

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 02001345 Date Listed: 11/14/02

Saddlebow Farm Windsor VT
Property Name County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Beth L. Sauge
Signature of the Keeper

11/14/02
Date of Action

=====

Amended Items in Nomination:

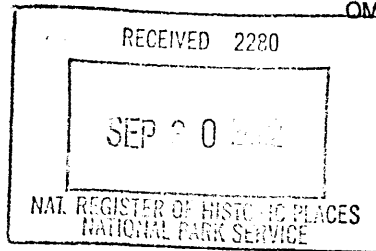
5. Classification
Description: Number of Resources within Property

The count of contributing resources has been clarified as 2 c. buildings: 10 nc. buildings: and 1 contributing site for the farmstead's fields, pastures and woodlands from the 18th and 19th centuries, which contribute to the property's historic agricultural importance.

This information was confirmed with Sue Jamele, National Register Specialist, VTSHPO, by telephone.

DISTRIBUTION:
National Register property file
Nominating Authority (without attachment)

United States Department of the Interior
National Park Service



1345

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box 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 Saddlebow Farm

other names/site number _____

2. Location

street & number 2477 Gold Coast Road a not for publication
city or town Bridgewater vicinity
state Vermont code VT county Windsor code 027 zip code 05034

3. State/Federal Agency Certification

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

Suzanne C. Jamile, National Register Specialist, 9-25-02
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 eligible for the National Register See continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other, (explain:)

Signature of the Keeper
Bob Savage

Date of Action
11/14/02

Saddlebow Farm
Name of Property

Windsor 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	
2	10	buildings
		sites
		structures
		objects
2	10	Total

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

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Domestic/single dwelling
Agriculture/storage
Domestic/inn
Agriculture/agricultural field

Current Functions
(Enter Categories from instructions)

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

7. Description

Architectural Classification
(Enter Categories from instructions)

Early Republic
No style

Materials
(Enter Categories from instructions)

foundation stone
walls wood
weatherboard
roof metal
other steel

Narrative Description

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

see 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.)

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

- agriculture _____
- commerce _____
- entertainment/recreation _____
- _____
- _____
- _____

Period of Significance

c. 1786 - 1952

Significant Dates

c. 1786 _____
1931 _____
1937 _____

Significant Person

(Complete if Criterion B is marked above)

n/a _____

Cultural Affiliation

n/a _____

Architect/Builder

unknown _____

Primary location of additional data:

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

Name of repository:

Saddlebow Farm
Name of Property

Windsor County, Vermont
County and State

10. Geographical Data

Acreage of Property 140.1

UTM references

(Place additional UTM references on a continuation sheet.)

1	18	691540	4832360
	Zone	Easting	Northing
2	18	692104	4832187

3	18	691940	4831780
	Zone	Easting	Northing
4	18	692360	4831600

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 Jack Anderson/HeritageLink Historic Preservation Services

organization _____ date May, 2002

street & number 2812 Westerdale Cut Off Road telephone 802 457 2398

city or town Woodstock state Vermont zip code 05091

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Coleman Hoyt

street & number 2351 North Bridgewater Road telephone 802 672 3634

city or town Woodstock state Vermont zip code 05091

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

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

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Saddlebow Farm
Bridgewater, Windsor County, Vermont

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Description of Physical Appearance

Saddlebow Farm is a 140-acre hilltop property in Bridgewater, Vermont, and is located two miles north of the Village of Bridgewater and at the edge of the Chateaugay-Notown Wilderness Area at elevations ranging from 1,500 to 2,300 feet. This former farmstead is comprised of hayfields, pastures and woodlands traversed by stone fences, and contains a c. 1786 vernacular Cape Cod main house with intact interior finishes, a 1920 sawdust shed, and 1970s-1990s outbuildings including a garage, sheep barn, horse barn, indoor riding area, machinery shed, wood shed, run in shed, cottage, cabin and privy. Dairy farming ceased on the property in the early 20th century, but the farmstead appearance has been retained. Since the 1930s, the property has been used for tourist accommodations and as a seasonal home, and is now a full-time home. The historic buildings are in excellent condition, and combined with the historic landscape features, the property retains its integrity of location, design, workmanship, materials, setting, feeling and association. The future integrity of the property is ensured through a protective easement with the Vermont Land Trust.

Setting

The Town of Bridgewater is located in central Windsor County in south central Vermont, and is traversed by U.S. Route 4 and the Ottauquechee River. The town is comprised of Bridgewater Village, Bridgewater Corners, West Bridgewater, and Bridgewater Center. Historically, Bridgewater was a farming community in the 18th and 19th centuries, with a large woolen mill in Bridgewater Village which operated into the 20th century. In the 19th century, gold mining brought many people to the town, especially to the high hills of the so-called Chateaugay region in the northwest part of the town.

Saddlebow Farm is reached by turning northwest from North Bridgewater Road onto the Gold Coast Road. The farm's acreage straddles this road and the farm house, at an elevation of 1,700 feet, fronts it. The road continues westerly and then southerly to its juncture with Rt. 4 in the village of Bridgewater. Most of the pastures and hayfields are south of Gold Coast Road. All of the buildings of

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the farmstead, except the sheep barn, are located north of Gold Coast Road. The farmstead takes up approximately 4 and a half acres. (see sketch map)

The house sits back from the Gold Coast Road and is set into the slope of the hill. It is accessed by a stone fence-lined gravel driveway and is surrounded by lawns, stone fences and scattered mature maple trees. Behind (north of) the house are woodlands traversed by mountain trails and logging roads. Near the highest point of the 140-acre property, on top of a ridge at 2,050 feet, an area has been cleared and offers a 360 degree view that includes Mts. Croydon, Sunapee and Ascutney to the southeast, the Okemo, Killington and Pico ski areas to the west, and the NH Presidential Range to the northeast. The property once included a mid nineteenth-century early English Barn next to the Gold Coast Road, which by 1953 had become deteriorated and was taken down.

The Farmhouse (1) Contributing, c. 1786

The farm house is an asymmetrical, one and one-half story, timber frame Cape Cod house with a rebuilt 1937 side wing and 1937 rear kitchen addition. The house faces south and the seven by two bay main block has a rectangular footprint oriented east-west. The one and one-half story side wing, originally the woodshed and now the "outdoor living room" is attached to the west gable end of the main block, set back a full bay from the south, eave facade. Spanning one quarter of the rear elevation of the main block and sharing a rear wall with the side wing is a one-story kitchen addition. The house has a granite foundation, clapboard siding, and a standing-seam metal, side-gable boxed-eave roof with a small overhang. The house features mostly six over six windows, many of them with original, rippled glass panes.

The asymmetrical seven bay front facade features two pair of six over six windows in the first four bays and pairs in the sixth and seventh bays. These six windows are flanked by louvered shutters. The Colonial Revival front entry, located in the fifth bay, contains a large wood paneled door flanked by three-quarter length multi-pane sidelights; the ensemble is framed by slender pilasters and a simple frieze. The front roof slope of the main block is spanned by four regularly-spaced dormers, and like the dormers on the side wing have open-eave

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gabled roofs. Two square modern brick stove chimneys emerge from the roof ridge of the main block.

The east gable end of the main block has two, asymmetrically spaced six over six windows on the first story. A pair of six over six windows is centered in the gable. The four gable end windows are flanked by wooden, louvered shutters. A small, rectangular louvered gable vent is located directly below the peak.

Spanning the north (rear) roof slope of the main block is a c. 1932 shed dormer; the roof of this dormer is contiguous with the roof of the kitchen addition. Five similar sized windows of various configurations are irregularly spaced along the north face of the dormer. On the first floor rear elevation of the main block there is a hipped-roof bay window with two six-over-six windows of dissimilar size located to the right. The bay window contains a six-over-six window flanked by four-over-four windows.

The east elevation of the kitchen addition has a tripartite window consisting of a twelve-pane, fixed window flanked by eight-pane casement windows. A doorway is located to the right of the window. Just below the roofline and adjacent to the face of the main block's shed dormer, there is a six over six window installed parallel to the slope of the shed roof. The rear elevation of the kitchen addition is partially below grade and has three over three horizontal sash windows. A tall square exterior concrete block chimney is at the rear elevation of the kitchen addition.

The southern half of the west gable end of the main block features two six over six windows on the first story, each flanked by wooden louvered shutters. Another six over six window is at right-center under the peak on the second story, to its left is a smaller, nine light fixed sash window which was installed when the "outdoor living room" was constructed. A small, rectangular, louvered gable vent is directly below the peak.

The south (front) roof slope of the side wing, or "outdoor living room," is spanned by three regularly spaced, gable roofed dormers. The south elevation of the side wing features two matching carriage bay openings with angled corners with two six over six windows located to their right.

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A large exterior brick chimney is centered on the west gable end of the "outdoor living room." To the left end of the chimney on the first floor there is a half height board and batten door for firewood access, to the right of the chimney there is a six over six window just above grade. On the second story of this facade are three, six over six windows, two evenly spaced to the left of the chimney, and one just to the right of the chimney.

The first story of the rear elevation of the side wing is partially below grade and has two, three-pane horizontal awning windows and one three-over-three, horizontal sash window. The rear roof slope of the side wing is raised to accommodate a full second story. Six, six over six windows are regularly spaced below the eave on the second story.

Cape Cod features of the house include the massing, clapboard siding, side-gable roof with a small overhang, regularly-spaced windows, and spare trim. Exterior architectural trim includes a wide skirt board, cornerboards, flat stock window casings, flat stock friezes, and delicate molded horizontal and raking cornices and cornice returns.

The main block is divided into thirds; the east two-thirds are likely the original Cape Cod house, constructed circa 1786. The cellar is located under the eastern two thirds of the house, a crawl space exists under the western third. The original house was probably a symmetrical five-bay wide Cape Cod, with the front entry in the center and no dormer windows. It probably had a central chimney mass and possibly had an attached wood shed. It is unknown when the main block was extended to seven bays, but the interior appearance of the living room with its early moldings and woodwork suggests that it was extended no later than 1820. The hand-hewn beams in the side wing suggest the original woodshed dated to no later than 1860. The first story floor plan is probably close to the original floor plan, although there would have been a central chimney mass in the original five-bay Cape Cod house.

The east room of the main block, now known as the office, has plaster walls finished with wallpaper, painted flat-stock window and door trim, and natural-finish raised-panel and board and batten doors. The middle room of the main

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block, now known as the dining room, has painted plaster walls, painted flat-stock window and door trim, and natural-finish and painted raised-panel doors with wrought-iron lever door latches. At the rear quarter of the dining room there is a hyphened opening indicating the previous existence of a wall. Centered on the wall that divides the west and middle rooms of the main block is a chimney; the chimney projects into the middle room and there are fireplaces on both sides of the wall. The fireplace in the dining room has a full-height painted wood chimneypiece trimmed with architrave molding. The chimneypiece also has a raised panel at the lintel, a shallow mantel, and an inset panel above the mantel. The west room, which runs the full width of the main block, now known as the living room, has unfinished basswood paneled walls, unfinished flat-stock window and door trim, and unfinished paneled and board and batten doors. The fireplace is flush with the wall and has a shallow wood mantel. There is an antique Franklin Stove set on the floor of the fireplace which extends into the room.

There is no entry vestibule in the main block. The stairway to the second story is near the front entry and runs west-east. It ascends toward the wall that divides the middle and east rooms of the house, and has winder steps at the bottom. The upstairs features a central hallway running east/west which accesses several bedrooms.

The interior of the house has wood flooring, a mix of plaster and wood paneled walls, plaster ceiling finishes, flat-stock wood door and window trim and baseboards, and a mix of paneled and batten wood doors. All of the rooms have natural-finish wide board floors, except for the kitchen addition, which has sheet vinyl flooring. The kitchen addition has barnboard and gypboard walls, and painted flat-stock window and door trim. The board and batten door between the mud room and living room has wrought-iron strap hinges, sliding bolt, and Suffolk latch. A similar door leads outdoors from the kitchen. The existing historic floor, wall and ceiling finishes, door hardware, chimneypieces and trim may be original or date to the early nineteenth-century.

The first story of the side wing is an "outdoor living room;" the front elevation is almost entirely open when the carriage bay doors are removed. It has a poured concrete floor, barnboard paneling, and a full height mortared fieldstone

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fireplace. These features date from 1937. The second story timber framing and flooring is exposed in the wing. This space is used for storage.

When the farmhouse was converted to an inn in 1932, it was remodeled. Prior to this work, a 1931 photograph shows that the two left bays of the eave facade and the right bay of the west gable end facade was occupied by a recessed porch with a single entry on the south wall. There were no windows on the west gable end on the first story. The photo also reveals that the extant front entry was a later change; the original entry had a multi-pane transom window and no sidelights or pilasters. The 1931 photo also shows that the extant footprint and brick chimneys were in place, the house had a metal roof and no dormers, and the side wing, then a woodshed, was a different configuration. The carriage bay openings of the side wing were different, there were no windows at the front elevation of the side wing, and the wing was narrower. The rear shed dormer on the house was probably added during the 1932 remodeling, as were three bathrooms.

A 1932 photograph shows that the left three dormers of the main block had been constructed, the roof of the main block had been replaced with a wood shingle roof, and that the exterior of the house had been repaired. The main entry still retained its transom and had not yet been remodeled. The recessed porch on the SW corner had been infilled with pairs of six over six windows installed on the south and west facades. Later in 1937, when the house was purchased as a seasonal home, the woodshed wing was taken down and the "outdoor living room" constructed using the woodshed's timber framing. The new wing was wider than the earlier woodshed, forcing the replacement of the left window on the second story's west gable end. Also later in 1937, the chimney and fireplace were added to the west gable end of the "outdoor living room," and the kitchen addition was constructed to the north of the main block.

In general, the house now retains its 1930s appearance, which includes many eighteenth and nineteenth-century features such as massing, foundation, roofline, exterior siding and trim, windows, and interior floor plan and finishes. The house is in excellent condition.

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The Sawdust Shed (2) Contributing, 1920

The sawdust shed is a one story, gable roofed, 2 bay by 1 bay, frame structure on a low stone foundation. It is open on the north, eave side, while the east, south, and west facades are covered with vertical board siding. It has a corrugated metal roof and a dirt floor. This shed was originally built c. 1920 as a wing to the main barn, which was demolished in 1953.

The Garage, (3) Non contributing due to age, 1965

The garage is a 2 bay by 3 bay, gable roofed structure set on a concrete block foundation. The exterior is sheathed with board and batten siding, and it has a corrugated metal roof. The south, gable end faces the driveway and features a pair of overhead garage doors. It is built into a bank and access to the second story is provided by a ramp to a pair of hinged doors centered under the shallow peak.

Sheep Barn (4) Non contributing due to age, 1984

The sheep barn is a 2 bay by 3 bay, gable roofed, one and one-half story structure. The exterior is sheathed with board and batten siding and it has a corrugated metal roof. The north, gable end of the building faces the road and features a pair of sliding vertical board doors on the first story which are accessed by a wide wooden ramp. The land falls away to the south, and the south end of the building is supported on wooden posts, creating a run-in basement with a dirt floor. The first floor of the barn is used as a garage and for storage and has a wooden plank floor. Eight, six light fixed sash windows light the interior on this level. The top half story is used for hay storage.

Horse Barn (5) Non contributing due to age, 1972

The Horse Barn is a 2 bay by 3 bay, gable roofed, one and one-half story building on a poured concrete foundation. The exterior is sheathed with board and batten siding and it has a corrugated metal roof. A pair of sliding vertical board doors is centered on the east, eave facade. A gable roofed ell projects from the west, eave facade of the barn. It too is sheathed with board and batten siding and covered

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with corrugated metal roofing. There is a pair of sliding vertical board doors on the west gable end of the ell. The first floor of the barn is a stable area for horses, with hay storage on the top half story of both the barn and the ell.

Indoor Riding Arena (6) Non contributing due to age, 1987

The Indoor Riding Arena is a large, metal, gable roofed, one story building with a dirt floor. There is no fenestration. A pair of sliding metal doors is centered on both the east and west gable ends.

Machinery Shed (7) Non contributing due to age, 1987

The machinery shed is a gable roofed, 5 bay by 1 bay, one and one-half story pole barn structure. The exterior is sheathed with board and batten siding and it has a corrugated metal roof. The south, eave side is open to allow access for equipment. There are square, hinged doors on each gable end under the peak. The southern half of the west gable end on the first story is open as well to allow access on that end of the building.

Wood Shed (8) Non contributing due to age, 1987

The Wood Shed is a south facing, 2 bay by 1 bay, wood framed, shed-roofed structure set on concrete piers. It is sheathed with vertical boards on the east, north, and west facades and has a corrugated metal roof. An overhang projects over the open south side of the shed. A shed roofed ell extends from the west, gable end of the structure, enclosed on the west and north with vertical boards and covered with corrugated metal roofing.

Run in Shed (9) Non contributing due to age, 1989

The Run In Shed is a small 3 bay by 1 bay, shed roofed structure sided with vertical boards and covered with a corrugated metal roof. The two left hand bays of the south facade are open for access. The roof overhangs the south facade by approximately four feet. A small room is located at the SE corner of the shed, accessed by pedestrian doors on both the south and east facades.

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The Cottage (10) Non contributing due to age, 1989

The cottage, or caretaker's house, is a one and one-half story, gable roofed, clapboarded structure on a poured concrete foundation. Its roof is covered with standing seam metal. A double flued chimney exits the ridge at left center. The design of the cottage actually mimics that of the farmhouse, with an asymmetrical entry on the south, eave facade. There is a sun room enclosed on the SE corner.

The Cabin (11) Non contributing due to age, 1971

The cabin is a square, wood framed, gable roofed structure set on a low stone foundation. It is sheathed in board and batten siding and covered with an asphalt shingle roof. The roof is cantilevered outward on the south, gable end, sheltering a wooden deck which extends the full length of the south facade. Entry is on the south facade on the right. A one story, shed roofed ell projects from the north gable end of the building which has a door opening on the west end. The cabin is located high above the farmstead to the north of the Gold Coast Road, offers a spectacular long distance view to the south, and sets on a knoll above a spring fed swimming and trout pond with a dock.

The Privy (12) Non contributing due to age, 1971

The privy is located a few steps east of the cabin, and is a tall, square wood framed structure with a shed roof. Entry is on the south side. A particular feature of this privy is a small cast iron wood stove and metal chimney.

The Land

The extant acreage of Saddlebow Farm is a significant historic element. This is the land carved out by Joseph French in the late 18th century. It was the productivity and promise of this land which made it attractive to subsequent farmers through the beginning of the 20th century. The siting of the farm on a hillside at an elevation of 1,700 feet offering a spectacular southern view made it attractive as a location for an inn in the 1930s, and later, in 1937, for a summer home.

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The farm has 106 acres currently enrolled the state's Current Use program as working forest land. This acreage is located north of the farmstead and contains a mixture of hardwoods and softwoods, including large stands of red spruce. This area was the site of the sugarbush which supplied the farm with maple sap for sugar and syrup, which according to Coleman Hoyt, the current owner, was destroyed by the hurricane of 1938. Logging began on the farm in the early 1800s and it has continued through the twentieth century, making the current woodland fourth or fifth growth forest. The presence of barbed wire and woven wire fences shows that much of what is forest land today was once used as pasture.

Various wood roads access the forest from the area of the farmstead. One road, constructed in the 1960s, climbs to the height of the land and Saddlebow Rock, where there is a cleared area which offers a 360 degree view of the Green and White Mountains. Sections of the early wood roads, where teams of oxen, horses, and later, skidders and trucks, dragged logs off the hillsides are still extant. A pond, constructed in 1970 and since then the water supply for the barns, is located near the center of the 140 acre tract.

The farm currently has approximately 30 acres of hayfield and pasture. According to Hoyt, this is approximately 8 acres less than he remembers in the 1930s. In that decade, at least four acres of pasture were allowed to grow up. In the 1950s, six acres of pasture were planted with 5,000 Douglas Fir, Blue Spruce and Balsam Christmas trees as part of the "soil bank" efforts of the post WWII era. In the 1980s about half of the Christmas tree plantation was restored to pasture.

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Statement of Significance

Saddlebow Farm, with its main house, barns, sheds, garages, outbuildings, hayfields, pastures and woodlands is an excellent example of an early (c.1786) self-sustaining hill farm which after existing approximately 145 years was purchased in the first third of the twentieth century by an out of state resident and converted to a new use as an inn and later, a summer home. Comprised of two contributing buildings, a farmhouse, (1) and sawdust shed; (2) and 10 non-contributing buildings; the garage, (3) sheep barn, (4) horse barn, (5) indoor riding arena, (6) machinery shed, (7) wood shed, (8) run in shed, (9) the cottage, (10) the cabin, (11) and the privy, (12) and containing 140 acres two miles north of the Village of Bridgewater, VT at an elevation of 1700 feet, Saddlebow Farm qualifies for listing under Criterion A in that "the property is associated with events that have made a significant contribution to the broad patterns of our history." While this was a hardscrabble farm under several owners in the eighteenth and nineteenth centuries, it found a new purpose in 1931 as an inn for tourists, especially those horseback riding on the trails mapped out by the Green Mountain Horse Association. In the winter months, it catered to skiers drawn to the first ski tow (1934) in the United States at nearby Gilbert's Hill in Woodstock. This adaptation of former farms to tourist homes was a statewide and regional movement in the 1930s. The Saddlebow Inn, as it was known, did not survive the Great Depression, but in 1937 the farm was purchased by other out of state residents, Colgate and Muriel Hoyt of Long Island, NY, for use as a summer home. Conversion of properties to summer homes was also a widespread phenomenon in Vermont in the 1930s. In the early 1970s, it became the full time residence for the Hoyt family.

The property is currently listed on the Vermont State Register of Historic Places. The buildings and setting clearly portray the evolution of the property from hill farm to tourist home to summer home to primary residence. The farmhouse, originally a simple cape with attached woodshed, was renovated in 1931 in order to accommodate guests with the addition of dormers on both the north and south sides and the closing in of a porch on the southwest corner. Later, as it was adapted to a seasonal vacation home, the attached woodshed was made into living space as a so-called "outdoor living room." The early English barn, a part of the farm for over 150 years but deteriorated by age, was taken down in 1953.

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But since the 1970s, when the farm again became a year round residence, other buildings have sprung up, including barns, sheds, a caretaker's cottage and even a modern indoor riding arena. These buildings, though non-contributing because of age, reflect the continuing and changing use of the land and the adaptability of the property to new purposes.

In addition, Saddlebow Farm illustrates the contexts of "Seasonal Residents," and "Outdoor Recreational Industry" as identified in the "Tourism" theme of the Vermont Preservation Plan. Beginning in 1892, the State of Vermont began to advertise the state to non-residents not only as a place to visit, but a place to buy or build a summer home. The movement by non-residents to buy Vermont properties was well under way in Vermont by the 1930s, when Saddlebow Farm was purchased by a South Carolinian. By that time, shorter work weeks, the evolution of "leisure time" and the introduction of paid vacations, along with an improved highway system, allowed people to leave their jobs in the city for weekend getaways in the Green Mountains. This was likely one of the reasons that the farm was first converted to an inn. Located on the edge of what is now the Chateaugay-Notown Wilderness Area, site of Vermont's major gold mining effort in the 19th century, it beckoned to city people seeking respite in the country. The setting high in the hills, with its splendid view fifty miles to the south and east also made it attractive as a summer home.

According to the Bridgewater Town Records, the farm was originally established by Joseph French, Sr., a Revolutionary War soldier who was living in Woodstock, VT, when he bought 13 and 1/2 acres of land in Bridgewater from Asa Jones, Bridgewater's first settler, in May of 1786. He bought another adjoining parcel of 50 acres of land in September of 1786. The exact date of the construction of the original farm buildings is not documented, but by 1790, the "French farm" is mentioned in the deeds. French continued to buy land to enlarge his 68 acre farm after 1790. The land records show that he bought parcels in 1795, 1798, 1799, 1801, and 1813. The farm in 1815 was approximately 190 acres.

In 1817, Joseph French Sr. deeded one half of the interest in the farm to each of his two sons, Joseph Jr. and Jacob. Jacob also obtained a life lease on the farm for himself and his wife. Nineteen years later in 1838, Joseph Jr., who was living in

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Genessee County, NY, sold his share of the farm to his brother for \$1,000. The farm at that time was 196 acres. Evidently, Jacob chose to stay on the farm and take it over from his father. In 1845 Jacob sold the farm to Luther Freeman of Bridgewater, ending the French ownership after approximately 59 years. The farm was 140 acres in size and sold for \$1,600.

Luther Freeman farmed the place for 21 years, selling it to William Ashley and George Perry "of Woodstock" in 1866 for \$3,500. This sale began a trend of short term possession of the farm by several different owners. Those two men sold the farm to Susan Ransom just four months later in November of 1866 for \$3,400. Susan Ransom owned the farm only five months, selling it for \$2,000 to Crayton Ainsworth in April of 1867. She took a loss of \$1,400, but it appears she stayed on the farm as a tenant because the 1870 US Agricultural Census for Vermont shows a Daniel Ransom, perhaps her husband or her son, working this farm. The H.B. Thompson map of Bridgewater (1868) shows D. Ransom living here. The Beers Atlas (1865) also shows D. Ransom living here, probably as a lessee under Luther Freeman.

The farm was purchased from Ainsworth's estate in 1874 for \$2,100 by two brothers, Benjamin and Edwin Weeden of Bridgewater. After nine years, in 1883, they sold the farm to George and Marcia Thomas. They stayed only two years, and subsequently sold the farm back to Benjamin Weeden in 1885 for \$1,311.30. In May of 1892, Weeden found another buyer for the farm, Emma Mason of Rutland, but the property sold for only \$500. This was the nadir of the value of the farm.

The U.S. Agricultural Census for Vermont done in 1850, 1870 and 1880 show that the farm was small and diversified. (see appended chart) It had just a few cows, which yielded cheese and butter. Oxen were used for farm work. Maple sugar was a cash crop, with 800 pounds being produced in 1880. In some years, it supported small flocks of sheep. Wheat, corn, potatoes, oats, buckwheat, hay and apples were grown. The farm derived income from the sale of forest products and produce.

In the decades after the Civil War, the value of this farm and others like it in Vermont declined rapidly. Once suitable for sheep grazing, the lands of these

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hillside farms were not adaptable to the new agriculture of raising larger herds of dairy cows for cheese, butter, and later, liquid milk. In addition, getting perishable products to market was increasingly difficult for these farms located off major transportation routes. The timber had been harvested from the land as pastures were cleared for sheep, with no long term plan for continued logging for forest products in place. Stripped of timber resources, and no longer suited for subsistence farming, these farms were being sold cheaply and even abandoned outright as Vermonters migrated out of state to lands in the midwest and elsewhere. This appears to be the scenario for this farm as well.

Emma Mason stayed six years. She sold the property - 150 acres, "with house, barn, and shed thereon" - to George Cole of Bridgewater for \$600 on October 31, 1898. Apparently George Cole worked hard to improve the value of the farm, for 22 years later Cole sold the place for \$3,150. He sold to Paul Tierney, of Warren, Vermont, "our former homestead property with house, barn, and shed thereon" as well as some personal property not specifically listed in the deed. Cole held the note of \$3,150, and was to be paid "\$50 every six months, plus 1/3 of all sums received from wood and lumber sold from the premises." The Tierneys worked the farm for a little over six years, and quitclaimed the property back to George Cole in December of 1926. To settle his debt, Tierney also gave Cole a mowing machine, harrow, sap buckets, an evaporator, a cream separator, a gathering tank and a sap holder. These items, plus the terms of the note, portray a diversified operation at the farm - dairying, sugar making, and lumbering.

The Coles moved back to the farm after the Tierneys left. They lived there until the date of Mrs. Cole's death on September 28, 1931. Right after the death of his wife, Cole put the farm up for sale. It changed hands on October 24, 1931. The buyer was Mrs. Frances Weed of Summerville, South Carolina. George Cole kept 10 acres of the farm for himself, but gave Mrs. Weed the right of first refusal to the parcel should he decide to sell it.

This marks the first time that a non-Vermonters owned the farm, and a drastic change in use for the property, for Mrs. Weed converted the farmhouse to a tourist accommodation which she named "The Saddlebow Inn." The name was derived from the shape and curve of the hilltops north of the farm. She ran the

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Inn with the help of her daughter, Mrs. D.W. Parmenter, until 1936. The 1933 Edition of "Where to Stop in Vermont" advertised the Inn this way:

"Saddlebow Inn, Mrs. D.W. Parmenter, proprietor. Post Office Address RFD1, Woodstock. Five miles from Woodstock where there is an excellent golf course. Old farmhouse remodeled and has every comfort. Two bathrooms, electric lights, telephone, garage. Good food. Saddle horses kept and trails are unsurpassed for riding. Price for horses, \$1 per hour, \$3.50 per day. Beautiful Scenery. Good fishing and hunting in season. Railroad Stations, Woodstock, White River Junction, Rutland. Conveyance taxi. Accommodates 12 persons. Season, all year. Rates \$4 per day, \$25 per week."

According to Coleman Hoyt, the current owner whose parents bought the property in 1937, the Inn "catered to the carriage trade." The Inn was adjacent to trails mapped out by the Green Mountain Horse Association and Mrs. Parmenter kept horses to let. The GMHA booklet "Guide to the Green Mountain Horse Association's Bridle Paths in Vermont," published in 1935, had the Inn listed as a lunch stop on its 59 mile long "Woodstock and Return" route, which went from Woodstock to Plymouth to Reading and back to Woodstock. Riders were urged to phone ahead (Bridgewater 17-11) and informed that accommodations for horses consisted of "5 hitch, 2 box." The booklet also noted that the "usual charge is \$1 for lunch for feed for horse and rider." The Inn also advertised in the back of the booklet as the "Saddlebow Hill Inn, By the Day or Week, Saddle Horses, Entertainment for Man and Beast."

Mrs. Weed got indirect advertising help from the state. The Vermont Bureau of Publicity, in its pamphlet entitled "Unspoiled Vermont" which was published yearly in the 1930s, stated that :

"A unique feature of Vermont's recreational facilities is the availability of a well developed system of bridle paths comprising some 700 miles of scenic trails. Sponsored by the Green Mountain Horse Association and local affiliates, these paths offer exceptional facilities for a vacation on horseback. Much of this trail system follows gravel roads among the foothills or even well up on the slopes of the Green Mountains. Included in

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the routes are many stretches of partially or completely abandoned country roads, now covered with sod and enabling the horseman to enjoy the thrills of hours of turf riding. In numerous places these paths enter State or National forest parks of which there are 75,000 acres in Vermont."

It was not coincidence or simple good fortune that a buyer from as far away as South Carolina would show an interest in a property located in the hills of Bridgewater, Vermont, in 1931. Since the 1890's, the State of Vermont had aggressively marketed itself to people from away, first led by the Department of Agriculture, then by the Vermont Publicity Bureau, the first such department in the country, created in 1911. Their goal was to attract tourists and vacationers, but especially to attract summer home buyers from out of state. From the late 19th century through the start of WWII, the state promoted itself, its values, its environment, its scenery, its recreational opportunities, and its plentiful, affordable real estate. The same promotion occurs today under the auspices of a different state agency, the Department of Tourism and Marketing.

In 1892 the Board of Agriculture first published a pamphlet giving a description of the state and descriptive articles about each county. Originally aimed at out of state farmers, it was entitled "A List of Desirable Vermont Farms at Low Prices." Soon after, reflecting a change in the target audience, the title was changed to "Vermont, Its Fertile Farms and Summer Homes." After 1912, the Bureau of Publicity continued publication of the booklet. The following is excerpted from an early 1930s edition:

"The steadily growing demands of business and society upon the time and nervous energy of active men and women, and the increasing complexity of our modern civilization, have made the summer vacation not merely a pleasure but a necessity. The purpose of this book is to call the attention of persons desiring summer homes to the attractions which Vermont offers and to aid, in every way possible, in the choice of a desirable location.

To the person engaged in educational pursuits, who has a long vacation, to the businessman who desires a quiet summer home for his family, where

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he may spend weekends and his own vacation, Vermont offers advantages that should be investigated.

Those who desire small farms will find no difficulty in securing them from lists of such property given in this book. There are occasional opportunities to purchase land containing an abandoned house at a real bargain, a house which is or may be made habitable for summer occupation. There are also opportunities to purchase property suitable for large country estates, either on a lake or in the mountains.

The person who really wants a summer home need not hesitate on account of the price, for there are prices to fit all purses, ranging from a few dollars to places costing several thousands of dollars. Many lots are available on which cottages and bungalows may be built. At small expense, the summer resident may be able to have a flower and vegetable garden planted in the spring and ready for enjoyment and practical use during the summer."

In addition to courting out of state residents to buy vacation homes, Vermont officials were encouraging locals - especially farmers - to open their doors to tourists. The "Committee for Summer Residents and Tourists," writing in Rural Vermont in 1931, stated that:

"The reasons advanced for patronizing farm and village homes are a desire for accommodations less expensive than hotels, proximity to fishing privileges, quiet, attractive surroundings, and convenient stopping places on mountain trips. The farmer, the wage earner, and the business man operating on a limited scale are taking vacations where a few years ago only the more prosperous business and professional men enjoyed an annual outing. Because hundreds of thousands of these families cannot afford to pay the rates charged by summer hotels, they patronize farm and village homes which have been opened for the entertainment of tourists. The business is rapidly becoming an important one in Vermont. From an economic standpoint, the tourist seems desirable in every way. He leaves cash, increases the value of the property, furnishes employment for the

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local people and both directly and indirectly adds to the volume of the business in the local stores."

The Agricultural Extension Service held meetings in different parts of the state for the instruction of owners of tourist homes in the fundamentals of the tourist business. The goal of the Board of Agriculture was to increase the profitability of farming. In the words of Dona Brown, author of Inventing New England - Regional Tourism in the Nineteenth Century:

"Its mission was to encourage experimentation with new and more profitable crops, and tourism was one of the more promising of these. Indeed, Victor Spear [statistical secretary of the Vermont Board of Agriculture and guiding hand behind its tourist policy] argued in an article on "Farm Management" that "there is no crop more profitable than this crop from the city." Tourism in his vision was well suited to a newer, highly diversified intensive farming system that maximized profit on a number of high quality products for a discerning market... ultimately even the fresh air and scenery of the farm itself."

Besides the Board of Agriculture and the Vermont Publicity Bureau, other interests worked to bring tourists and second home buyers to Vermont in the years between the wars. The Central Vermont Railroad published a yearly pamphlet entitled "Summer Homes Among the Green Hills." The Rutland Railroad published "Heart of the Green Mountains." But it was the State that led the effort, concerned with declining farm profits, a changing economy and the outward migration of Vermont's population.

Perhaps Mrs. Frances Weed of Summerville, South Carolina was aware of this effort to promote rural tourism and its promise of profit when she bought Saddlebow Farm in 1931. Located high in the hills, with beautiful vistas, on the bridle path network set up by the Green Mountain Horse Association, the farmhouse was converted to an affordable respite for tourists and vacationers. To make room for guest rooms upstairs, Mrs. Weed added dormers to the front and rear of the house, and a small porch was enclosed on the SW corner to form a dining room. The barn, formerly used for diversified farming and dairying, was converted to provide space for horses. A railroad station in nearby Woodstock,

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and a hard surfaced road running through the village of Bridgewater connecting both to Rutland to the west and White River Junction to the east, were positive amenities for the venture.

But the Inn lasted only five years. According to Hoyt, Mrs. Weed and Mrs. Parmenter "went broke" in the mid 1930s in part because of the effect of the Great Depression. Mrs. Weed put the Inn and the 140 acres on the market in the fall of 1936. The property was purchased by Colgate and Muriel Hoyt of Glen Cove, Long Island, NY on May 27, 1937. The deed states that the Hoyts agreed to pay the 1937 taxes. The price was \$10,000.

The Inn closed after just a few seasons, but its effect on the fabric of the Bridgewater community was permanent. In a sense, the Inn served as an incubator for a second home community which developed and thrived high in the hills above Bridgewater Village. Visitors from out of state stayed at the Inn, were attracted to nearby properties, developed contacts in the area, and ended up buying land or abandoned farms themselves. Indeed, Muriel Hoyt, who bought the Saddlebow Inn with her husband, Colgate, stayed at the Inn prior to 1937. A close friend, Sarah Richmond, purchased "the Bassett place" to the west. Other families, familiar with the neighborhood either because of visits to the Saddlebow Inn or an acquaintance with the Richmonds and Hoyts, also bought property on what was to be called the "Gold Coast" area of Bridgewater. Mrs. L. Martin Richmond's sister, Mrs. Theodore I. Driggs, came up in the 1930s, followed by the Harris', Bordens, Lees, Lows, Whelens, Buells, Howzes, McVittys and the Bagues.

This was not an isolated event for Bridgewater. Statewide, and even region wide, summer home colonies developed throughout northern New England between the wars. Again, this was aided and promoted by the state of Vermont and its Bureau of Publicity, which continued to promote the state to potential summer home buyers. This sprung from a recommendation made in the 1931 publication, Rural Vermont:

"The most promising feature of recreational development for Vermont probably lies in the extension of the summer homes movement. Everything possible should be done to call the attention of city dwellers to

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the opportunities Vermont offers for summer residences. With our wealth of lake and mountain scenery, with the large amount of low priced land in our hill country, with good roads every year growing better, and with proximity to the great industrial cities of the East, we ought to increase, largely and steadily, our summer residential population."

There were several reasons for the push to bring out of staters into Vermont, not all of them economic. The intent was definitely to lure a well heeled and cultured class of people to the state. Many believed that Vermont's best and brightest had been fleeing the state during the previous decades, and it was appropriate to lure them home. The following is from "Unspoiled Vermont," a yearly publication of the Publicity Bureau:

"An ever increasing host of urban residents have discovered how easily possible it is financially for them to enjoy relaxing country life in their own Vermont summer home. Many of these part time Vermonters have eventually become rooted to the Vermont soil as year round residents. The joy of discovering and remodeling some shapely set of buildings on view commanding hill or lake shore setting is a lure of strong appeal to those of cultivated tastes who find the Vermont hills, like Mr. Sinclair Lewis, "easier and happier to deal with."

Sinclair Lewis had a summer home in Barnard, Vermont, the town abutting Bridgewater on the north and east. The brochure goes on to say:

"The mark of a new spirit in Vermont is the passing of the hillside 'abandoned farm' as a community problem. A little gray house, an unused drive, grown to underbrush - a few years ago a sign of financial doldrums. Today many of these pioneer homesteads are being rediscovered and reborn as summer homes. Many fine examples of simple colonial architecture, rare gems in scenic settings, are thus enthusiastically adopted by cultivated people who come and live and rest amid these colorful survivals of the older New England. Quietly, surely and heathfully - as most changes here are permitted to occur - these part time Vermonters are becoming an appreciated part of our country life. Mrs. Dorothy Canfield Fisher has written Vermont's summer home invitation

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in a delightful brochure, described at the end of this booklet If interested in summer or year round residence, send for your free copy."

Dorothy Canfield Fisher, a nationally known author residing in Arlington, Vermont was the State's most prolific promotional writer during the 1930s. In the midst of the depression, Vermonters were looking for ways to increase their incomes and those who lived along well traveled routes began to offer overnight lodging to automobile travelers. She encouraged this in a promotional piece entitled "An Open Letter to the Auto Tourists Stopping in the North District of Arlington:"

"The facts are that our experience of auto tourists has been entirely enjoyable and profitable. Life is pleasanter and more varied for us rooted-to-the-soil country women since auto travelers have begun to stop at our doors, and we are able to do more for our children's education and for the comfort of our homes with the extra money made in this way."

Considering these promotional efforts in Vermont, it is apparent why Mrs. Frances Weed would buy a farm and convert the farmhouse to a what is now known as a Bed and Breakfast. It is important to note that she lived on the premises, so in effect, she was opening "her home" to tourists. And when that venture failed, it is also apparent why this property would become a summer home. This purchase and hundreds like it throughout the state were in response to the effort promoted since the late 19th century and well under way in the 1930s, again supported by Dorothy Canfield Fisher.

Reflecting earlier views of Victor Spear and others in state government, she believed in the importance of attracting out of staters to purchase property in Vermont. Toward that end, she wrote a pamphlet entitled "Vermont Summer Homes" for the Vermont Publicity Bureau. In it, she unabashedly seeks out sophisticated, educated people to buy property and to summer in Vermont. The 1941 edition of "Vermont Summer Homes" is especially revealing of Mrs. Fisher's targeted audience, specifically:

"Those men and women teaching in schools, colleges, and universities, those who are doctors, lawyers, musicians, writers, artists - in a word -

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those who earn their living by a professionally trained use of their brains. And in addition - note this - those not technically of that class but who enjoy the kind of life usually created by professional people. It seems to us that Vermont just by being Vermont has something liked and needed by people of your sort, and that people of your sort just by being yourselves have something that Vermont likes and needs. Any of you cultivated families, settling in Vermont for a summer home, may thus be sure that the respected and influential Vermonters of your community will value your trained, well informed minds respect what your educational advantages have done for you, and be glad they and their children are to be in contact with you."

The author goes on in the pamphlet to give directions to potential summer home buyers on how to find a summer home, how to inquire about what is for sale in the community, even how to speak to Vermonters.

"Above all don't try to be brisk and peppy about it - drop in on those neighbors to be, tell them who you are. Then, man to man, American to American, talk it over with them. Don't try to go too fast. You will find that good Vermonters are anything but morose and suspicious, are responsive to well bred manners and haven't at all bad manners themselves."

Later in the work, she pitches for summer home people to move to Vermont full time once they have retired.

"We long to call out to you. Why, come on home to live! Come back for all the year to your Vermont summer home. Although you have passed some imaginary deadline in years, you will be prized and respected and valued for yourself more than anywhere else in the modern world. As in the communities of Europe, older folks are liked and esteemed by Vermonters. Just by living on the same street with them, you will increase the value of their community life - and they know it. You can garden and fish and read and play the flute and meditate as the philosophers of the later years have always done, in a community which will love to see you doing it."

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Each page is illustrated with a photograph of a beautiful "summer home." There is a caption accompanying each photo which states the occupation and state of residence of each "summer home" owner. Prominent professions such as authors, architects, teachers, doctors, artists and ministers are listed. Notably, on page 28 of the 1941 edition, Saddlebow Farm is shown as the summer home of Mrs. Colgate Hoyt. The caption reads:

"This remodeled farmhouse and woodshed in southern Vermont, with little change of line, provide ample space for family and guests in this hillside summer home. With a superb mountain view this residence, one of a colony of summer homes, forms a valued retreat for MRS. COLGATE HOYT of New York and Long Island and for her three sons, all famous Yale athletes."

Mrs. Hoyt and her three sons, Clem, Mac and Charlie Williamson, did indeed summer at Saddlebow Farm during the 1940s and 50s. Muriel Hoyt and Colgate Hoyt were divorced shortly after they bought Saddlebow in 1937, but Muriel Hoyt kept the farm and used it as a summer home for approximately 25 years. Mrs. Hoyt actually had four sons, the youngest of whom, Coleman Hoyt, is the owner of the property today. He remembers taking down the "Saddlebow Inn" signs in the late 1930s but recalled that if former guests came by that the family took them in if asked. There was plenty of room at first, and the added luxury of a small cast iron stove in each bedroom in the house. He also recalls that as his half brothers' families grew, there were from 15 to 20 people at the farm at a time during the summers. The family would also gather there at Christmas and New Years after traveling by train to either White River Junction or Woodstock. In the 1940s, 1950s, and 1960s the Hoyt family regularly rented out the farmhouse as a ski lodge, one of the first such accommodations in the state.

The ski fledgling industry was active in the Woodstock area. Gilbert's Hill opened for skiing in 1932, and had the first ski tow in the United States operating there in 1934. This area soon had four rope tows to propel skiers up the hill. Other ski areas opened as well in the 1930s - the Gully, next to Gilbert's Hill, in 1935, and three more areas were operating by 1937 - Suicide Six in Pomfret, Mt. Tom in Woodstock, and Prosper Ski Hill on the Woodstock/Pomfret town line. All of these featured varying numbers of rope tows to propel skiers up the hills. As interest in

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skiing grew, there was an need to accommodate the increasing number of winter visitors. Winter rentals of summer homes, such as Saddlebow Farm, became a common source of income for property owners.

In May of 1941 Coleman Hoyt's two half brothers, Lieutenants Mac and Charlie Williamson of the 258th Field Artillery based at Fort Ethan Allen in Burlington, were ordered by their Colonel to take their platoons anywhere in Vermont for a bivouac. They came to Saddlebow Farm, causing considerable excitement in town. Seventy-one men of the 71st Field Artillery camped at the farm, cut hurricane timber, and practiced maneuvers, in particular driving their trucks around the roads of Bridgewater in the dark with the aid of blue lights that couldn't be detected from the air. The bivouac and all its activity was covered by the local paper, The Vermont Standard.

After buying the farm in 1937, the Hoyts made some changes to the house. The most notable of these was the addition of a so-called "outdoor living room." The former woodshed was taken down and the hand hewn beams were recycled into the frame of a new appendage to the house. The room has a concrete floor, barnboard interior, and is open on the south side in the spring, summer, and fall. Wood and glass panels are installed in the carriage door openings in the winter months. There is a large fieldstone fireplace in the room. In addition to this change, they added a kitchen ell to the north.

The Hoyt summer home was one of a cluster of second homes. The other summer home families of the Gold Coast area either rescued former farms, as the Hoyts had, or built to suit their needs on large parcels of former farmland. Social activity was centered in the early days at the Driggs place, which had a three hole golf course, tennis court, and swimming pond. In addition to sharing leisure time, the neighbors shared design ideas. The "outdoor living room" was an item adopted by nearly a dozen families, including the Richmonds, Driggs', Harris', Lees, Bagues, McVittys, Oppenheimers, Bulmers, Timkens and the Howzes.

After Muriel Hoyt's death in the early 1960's, Coleman inherited Saddlebow Farm. He was living in New York, and then took a job in Washington, DC, in the 1960s so it remained a vacation house. He rented the place in the winters to

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skiers. In 1970, he made Saddlebow his home base, and he took up full time residence in 1972.

In 1972, all that was left of the historic farm was the farmhouse and sawdust shed. Over the years Mr. Hoyt has added accessory buildings to the farm - a garage, sheep barn, horse barn, indoor riding arena, a machinery shed, wood shed, run in shed, and caretaker's cottage. On the hill behind the house, there is a rustic cabin with privy next to a man made pond which supplies water via gravity feed to the barns. In addition, the farmhouse has been carefully conserved and cared for, and many nineteenth century features of the house remain in evidence.

Today Saddlebow Farm is still its historic 140 acres in size. The elevation of the land ranges from 1500 to 2300 feet above sea level. Its fields, pastures and woodlands, delineated and carved out in the 18th and 19th centuries, remain. But the function and purposes of the farm, responding to cultural and social phenomena, have changed. The property has evolved from hill farm to tourist home to summer home to primary residence. Other buildings, supporting its post-1972 agricultural use as a horse farm, have been erected, signaling the farm's adaptability to the varying needs of its owners.

The farm was conserved by the Vermont Land Trust in October 2000, and the signing ceremony was witnessed by Governor Howard Dean. The papers were signed on the farm at "Saddlebow Rock," a hiking destination and landmark open to the public by permission with a 360 degree view as far away as Mt. Washington, NH. With these protective easements, the property is destined to retain its integrity and historic character.

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Vermont Agricultural Census, 1850, (Freeman)1870, (Ransom)1880. (Weeden)
Saddlebow Farm

year	acres improved	acres unimproved	cash value	value of farm mach.	horses	mules	cows	oxen	other cattle	sheep	swine	value of livestock
1850	110	30	\$2000	\$60	1		6	2	4	86	2	\$665
1860												
1870	100	40	\$3400	\$100	2		6	2	2	1	2	\$700
1880	125*	75	\$3000	\$150	1		3	2	3	110		\$920

year	bushels peas & beans	bushels potatoes	value of orchard prod.	pounds butter	pounds cheese	tons hay	pounds maple sugar	value of animals slaughter.	chickens	amount paid for wages	value of fences	weeks of hired labor
1850	4	100	\$12	600	50	30	250	\$60				
1860												
1870		140	\$20	200		30	550	\$140				
1880		300	\$20	250	100	40	800			\$66		7

year	bushels wheat	bushels rye	bushels corn	bushels oats	pounds wool	value of farm prod.	value of forest prod.	bushels of apples	cords of wood	bushels buckwheat	lbs honey	value of manufactures
1850	25		50	90	305					15	25	\$25
1860												
1870	25		60	100	80	\$900	\$30			25		
1880			20	130		\$767	\$150	75		25		

The 1860 census did not list Luther Freeman, owner of the farm. Since the census lists the farmer who is operating the farm at the time, it is likely that the farm is listed under the name of the lessee.

*Included 75 acres pasture, 50 acres tilled. Tilled acreage included 1 acre of buckwheat, 1/2 acre of Indian corn, 3 acres of oats, 1 acre of potatoes, and 2 acres of apple orchard with 100 trees.

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Major Bibliographical References

Bridgewater, Vermont, Land Records - Deeds researched

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3	288
3	345
3	608
6	357
7	225
11	297
14	10
19	232-33
19	318-319
19	374-75
20	590-91
22	118
22	181
24	68
24	224
26	532
28	135
29	197
29	314
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UTM references, continued:

	Zone	Easting	Northing
5.	18	692180	4831100
6.	18	691410	4831400
7.	18	691540	4831680
8.	18	691480	4832210

Verbal Boundary Description:

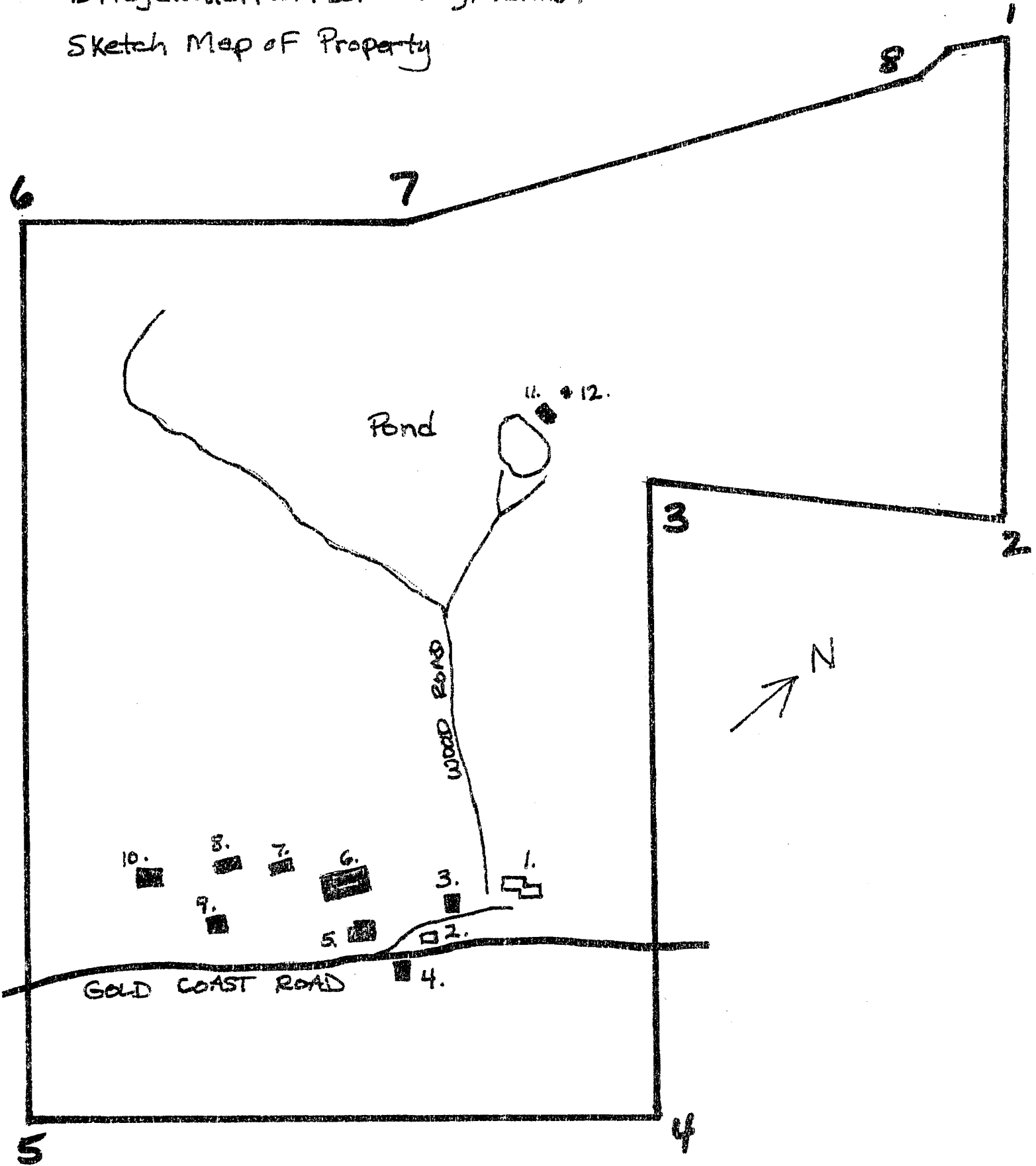
The nominated property is a parcel of 140.1 acres. The description of the parcel is found in Volume 61, Pages 501-509 of the Bridgewater Land Records. The lister tax # for the property is 01-028.

Boundary Justification

The boundary includes the farmstead and the adjacent fields, pastures and woodlands which have historically been part of the farm. The boundary encompasses, but does not exceed, the full extent of the significant resources and land area making up the property.

Saddlebow Farm
Bridgewater, Windsor County, Vermont

Sketch Map of Property



Scale APPROXIMATE

Saddlebow Farm

Timeline of Ownership

1786	Land purchased by Joseph French	
59 years French		
1845	Luther Freeman	
21 years Freeman		
1866	Ashley and Perry	
1866	Susan Ransom	
1867	Crayton Ainsworth	
1874	B.F. and Edwin Weeden	
16 years Weeden		
1883	George Thomas	
1885	B.F. Weeden	
1892	Emma Mason	
1898	George Cole	
27 years Cole		
1920	Paul Tiemey	
1926	George Cole	
1931	Frances Weed	
1937	Hoyt family	67 years Hoyt

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Saddlebow Farm
Bridgewater, Windsor County, Vermont

Photograph Labels

Photograph # 1

View looking east of the farmstead

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 2

View looking north of the Farm House, building # 1

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 3

View looking southeast of the Sawdust Shed, building # 2

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 4

View looking north of the Garage, building # 3

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 5

View looking southeast of the Sheep Barn, building # 4

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 6

View looking southeast of the Horse Barn, building # 5

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

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Bridgewater, Windsor County, Vermont

Photograph Labels

Photograph # 7

View looking northeast of the Indoor Riding Arena, building # 6

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 8

View looking northeast of the Machinery Shed, building # 7

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 9

View looking north of the Wood Shed, building # 8

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 10

View looking northwest of the Run-In Shed, building # 9

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 11

View looking northwest of the Cottage, building # 10

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 12

View looking northeast of the Cabin, building # 11

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

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Photograph Labels

Photograph # 13

View looking northeast of the Privy, building # 12

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 14

View looking northwest of the interior of the Outdoor Living Room, building # 1

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 15

View looking northeast of the Living Room, building # 1

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

Photograph # 16

View looking southwest, rear of farmhouse, building # 1

September, 2001

Photo by Jack Anderson

Negative on file at the Vermont Division for Historic Preservation

October, 1931

