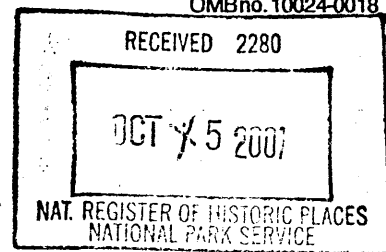


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1241



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

1. Name of Property

historic name Scott Farm Historic District  
other names/site number \_\_\_\_\_

2. Location

street & number 707 Kipling Road  N/A not for publication  
city or town Dummerston  N/A vicinity  
state Vermont code VT county Windham code 025 zip code 05301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet that National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

Suzanne C. Gamble, National Register Specialist 9-28-01  
Signature of certifying official/Title Date  
Vermont State Historic Preservation Office  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register  
 See continuation sheet.
- determined not eligible for the National Register  
 See continuation sheet.
- removed from the National Register
- other (explain:)

Signature of the Keeper

Date of Action

Entered in the National Register

11-19-01

Scott Farm Historic District  
Name of Property

Dummerston, Windham County, Vermont  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

**Category of Property**  
(Check only one box)

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

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

Contributing	Noncontributing	
16	1	buildings
0	0	sites
7	0	structures
0	0	objects
23	1	Total

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

Agricultural Resources of Vermont

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

- Agriculture/storage
- Agriculture/agriculture field
- Agriculture/animal facility
- Agriculture/agricultural outbuilding
- Domestic/single dwelling

**Current Functions**

(Enter categories from instructions)

- Agriculture/storage
- Agriculture/agricultural field
- Agriculture/agricultural outbuilding
- Domestic/single dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

- Mid-19th Century/Greek Revival
- Other/Vernacular

**Materials**

(Enter categories from instructions)

- foundation brick
- concrete
- stone
- walls wood
- roof slate
- metal
- other

**Narrative Description**

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter Categories from instructions)

Agriculture
Architecture

Period of Significance

1845-1948

Significant Dates

1845, 1862, 1911

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documnetation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Landmark USA office, Dummerston

Scott Farm Historic District  
Name of Property

Dummerston, Windham County, Vermont  
County and State

**10. Geographical Data**

Acreage of Property 571

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	18	697900	4754670
	Zone	Easting	Northing
2	18	698210	4754650

3	18	698000	4753880
	Zone	Easting	Northing
4	18	698850	4753320

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Margaret B. Campbell

organization Historic Preservation Consultant date June 7, 2001

street & number 98 South Gate Road telephone (802) 985-5473

city or town Shelburne state VT zip code 05482

**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets

**Maps**

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

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

**Photographs**

Representative black and white photographs of the property.

**Additional items**

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

**Property Owner**

name David Tansey, Scott Farm Inc.

street & number 707 Kipling Road telephone (802) 257-7783

city or town Dummerston state VT zip code 05301

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

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

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## National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Scott Farm Historic District  
Dummerston, Windham County, Vermont

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### NARRATIVE DESCRIPTION

The Scott Farm Historic District, located on the southwest side of Kipling Road in the town of Dummerston, Windham County, Vermont, is a fine example of an intact Vermont farmstead. It is significant for its role as a 19th century Vermont farm and as an early 20th century commercial apple orchard. The Scott Farm Historic District consists of 16 contributing buildings and 7 contributing structures surrounded by 571 acres of apple orchards, meadows, woodlots, and forests. Located in rising valley terrain, the cluster of late 19th and early 20th century farm buildings and remote farmhouses afford easterly views of the surrounding rural lands, the Connecticut River and the distant New Hampshire mountains. Scott Farm retains its integrity of location, design, context, materials, workmanship, feeling and association.

Scott Farm is located on the southwest side of Kipling Road, approximately 2 miles west of Exit 3 of Vermont Interstate 91. Set in the rising valley hills of the Connecticut River, Scott Farm consists of approximately 571 acres of orchards, meadows, woodlots, and forests. The farmstead, located close to the road near a pond and babbling brook, contains a main farmhouse (#1), apple packing barn (#2), and other nearby barns and outbuildings (#3-#13a). Three remote farm residences are located near the outer bounds of the property: the 19th century Asa Dutton Farmhouse (#14) is located on Dutton Farm road approximately .75 miles northwest of the farmstead; the c. 1910 Stockwell Cottage (#15, #15a) is located on Kipling Road approximately .5 miles north of the farmstead; and c. 1915 Cook Cottage (#16) is located along Kipling Road approximately .5 miles south of the farmstead. The quiet rural setting of Scott Farm encompasses beautifully maintained, orderly orchards of vigorous semi-dwarf apple trees.

#### 1. Farmhouse, c.1850/c.1911

This five-by-three bay Greek Revival, one-and-a-half story eaves front gable roof house has a stone and brick foundation, clapboard siding, and a slate shingled roof with a red brick exterior end chimney on the southern end and a similar interior end chimney on the northern end. The main, east-facing facade has a centrally placed pedimented entry porch with a wood foundation, a square post balustrade, and Doric column supports. The wood paneled entrance door has a modern aluminum storm door and is flanked by four-pane vertical sidelights and Doric pilasters ornamented with applied fluting. Two two-over-one double hung

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## National Register of Historic Places Continuation Sheet

Scott Farm Historic District

Section number 7 Page 2 Dummerston, Windham County, Vermont

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### NARRATIVE DESCRIPTION (continued)

windows with wood frame surrounds are evenly spaced on either side of the porch. Extending from the south facade is a one-and-a-half story addition (c.1911); a one-and-a-half story ell (c.1911) extends from the west facade at the junction of the main block of the house and the extension.

The north (side) facade has three unevenly spaced two-over-one double hung windows on the first floor, two two-over-one double hung windows on the second floor, and a small louver vent at the attic level.

The first floor of the west (rear) facing facade has a two-over-one double hung window in the first bay, a pair of two-over-one double hung windows in the second bay, and a small four-pane square window in the last bay. Two evenly spaced gable roof wall dormers, each with a pair of two-over-one double hung windows, punctuates the roof of this facade. A steeply pitched metal shed roof, supported by two wood square posts, extends from the roof line of the third bay and covers a bulkhead cellar entrance.

A distinctive two-over-two diagonally placed window is situated on the second floor of the south (side) facade just above the junction of the one-and-a-half story gable roof extension. The first floor of the east facade of the extension has two large garage door bays covered with painted lattice walls, a ground level screened entrance door, and a corner porch with a lattice skirt, square post balustrade, square post supports, modest Gothic Revival style decorative corner braces, and an asphalt covered flat roof. Under the porch roof is a wood paneled door on the right and a two-over-one double hung window on the left; to the right of the door is another two-over-one double hung window on the south side of the main block of the building. The attic level has two gable roof dormers, each with a single two-over-one double hung window. The roof is sheathed with slate and is pierced by a small red brick chimney at the roofline.

The south facade of the extension has a twelve-pane single hung window on the ground level and a raised single pane paneled entrance door in the first bay of the first floor which is accessed by a small flight of wood steps. To the right of the door is a pair of six-over-six double hung windows, and a single six-over-six double hung window. The second floor has a large sliding plate glass door (a recent addition) and a small louver vent in the attic level. The west facade of the extension has three evenly spaced six-over-six windows in the first floor and a gable roof dormer with a pair of two-over-one double hung windows.

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## National Register of Historic Places Continuation Sheet

Section number 7 Page 3 Scott Farm Historic District  
Dummerston, Windham County, Vermont

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### NARRATIVE DESCRIPTION (continued)

The south facade of the attached ell has a pair of large wood frame and lattice infilled casement windows and a six-pane paneled door in the eastern most corner. This entrance is sheltered by a metal shed roof, supported by a single square wood post, that extends from the roofline of the abutting extension. The south slope of the roof has a flat-roofed ventilator with louvered sidewalls. The western facade of the ell has a large single bay garage door on the first floor and a four-pane, single hung window on the second floor. The eastern facade of the ell has a four pane square window under the metal roof shelter for the bulkhead entrance.

The farmhouse is in excellent condition.

### 2. Apple Packing Barn, c. 1916/ c.1925/ c.1937/c.1963

This large barn consists of an original gabled roof barn (c.1916) originally designed for use as a cow barn with two main additions (c.1937 and c.1963) that have been added for use as an apple packing and storing barn. Most of the barn has a flagstone, cobblestone, brick or concrete foundation, barnboard sidewalls, and a slate roof. The main entrance is located under a large gable roof portico that extends from the eastern side of the southern end of the original barn. Under the portico is a small paneled wood door at the foundation level and flagstone steps and porch which lead to a similar door at the first level and an adjacent larger sliding paneled door. The remainder of this east facing facade has three sets of three window openings; all have eight-over-eight double hung windows except the boarded-over center opening of the first set and the third opening of the last set.

A large, south facing, shed roof porch that has two open bays and barnboard sidewalls extends from the northern end of this original section. The porch connects three separate parts of the complex: the original barn; a two-story gable roof barn (c.1937) that extends from the north end of the original barn which houses the short-term apple coolers; and a very large gable roof barn (c.1963) on the east side of the extension that houses the long-term apple cooler.

The c.1963 barn has a concrete foundation and cinder block sidewalls that form three unfenestrated bays on the south, east, and north sides. A louver vent pierces the attic level of the south and north barnboard sheathed gable ends. The western slope of the roof of this barn extends lower than the eastern slope, forming an asymmetrical north facade which contains a pair of paneled barn doors in the westernmost bay.

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## National Register of Historic Places Continuation Sheet

Section number 7 Page 4 Scott Farm Historic District  
Dummerston, Windham County, Vermont

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### NARRATIVE DESCRIPTION (continued)

The west side of the c.1963 barn, the north side of the shed roof porch, and the east side of the c.1937 barn form a U-shape plan.

A three-by-two bay, gable front ell extends from the east side of the north end of the c.1937 barn. The south facade has a two-over-four single hung window and an eight-over-eight double hung window on the first floor, and two six-over-six double hung windows on the second floor. The gable end facade has a single paneled door, an eight-over-eight double hung window and a large metal roll-up door on the first floor. Three evenly spaced six-over-six windows and a centrally placed overhead electric lamp mark the second floor. The north facade of this ell has two eight-over-eight windows on the first floor and two six-over-six double hung windows on the second floor.

The northern gable roof end of the c.1937 barn has a single story apple washing station at the ground floor. The washing station consists of a metal floor, steel supports, a partial metal shed roof and one barnboard wall. A louver vent marks the attic story in the gable end of this section.

An intersection gable roof ell extends from the west facade of this section followed by a second single story gable roof eaves front (west facing) addition. This portion of the barn is built over a full story rise in the land which is retained, outside of the building, by a stone wall that extends in a northerly direction. The north side of this section has a paneled, arched double door; the west side has two fixed sash eight pane windows, and the south side has two six-over-six double hung windows.

The west facing facade of the c.1937 barn has no windows. A square ventilator with a clapboard sheathed base, ventilator windows, and a hipped roof sheathed with slate with sits at the ridge top of this portion of barn.

The west facade of the original c.1916 barn continues in the same plane as the c.1937 barn with the roof stepped down one-half story. A paneled door is followed closely by three pairs of eight-over-eight windows. A ventilator, identical to the one over the c.1937 barn, marks the ridge top. A small shed roof addition extends from the main roof plane at the southern end of this facade.

The south facing, gable-end facade of the original cow barn has an open bay gable roof shed with barnboard sidewalls extending from the eastern side of the first floor. The second floor has two sets of three six-over-six double hung windows and a pair of six-over-six double hung windows; the attic floor has a pair of six-over-six double hung windows. A modern metal ventilator pipe runs from the first floor to just beyond the roof. An interior brick chimney pierces the eastern slope of the roof.



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## National Register of Historic Places Continuation Sheet

Scott Farm Historic District

Section number 7 Page 5 Dummerston, Windham County, Vermont

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### NARRATIVE DESCRIPTION (continued)

The interior contains cold storage for as many as 32,000 bushels of apples. Portions of the original cow barn and the c.1937 barn contain regular cold storage; the c.1963 barn contains controlled atmosphere storage. Hand-packing was done in the oldest portion of the barn. The second floor of the southern end houses the original farm offices.

The packing barn is in good condition.

#### 2a. Compressor, c.1925

The irregular bay, two-and-a-half story compressor building is built into the embankment on the west side of the apple packing barn (#2). It has a stone and concrete foundation, barnboard sidewalls and a gable roof sheathed with slate. The east-facing facade has a four-over-two fixed sash window, a paneled wood entrance door, and three evenly spaced four-over-two fixed sash windows. The second floor has a continuous row of openings with louver vents covered with screen. Similar vents make up most of the wall face of the north facade, with the exception of the centrally placed metal cooling units and a small wood barn door to the left. The western facade has a continuous row of openings with louver vents covered with screen.

A small unfenestrated shed roof addition extends from the southern facade. Louver vents covered with screen cover most of this facade through the gable end. A square brick exterior end chimney runs from the ground through the eave slightly to the west of the roof peak.

Cold air is pumped from the compressor inside the building through a series of overhead pipes to the refrigerated portions of the packing barn. The uppermost pipes are covered by a small gable roof sheathed with slate.

The compressor is in good condition.

#### 2b. Paint Shed, c.1915

This simple building has stone foundation, barnboard siding, and a corrugated metal shed roof. A pair of wood paneled doors topped by a horizontal transom vent covered with translucent fiberglass make up the east facade; a simple paneled casement window exists on the north facing facade. Originally an outhouse, this building is now used for paint storage.

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## National Register of Historic Places Continuation Sheet

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Dummerston, Windham County, Vermont

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### NARRATIVE DESCRIPTION (continued)

#### 3. Cow Barn, 1862, c.1915

The main, north-facing facade of this gable roof bank barn has a two-story, double sliding barn door topped by a nineteen-by-two horizontal transom window. To the right of the sliding doors is a small paneled door; to the left, at the ground level, are nine regularly spaced, four-pane, fixed sash windows. A diagonally placed, six-pane fixed sash window punctuates the gable end attic story, below which is a sign reading "Scott Farm 1862." This saltbox massed barn has a brick and stone foundation, barnboard siding, and a roof sheathed with small dark slate quarried from Guilford Vermont. It is built into the slope of the land and has a single story shed roof addition (c.1915) off the west facade and a single story gable roof milk house (c.1915) off the east facade; the roofs of both additions are sheathed with larger slate quarried from Poultney Vermont.

The west facade has four pairs of six-pane fixed sash windows on the ground level and a smaller six-pane window on the first floor. The shed roof addition has a paneled wood door on the north and south facades, and two unglazed square window openings on the west facade.

The south facade of this barn, like the north facade, has a centrally placed double sliding barn door with a two-by-nineteen transom window and a diagonally placed opening in the gable end. To the left of the doors are three square window openings (the center one is boarded over). At the ground level beneath the sliding doors is a small entrance opening. A similar entrance is to the right, followed by a large bay opening with a roll-up metal door.

The eastern facade of the cow barn has two sets of three six-over-six double hung windows located on either side of the centrally placed milk house addition; each window has a three-pane transom. The four double-hung windows nearest the milk house are boarded over. The milk house has a concrete foundation, three six-pane windows on the south facade, three similar six-pane windows and a wood door on the east facade, and one six-pane window and a similarly sized casement window on the north facade. The roof is topped by a square ventilator with louver vent sidewalls and a hipped metal roof.

The main roof of this barn is surmounted by centrally placed ridge top cupola with louver windows on all four sides, a hipped roof sheathed with slate, and a lightning rod finial.

The interior of this barn has a distinctive curved plaster ceiling in the lower cow stanchion area.

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## National Register of Historic Places Continuation Sheet

Section number 7 Page 7 Scott Farm Historic District  
Dummerston, Windham County, Vermont

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### NARRATIVE DESCRIPTION (continued)

The cow barn is in good condition.

#### 4. Horse Barn, c.1911

The main (north) facade of the three-by-five bay gambrel roof horse barn has a pair of centrally placed recessed paneled doors each with a six-pane fixed sash window and decorative cross-bracing. Above the doors are two side-by-side eight-over-two transom lights; flanking either side of the doors is a six-over-six double hung window. The gambrel end has a pair of large paneled wood doors, also with decorative cross-bracing, that provide access to the hayloft. The barn has a stone, concrete, and brick foundation, barnboard siding, and a slate roof topped by a square cupola ventilator with louver sidewalls and a gambrel roof sheathed with slate. Like the Cow Barn (#3), this barn is built into the slope of the land. The northern and western facades have one-and-a-half stories; the southern and eastern facades have two-and-a-half stories.

The west facade has a roughly coursed gray stone foundation topped by several rows of bricks. The fenestration of the ground floor consists of a pair of three-over-three fixed sash windows followed by two sets of two pairs of three-over-three fixed sash windows, and at the far southern end, one more similar pair. The first floor has five evenly spaced six-over-six double hung windows.

The southern facade has a slightly off-center double barn door on the ground level; each door has a six-pane window. On either side of the door is a pair of three-over-two fixed sash windows. A wood string course separates the ground and first floor on this and the eastern facades. The first floor has a six-over-six double hung window in the first bay, a pair of six-over-six double hung windows in the center bay, and a single six-over-six window in the third bay. The gambrel end attic story has three six-over-six double hung windows, the center of which is one-half of a window height higher than the flanking windows.

The eastern facade has a pair of fixed sash three-over-two windows in the first three bays on the ground floor, followed by a single three-over-two window and a recessed paneled door with a three-over-two window in the fourth bay, and a single three-over-two fixed sash window in the fifth bay. The first floor has five evenly spaced six-over-six double hung windows.

Distinctive features of the interior include an interior ramp to guide horses from the main stall area on the ground floor to the main entrance on the north

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## National Register of Historic Places Continuation Sheet

Section number 7 Page 8 Scott Farm Historic District  
Dummerston, Windham County, Vermont

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### NARRATIVE DESCRIPTION (continued)

facade. The stall area includes openings in the ceiling to allow light to enter from the ground floor windows on the west facade.

The horse barn is in good condition.

#### 5. Equipment Barn, c.1915

The very large equipment barn has a unique south-facing U-shaped plan with a field stone foundation, barnboard siding, and an outward sloping intersecting shed roof sheathed with slate. The north and west exterior walls have no fenestration; the east facade has two pairs of six-over-six double hung windows and two single six-over-six double hung windows on the ground level of the southern end, three pairs of similar windows on the first floor southern end, and a single eight-pane fixed sash window on the northern end.

The western side of the south facade has two evenly spaced six-pane fixed sash windows. The east (three bays wide), north (three bays wide) and west (five bays wide) facing facades of the courtyard area have open bays or sliding doors on the first floor and paneled barn doors on the second floor.

The eastern side of the inside branch of the "U" has an additional two bays beyond the five-bay courtyard area. The ground floor of the west facing facade of this branch has a three-pane fixed sash window in the first bay and a six-pane, fixed sash rectangular window in the second bay. The first floor has a pair of six-over-six double hung windows in each bay.

The eastern side of the south facing facade has a three-over-two fixed sash window in the first floor and a pair of large paneled wood doors protected by a two-bay gable roof entrance porch. The second floor has a single six-over-six double hung window in the first bay, a pair of similar windows in the second bay, and a single similar window in the third bay.

The equipment barn is in good condition.

#### 6. Pump, c.1911

This structure has a stone foundation and asphalt sheathed hipped roof with a small hipped roof copper ventilator. It was built to shelter a hydraulic ram pump to carry water from the upstream pond down the hill to the swimming pool at Naulakha. The north roof has a large hole; the structure is in deteriorating condition.

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## National Register of Historic Places Continuation Sheet

Section number 7 Page 9 Scott Farm Historic District  
Dummerston, Windham County, Vermont

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### NARRATIVE DESCRIPTION (continued)

#### 7. Concrete Block Shed, c.1915/c.1975

This large shed has a stone foundation, concrete block sidewalls on the north, east and south sides, and a gable roof sheathed with slate and metal. The west facade is open, exposing the wood rafters which support the roof. This shed was reconstructed c.1975 on the foundation of a c.1915 shed; the original slates were re-used. It is in excellent condition.

#### 7a. Gas Tank Shed, c.1990

This simple shed is located next to the concrete block shed. It has a stone foundation, wood supports and a metal shed roof. Because of its age, this shed does not contribute to the historic character of the property.

#### 7b. Shed, c.1925

This simple six-bay open shed has a corrugated metal shed roof supported by unfinished wood poles. It is in fair condition.

#### 8. Pig Barn, c.1911

This one-and-a-half story pig barn has a north-facing eaves front gable roof. It has a centrally placed wood paneled door with a six-light window flanked on either side by a three-pane horizontal window. Above the door is a gable roof dormer with a pair of wood hayloft barn doors. To the left and right of the main door are three horizontal windows, the first with three panes, the second with four panes, and the third with three panes. On the far left is a door opening attached to an outdoor pen area which is protected by a corrugated metal shed roof. The barn has a stone and concrete foundation, barnboard siding, and a slate sheathed roof. It is built into the hillside.

The western gable end has a two-over-two double hung window and a wood plank barn door. In the gable end is a partially-boarded-over, six-pane window and a louver vent.

The ground level of the southern facade contains a series of six window and door openings that are partially or completely boarded over. A single off-center twelve-pane window marks the fourth bay of the first floor; all the other bays once had windows but have since been sided over. The eastern end of this facade projects a single bay and has two pairs of eight-pane fixed sash windows on the ground and first floors; they are in deteriorating condition.

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## National Register of Historic Places Continuation Sheet

Section number 7 Page 10 Scott Farm Historic District  
Dummerston, Windham County, Vermont

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### NARRATIVE DESCRIPTION (continued)

The ground level of the eastern facade has an open bay entrance and a single boarded-over window. The second floor has three openings; the left is partially boarded over, the center has a six-over-six double hung window, and the right is completely boarded over. The attic story has a six-over-six double hung window.

A stone retaining wall connects the northeast corner of this barn to the southwest corner of the horse barn. The pig barn is in fair condition.

#### 9. Poultry Barn, c.1911

This long barn has a concrete foundation, horizontal plank sidewalls, and a corrugated metal and tar paper roof shed roof. The south facing facade consists of a large open wall on the western end and a series of irregularly spaced, six-pane, fixed sash windows on the ground floor. Eleven windows on the second floor have been sided over.

The eastern end of this building has a wood plank access door on the ground and first floor. There are no windows on the north and west facades. This building is in poor condition.

#### 10. Root Cellar, c.1911

Located in the hillside between the chicken barn and the pig barn, the root cellar consists of a roughly coursed gray stone wall with a wood plank door and stone lintel. It was likely erected by one of the Italian stone masons who built many of the foundations and walls around the property. It is in good condition.

#### 11. Covered Walking Bridge, c.1911/c.1975

This wood frame walking bridge, approximately fifteen feet long, crosses the creek east of the East Dam (#12b). The bridge has vertical plank, half-height sidewalls and a corrugated metal roof. In early years the bridge was for both animals and people. It is in good condition.

#### 12. West Dam, c.1911, c.1975

This twenty foot long, three feet wide concrete dam was built in 1909 and renovated in 1975 and is one of a system of three dams erected to create a farm pond. The dam is in good condition.

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### NARRATIVE DESCRIPTION (continued)

#### 12a. Middle Dam, c.1911, c.1975

The Middle Dam is identical to the West Dam (#12) except it is approximately thirty feet long and located further downstream. It is in good condition.

#### 12b. East Dam, c.1911, c.1975

The East Dam is identical to the West Dam (#12). It is located on the eastern side of the pond. It is in good condition.

#### 13. Sugarhouse, c.1915

This eaves-front, one-and-a-half story, five-by-one bay, gable roof house was originally used for boiling sap into maple syrup; it was modified in recent years for use as a rustic weekend home. The main east-facing facade has a two-pane window in the first bay, a six-pane fixed sash window in the second and third bays, a wood paneled door and attached screen door in the fourth bay, and a two-over-four fixed sash window in the fifth bay. The house has a stone foundation, barnboard siding, and a slate roof with a metal pipe vent. At the ridge top is a rectangular cupola with asphalt shingled sidewalls, two six-pane fixed sash windows on the west and east facades, and a narrow pitch metal roof.

The northern gable end has a three-over-two fixed sash window on the first floor and a single pane rectangular window at the attic level. The western facade has a four-over-three fixed sash window. The southern facade has a one four-over-three fixed sash window in the attic level.

Attached to the southern end of the house is a four bay garage with barn board sidewalls and a slate and metal sheathed shed roof. The first three bays are open; the fourth bay has an eight-pane fixed sash window.

The sugarhouse is in good condition.

#### 13a. Cistern, c.1915

Located behind the Sugar House (#13), the cistern has a concrete foundation, barnboard gable ends and a slate sheathed roof. The eastern gable end has a pair of two-over-three fixed sash windows; the western end has a four-pane, casement window. The building is no longer in use as a cistern; a floor has been added in recent years for use as a rustic drafting studio. It is in good condition.

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### NARRATIVE DESCRIPTION (continued)

#### 14. Dutton Farmhouse, c.1845/c1880/c.1911

This three-by-three bay, two-and-a-half story, sidehall plan Greek Revival style farmhouse has a stone and concrete foundation, clapboard sheathed walls, and a slate shingled gable roof. The paneled door and flanking three-quarter-height, four-pane rectangular sidelights in the first bay of the main (east) facade are surrounded by vernacular Doric fluted pilasters and matching crown; flat squares mark the corners of this decorative frame and an applied rectangle with a pyramidal ornament marks the center of the crown. The two windows on the first floor, the three windows on the second floor, and the single window on the third floor, as well as the four windows on the south facade and the five windows on the north facade, are all six-over-six double hung windows with wood sills and simple molded lintels. The third bay of the north facade has a paneled door with a four-light window and fluted surrounds similar to the front door. An interior red brick chimney punctuates the northern roof slope. This portion of the house dates from c.1845.

The front portion of the house was added to a one-and-a-half story gable roof original house which may date from as early as 1800. The original stone foundation was replaced mid-20th century with a concrete foundation. The north facade of this portion steps out one bay from the front of the house. The east-facing bay has a pair of single pane casement windows (a recent addition) on the first floor and a three-over-three, double hung window on the second floor. The north facade has a pair of single pane casement windows and a six-over-six double hung window. The rear (west) facade has a two-over-two double hung windows on the basement level, a pair of similar windows plus a two-pane fixed sash window on the first floor, and two two-over-two double hung windows on the second floor. At the roof peak is a large central fireplace.

Attached to the left (north) side of the west facade is a c.1880 one-by-one bay copper sheathed gable roof extension which is built over the downward slope of the land. The northern facade has a simple paneled door and attached wood frame screen door in the first floor; the western gable end has a two-pane fixed sash window on the full basement level and a modern one-over-one aluminum frame window on the first floor; the eastern facade has a two-over-two double hung window and a wood plank cellar door on the basement level and a modern one-over-one double hung window on the first floor.

Extending from the southern side of the original portion of the house is a c.1911 gable roof ell. The west (rear) facade is stepped out one bay from the addition.



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### NARRATIVE DESCRIPTION (continued)

The north wall has a wood plank door on the first floor. The long sweep of the west facade has a full-height, uncoursed stone foundation, a three-pane fixed sash window in the northernmost bay of the first floor, and a small metal covered shed roof supported by unfinished wood poles extending from the top of the foundation in the southernmost bay. The south facade has no fenestration; the east facade has three wide bay openings. A dropped roof porch on the south facade of the original portion of the house abuts the far north corner of the ell. The porch protects a paneled side entrance door with a six-over-six double hung window on either side. The ell has a standing seam metal roof on the western side and a slate sheathed roof on the eastern side.

The interior front living room has a brick fireplace with Federal style surrounds consisting of swags, buttons, and small modest flowers. A vernacular ornamental cornice and frieze with applied cutout palm trees, dentils, diamonds, and vertical bars circumscribes the room. Most of the remaining interior of this building is unadorned.

Dutton Farmhouse is in fair condition.

### 15. Stockwell Cottage, c.1910

The centrally placed main door of this two story, four-by-three bay, eaves-front, gable roof cottage consists of a paneled door with twelve panes, flanked by two-over-four half-height sidelights. On either side of the door is a set of four two-over-four, fixed sash windows. This vernacular Bungalow style cottage has a stone foundation, clapboard siding, and a standing seam metal roof. A gable roof dormer with a pair of two-over-four fixed sash windows, clapboard sidewalls and a metal roof sits on the main (east) roof slope; a square red brick chimney punctuates the center of the rear (west) roof slope near the ridge top.

The south facade has three three-pane rectangular windows in the basement level, a single two-over-two double hung window in the first bay, a pair of two-over-two double windows in the second and third bays, and a set of three two-over-four fixed sash rectangular windows in the fourth bay. The second floor has two two-over-one double hung windows. All of the double hung windows have simple molded surrounds and green shutters. The attic level has a small louver vent.

The north facade has two three-pane rectangular windows in the basement level, a set of three two-over-four fixed sash rectangular windows in the first bay, a two-over-one double hung window in the second bay, and a pair of two-over-two

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### NARRATIVE DESCRIPTION (continued)

double hung windows in the third bay. The second and third floors are identical to the eastern facade with the addition of a small one-over-one aluminum sash window adjacent to the second floor right window. All the double hung windows have simple molded surrounds and green shutters.

The rear (west facade) has a centrally placed paneled entrance door with a single pane; the door is sheltered by an open beam gable roof sheathed with corrugated metal. To the left of the door are two four-over-two windows, to the right is one four-over-two window. The roof has a gable roof dormer with shingled sidewalls and a pair of two-over-four pane windows.

Stockwell Cottage is in excellent condition.

#### 15a. Stockwell Cottage Garage, c.1910

This simple two-bay shed roof garage has a stone foundation, clapboard sidewalls and a metal roof. Each bay of the garage has a paneled overhead garage door with a row of six square panes. The north facade has a six-over-six double hung window. The garage is in good condition.

#### 16. Cook Cottage, c.1915

This one-and-a-half story rustic cottage has a stone foundation, wood shingled walls, and a gabled roof sheathed with slate pierced by a large central stone chimney. The main (north) facade has a full width screen porch on the first floor and a shed roof dormer with a set of three two-over-two double hung windows. A shed roof garage extends from the rear of the building at the foundation level.

The west facing ground floor garage doors are double paneled doors each with four-over-two lights. The first floor has three irregularly spaced two-over-two double hung windows; the second floor has two similar windows. The east facade has two eight-pane windows in the garage and a distinctive projecting three-sided bay window in the northernmost bay of the first floor. Two double hung windows make up the remainder of the first floor; the second floor is identical to the west facade.

The rear facade has a row of four irregularly spaced two-over-two double hung windows on the first floor and a shed roof dormer with two double hung windows on the second floor.

Cook Cottage is in good condition.

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### NARRATIVE DESCRIPTION (continued)

#### Landscape and grounds

The irregularly shaped 571.1 acre property included in the nomination consist of 134.1 acres of orchard, 50.3 acres of crop and pasture land, 359.3 acres of productive forest land (including 21.2 acres of Sugar Maples) and 11.2 acres of wetlands. Kipling Road, which travels northwest then north, and Dutton Farm Road, which travels slightly northeast – divide the property into four areas: the area southwest of Kipling Road; the area north and east of Kipling Road; the area west of Kipling Road and east of Dutton Farm Road; and the area north and west of Dutton Farm Road.

The cluster of farm buildings on the southwest side of Kipling Road is surrounded on all sides by crop and pasture land. Orchards comprise a small area southwest of the farm buildings. South of these areas are mixed areas of hardwood and an 11.2 acre wetland. This is the lowest elevation of the property.

A 19th century field stone wall follows the north side of the curve of Kipling Road opposite the cluster of farm buildings. Beyond the wall is an open area of pasture and crop land, with a small orchard on the north side and a large area of white pine and mixed hardwoods beyond the orchard.

Approximately 100 acres of the orchards are rooted in the rising hillside northwest of the farm buildings between Kipling Road and Dutton Farm Road. From the hills in the orchard can be seen views of the Connecticut River Valley and the mountains in New Hampshire. A farm road bisects the orchard from Kipling Road to Dutton Farm Road. A small stream, bordered by hardwoods, runs southeast through the center of the orchard, down the hillside to the pond southwest of the farm buildings. The 21 acres of sugar maples are sandwiched between Kipling Road (on the east) and this orchard (on the west).

West of Dutton Farm Road, more crop and pasture land surround the Dutton Farm House. A smaller orchard exists northeast of the Dutton Farm House. Surrounding the orchard and pasture land are productive forest lands of white pine, hemlock, birch, beech, red oak and mixed woods.

Stone walls dating from the 19th century define much of the eastern and northwestern boundary of the property.

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**NARRATIVE DESCRIPTION (continued)**

#	Name of Resource	Type of Resource	Date	Contributing or Noncontributing?
1.	Farmhouse	Building	c.1850	Contributing
2.	Packing Barn	Building	c.1916, c.1925, c.1937, c.1963	Contributing
2a.	Compressor	Building	c.1925	Contributing
2b.	Paint Shed	Building	c.1925	Contributing
3.	Cow Barn	Building	1862	Contributing
4.	Horse Barn	Building	c.1911	Contributing
5.	Equipment Barn	Building	c.1915	Contributing
6.	Pump	Structure	c.1911	Contributing
7.	Concrete Block Shed	Building	c.1915/c.1975	Contributing
7a.	Gas Tank Shed	Building	c.1990	Non-Contributing
7b.	Shed	Building	c.1925	Contributing
8.	Pig Barn	Building	c.1911	Contributing
9.	Poultry Barn	Building	c.1911	Contributing
10.	Root Cellar	Structure	c.1911	Contributing
11.	Covered Walking Bridge	Structure	c.1911/c.1975	
12.	West Dam	Structure	c.1911	Contributing
12a.	Middle Dam	Structure	c.1911	Contributing
12b.	East Dam	Structure	c.1911	Contributing
13.	Sugarhouse	Building	c.1925	Contributing
13a.	Cistern	Structure	c.1925	Contributing
14.	Dutton Farmhouse	Building	c.1845/c.1880/c.1911	Contributing
15.	Stockwell Cottage	Building	c.1910	Contributing
15a.	Stockwell Cottage Garage	Building	c.1910	Contributing
16.	Cook Cottage	Building	c.1915	Contributing

Type	Contributing	Noncontributing
buildings	16	1
structures	7	0
<b>Total</b>	<b>23</b>	<b>1</b>

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### STATEMENT OF SIGNIFICANCE

Scott Farm, established as a working farm in 1845 and a commercial apple orchard in 1911, is an excellent example of the Farmstead property type as defined in the Agricultural Resources of Vermont multiple property listing. Situated close to the road near a babbling brook, the farm has a Farmhouse (#1), Cow Barn (#3), Packing Barn (#2), Horse Barn (#4), Pig Barn (#8), Poultry Barn (#9), other nearby barns and outbuildings (#2a-2b, #6-7b, #10-13a), three remote farm residences (#14-#16) and surrounding orchards, meadows and woodlots. From the period 1845 until 1911, the fertile farm lands produced significant quantities of a variety of farm products including milk, butter, cheese, beef, potatoes, maple sugar, hay, grain, vegetables, hops, tobacco and apples. From 1911 through 1948, the sloping meadows of Scott Farm were transformed into a significant commercial apple orchard in Windham County with over 80 acres of orchard that produced as many as 40,000 bushels of apples annually. The farm meets the registration requirements for the Farmstead property type and is associated with both the Diversified and Specialty Agriculture historic context and the Orchard Farming historic context. Scott Farm is significant under Criteria A for its illustration of the development of the Vermont farm from the mid-1800's through the mid-1900s. The farm is also significant under Criteria C as a good example of a farmstead. In addition, the main farmstead buildings and the Dutton Farmhouse (#14) are also significant as a good example of vernacular Greek Revival architecture. The farm retains its integrity of location, design, materials, workmanship, association and feeling.

Scott Farm was established in 1845 by Rufus Scott of Vernon, Vermont. Earlier owners include Benjamin Jones and Nathan Adams (1791) and Daniel Bemis (1830). During the pre-1845 period, some of the land was cleared, used for subsistence level agriculture, and likely used for sheep farming. The Greek Revival Farmhouse (#1) was built around 1850. Just as the statewide trend shifted away from sheep farming and towards dairy farming, so too did activities at Scott Farm. By 1860, Rufus Scott had a substantial herd of 50 milk cows which produced 800 pounds of butter and 300 pounds of cheese annually. The Cow Barn (#3) was built in 1862. Over the next twenty years, dairy activities declined and the farming activities became more diversified to include beef cattle, Irish potatoes, maple sugar, hay, grain, vegetables, hops

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### STATEMENT OF SIGNIFICANCE (continued)

and by 1880, tobacco. Orchards were producing apples on the property as early as 1870; by 1880 there were approximately 40 trees that produced over 200 bushels annually.

In 1908, Frederick Holbrook II, a member of a prominent Boston family involved in the railroad and construction business, purchased 134 acres of Scott Farm to add to his adjacent holdings of 42 acres which included Naulakha, Rudyard Kipling's home for five years (National Historic Landmark, November 4, 1993). In 1911 the first apple trees of the Scott Farm commercial orchard were planted. Mr. Holbrook had also constructed several major buildings on the property including the Horse Barn (#4), the Pig Barn (#8) and the Poultry Barn (#9). He built a nearby Root Cellar (#10) and three dams (#12, #12a, #12b) which form a series of farm ponds which could be crossed by a covered walking bridge (#11). Stockwell Cottage (#15) was built at the original entrance to the orchards to house farm employees.

In 1913, Holbrook purchased 238 adjacent acres of the former Asa Dutton Farm which included the c. 1845 Dutton Farmhouse (#14). By 1915 there were 335 Baldwins, 600 Northern Spy, 670 Duchess of Oldenburg, 335 Wealthy and 1300 McIntosh trees on the farm. Local and mail-order deliveries were filled with apples, dairy products from the Guernsey herd, fresh eggs, and maple syrup and sugar produced in the Scott Farm Sugarhouse (#13). Shipments were packed in crates made from lumber harvested on the property. The large Equipment Barn (#5) was built by 1915 as well as other smaller sheds and outbuildings (#2b, #6, #7).

During this era there were as many as 29 people employed—two in the orchard, one each for poultry, garden, painting and bookkeeping, four carpenters, eight Italian stone masons, ten farm hands, and a manager. In addition to Stockwell Cottage (#15), employees lived in the Dutton Farmhouse (#14) and the Farmhouse (#1).

Between 1915 and 1917 a new one-story 100-unit cow barn (now known as the Packing Barn, #2) with two silos on the north end was built. The barn was never filled with cows due to the onset of World War I, the resignation of the farm manager E.C. Tenny, and the death of Mr. Holbrook. The barn was added to over the next several decades to serve as an apple packing and cooling facility. The compressor building (#2a) was erected c. 1925. The silos are no longer standing.

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### STATEMENT OF SIGNIFICANCE (continued)

After the war, the farm was managed by Mr. Holbrook's son, F. Cabot Holbrook. The orchards thrived under his care. In 1929, 44 acres of the former Stephen Dutton property were added. In 1938, 150 acres from Bert Reed, part of the so-called Daniel Gates Farm, were added.

F. Cabot Holbrook's son, Frederick Holbrook III, began work at Scott Farm in 1957 and supervised the orchards and other farm business until 1996. Since coming to the farm, Mr. Holbrook has resided in the c. 1918 Cook Cottage (#16). The farm was incorporated in Vermont as Scott Farm, Inc. in 1958. In 1995, the farm was gifted to the Landmark Trust USA, Inc. by Frederick III. Current holdings are 571 acres which include about 80 acres of orchard with close to 10,000 trees.

From its beginnings until the early 1970's, Scott Farm Orchard was one of three major orchards in Windham county. The Vermont Apple Survey of 1923 reported 60 acres of orchard containing 2080 McIntosh, 550 Northern Spy, 415 Delicious, 695 Wealthy, 175 Baldwin, 410 Duchess and a 1500-bushel cold storage. Harvested crops between 1925 and 1948 peaked at 40,000 bushels in 1935 and 1947. As one of the first commercial orchards to take advantage of modern cooling facilities, cultivation techniques and mail-order marketing, Scott Farm served as a model for other newer orchards. Scott Farm was unique, however, in that its self-sufficiency and success was in large part due to the financial support of the Holbrook family; it was a "gentleman's orchard" whose scope and style of activities were well beyond the means of the average Vermont farm. Though today Scott Farm is considered a small-to-medium size orchard, its contribution to the growth of the 20th century orchard industry in Windham county and Vermont is significant. The landscape retains its integrity as a reflection of the late 19th and 20th century uses of the property as orchard, farm and forestland.

The core of Scott Farm is also significant as an excellent example of a farmstead and meet the registration requirements for the farmstead property type. Clustered near the main house, most of these buildings have seen little change since they were built and stand as a rare example of a fully intact farmstead. All of these vernacular Greek Revival buildings, as well as Dutton Farmhouse (#13) and the two vernacular cottages (#15, #16) are significant as

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### STATEMENT OF SIGNIFICANCE (continued)

a good representation of the kind of architecture seen in much of Vermont in the late 19th and early 20th century.



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**GEOGRAPHICAL DATA**

**UTM References (5 through 10)**

5. 1181 169181812101 14715121315101  
Zone Easting Northing

6. 1181 169181218101 14715121517101  
Zone Easting Northing

7. 1181 169181310101 14715121911101  
Zone Easting Northing

8. 1181 169171613101 14715131313101  
Zone Easting Northing

9. 1181 169171517101 14715131115101  
Zone Easting Northing

10. 1181 169171317101 14715131514101  
Zone Easting Northing

**Boundary Description**

The boundaries of the nominated property are marked by Lot 702, Lot 700 and Lot 645 on the Town of Dummerston Tax Map, State Sheet No. 144044, Local Sheet No. 7, dated April 1996.

**Boundary Justification**

The boundaries include the houses, barns, outbuildings, orchards, meadows and woodlots that have been a part of Scott Farm as a 19th century farmstead and an early 20th century commercial orchard operation.

