

242

United States Department of the Interior  
National Park Service

RECEIVED

MAR 01 1993

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

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

1. Name of Property

historic name Raymond, Isaac M., Farm

other names/site number Crocker, C. Thomas III, Farm; Uphill Farm

2. Location

street & number Woodstock Town Highway #s 95 and 18 N/A not for publication

city or town Woodstock N/A vicinity

state Vermont code VT county Windsor code 027 zip code 05091

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.)

Eric Saltzman OSHPD Feb. 22, 1993  
Signature of certifying official/Title Date  
Vermont State Historic Preservation Office  
State of Federal agency and bureau

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

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

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

~~Entered in the~~  
**National Register**

Date of Action

Delores Byrum

4/1/93

Raymond, Isaac M., 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	
6		buildings
3		sites
5	1	structures
		objects
14	1	Total

**Name of related multiple property listing**

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

Agricultural Resources of Vermont

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

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

AGRICULTURE/ agricultural field  
AGRICULTURE/ agricultural outbuilding  
AGRICULTURE/ animal facility  
DOMESTIC/ single dwelling  
AGRICULTURE/ storage

**Current Functions**

(Enter categories from instructions)

AGRICULTURE/ agricultural field  
AGRICULTURE/ agricultural outbuilding  
AGRICULTURE/ animal facility  
DOMESTIC/ single dwelling  
AGRICULTURE/ storage

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

No style  
Other: Cape Cod

**Materials**

(Enter categories from instructions)

foundation granite  
walls wood  
weatherboard  
roof shingle  
other wood  
metal

**Narrative Description**

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

8. Statement of Significance

Applicable National Register Criteria

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

- [x] 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.
[x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
[] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Agriculture

Period of Significance

c.1835 - 1941

Significant Dates

c.1835

1940

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Fiske, Charles

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- [x] State Historic Preservation Office
[] Other State agency
[] Federal agency
[] Local government
[] University
[] Other

Name of repository:

Raymond, Isaac M., Farm  
Name of Property

Windsor County, Vermont  
County and State

### 10. Geographical Data

Acreage of Property 81.8 acres

#### UTM References

(Place additional UTM references on a continuation sheet.)

1	18	6964010	48395210
Zone	Easting	Northing	
2	18	696420	48352710

3	18	695580	4835200
Zone	Easting	Northing	
4	18	695610	4834920

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 Deborah S. Noble

organization Deborah Noble Associates date February 21, 1991

street & number P.O. Box 106 telephone (802) 695-2507

city or town Concord state Vermont zip code 05824

#### 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 Mr. and Mrs. Eric C. Stahl

street & number 1077 Longmeadow Street telephone \_\_\_\_\_

city or town Longmeadow state MA zip code 01106

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

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

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRaymond, Isaac M., Farm  
Woodstock, Windsor County, VermontSection number 7 Page 1

---

The Isaac Raymond Farm, together with its associated property, is a well preserved example of an early hill farm characteristic of subsistence agricultural activity that was revitalized by a gentleman farmer in 1940. The 81.8 acres of rolling upland have been in continuous diversified small scale agricultural use since c. 1835 and the buildings were constructed/reactivated by C. Thomas Crocker III of Fitchburg, Mass. in 1940. Located in the northwest corner of Woodstock, VT, the farmstead is situated on a hill immediately to the west of Purchase/English Mills, a clustered former mill village with a schoolhouse where VT. Rte. 12 intersects two town highways and several brooks enter the Gulf Stream. The associated farmland retains the integrity of its significant original pattern of spatial organization determined by its association with farming: its varied suitability to pasture, woods and cropland have created field patterns in response to natural features and cultural traditions characteristic of diversified small scale agriculture. The 1940 Colonial Revival style alterations made to the original c. 1805 Cape Cod farmhouse and the agricultural outbuildings constructed in 1940 continue to evoke the original hill farm function and significance of the district with regard to integrity of location, design, setting, materials, workmanship, feeling, and association.

The spatial organization of the farmstead arises with the original grant of Woodstock to Oliver Willard in 1772 and the subsequent division of the land into tracts with lots containing approximately 100 acres of land, with allowance for highways. The John Spencer Tract in the northwest corner of town contained 1050 acres: Lots #1-5 in the North Range and Lots #1-5 in the South Range. The existing farmstead reflects this division according to range lines and tier lines (see 1990 survey map, base map for nomination, and deed maps Figs. 1 and 2) and consists of portions of Lot #3 in the North Range, Lot #3 in the South Range, and the North half of Lot #4 in the South Range of the Spencer Tract.<sup>1</sup>

The core of the farmstead on which are situated the existing agricultural and domestic buildings, as well as the majority of the

---

<sup>1</sup> F. Gordon Tuthill, "Abstract of Title, Uphill Farm, Robert A. & Elizabeth M. Sincerbeaux" (1975).

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetRaymond, Isaac M., Farm  
Woodstock, Windsor Co., VermontSection number 7 Page 2

farmland in common ownership, originated as Lot #3 in the South Range. John Spencer conveyed the land in 1800 to John Paddock, Jr., who conveyed the same to James Raymond Jr. in 1801.<sup>2</sup> The Raymond family had come c. 1780 from Middleborough, Ma. At this time, the deeds describe only the conveyance of land. However, in the 1830 conveyance to Isaac M. Raymond, the parcel is described as the "same farm on which I [James Raymond Jr.] have lived".<sup>3</sup> This would indicate that the original Cape Cod farmhouse remodelled in 1940 and various agricultural outbuildings replaced in 1940 were most probably extant at that time. It also indicates that the pattern of land use and definition of the agricultural landscape had been established, probably soon after the land was acquired by James Raymond Jr. in 1801.

By 1843, Isaac Raymond had acquired Lot #3 in the North Range from Thompson Cox, adjoining the northern boundary of the above described core farm property to the north and also referred to as the Green Farm in deed descriptions.<sup>4</sup> The agricultural landscape patterns had been established on this property by Barkos Green between 1794, when he acquired the property, and 1824 when he deeded the property to Luther Green and it was described as "the farm on which I now live".<sup>5</sup> As is the case with the above property, the agricultural patterns were probably established close to the turn of the 19th century. The southern portion of this property is part of the present district subject to nomination. It was occupied for many years by Isaac Raymond's son, Henry W., and referred to as the "lower Raymond farm" (it is situated in the Gulf Stream Valley) when part of it was deeded to Lyman Cobb Jr. in 1871 after Isaac's death.<sup>6</sup> An 11 acre pasture bordering Rte. 12 was sold with 20 other acres to the Vermont Land Trust by the previous owners, Robert and Elizabeth Sincerbeaux, in 1980. They are now part of the Appalachian Trail system owned by the

<sup>2</sup> Woodstock Land Records, vol. 4 pg. 97 and vol 5 pg. 123.

<sup>3</sup> Woodstock Land Records, vol. 9 pg. 489.

<sup>4</sup> Woodstock Land Records, vol. 13 pg. 412.

<sup>5</sup> Woodstock Land Records, vol. 3, pg. 49, vol. 8, pg. 319-320.

<sup>6</sup> Woodstock Land Records, vol. 24, pg. 385.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 3

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

National Park Service.

The third parcel of land that was acquired as part of the Isaac Raymond Farm is part of the north half of Lot #4 in the South Range. It was described in the 1812 will of the owner, David Simmons, as being occupied and as containing household furnishings, again implying that the farmland had also been established by this time.<sup>7</sup> Wilder Raymond acquired the portion of this lot subject to the nomination in 1819, deeding it to Alexander Raymond in 1830.<sup>8</sup> What relation Wilder, James, and Alexander Raymond were to Isaac is not known, but by some point c. 1835, the land comprising the Isaac Raymond Farm had been accumulated and laid out. A map of 1832

shows a farmstead denoted "Raymond" on the northwest portion of the property in this parcel that is now part of the Isaac Raymond Farm and an unmarked residence on the present location of the farmstead. Although this back house has long been buried under a plowed field, various indications of its existence are periodically turned up, such as pottery fragments and brick. As mentioned previously, approximately 20 acres of this lot were sold in 1980 by the previous owner and are part of the Appalachian Trail system.

A 5 acre parcel on the southeast side of the farm bordered by the winding road access (T.H. #95) was acquired in 1986 from Harry Jorgenson. Originally part of the neighboring English Farm and pasture, it now has grown into wooded sections.

The land usage on the Isaac Raymond Farm is documented in the division of the property after his death in 1871 between his daughter, wife and son. Maps and deed descriptions detailing the division refer to such landscaping elements as a "corner in wall that separates mowing from pasturage land" (mentioned in several different descriptions)<sup>9</sup>, a "stone wall on southerly side of highway",<sup>10</sup> and a "corner near a gate post in line with the shed

<sup>7</sup> Woodstock Land Records, vol. 7, pg. 380.

<sup>8</sup> Woodstock Land Records, vol. 7, pg. 425, vol. 9, pg. 523.

<sup>9</sup> Woodstock Land Records, vol. 24, pg. 405-408.

<sup>10</sup> Woodstock Land Records, vol. 24, pg. 405-408.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 4Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

part of the house".<sup>11</sup> In studying the maps in the Land Records (Figs. 1 & 2) and comparing them with a sketch map of land use on the farm authored by a son of the Sawyer's (tenant farmers from 1940 and owners from 1955 - 1963, Fig. 3), the 1988 Land Use Map and the 1990 survey map (base map for nomination), it is evident that land set aside for mowing or crops, pasture and woods have maintained such divisions to the present. This may be due in part to the rather permanent separation one from the other by stone fences, as much as to the natural suitability of the soils and terrain for such uses. The Land Use Map of 1988 and the 1990 survey map show much detail as to the location of stonewalls, barbed wire fences (c. 1900), and American wire fences (c. 1940) along boundary lines, which coincide with the deed descriptions and reflect the evolution of farming practice during the period of significance.<sup>12</sup> Existing rail fences (1965) separating pasture from mowing/cropland in proximity to the homestead buildings have been maintained, some replacing original land use demarcations such as stone walls and barbed wire boundaries.

Stonewalls dating from the mid-18th century mark the north lines of the property, portions of the western lines (also barbed wire fence), portions of the southwest border along the North Bridgewater Road, and portions of the eastern boundary (also barbed wire fence). These walls extend into interior portions of the tract to mark sections of the portions of the farms that were united between 1830 - 1840 by Isaac Raymond and mark differing land uses and slope. Stonewall corners exist in the southwest corner (referred to in the deed of 1871 as separating the mowing land from the pasture), northern corner and northeast corner, indicating the maintenance of original farm property boundaries. Reference is made to the 1988 Land Use Map for further detail concerning landscape elements, tree species and soil types.

The 81.8 acres of the farm remaining in common ownership today is situated on a rolling upland plateau with a generally favorable

---

<sup>11</sup> Ibid.

<sup>12</sup> Michael Engineering Co, P.C., "Survey Map of Lands of Robert A. & Elizabeth M. Sincerbeaux" (9/90).



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 5Raymond, Isaac M., Farm  
Woodstock, Windsor Co., Vermont

southern exposure and large open fields. The house, garage, agricultural outbuildings (barns, silo, sugar house) and garden plots are clustered at the southeastern corner of the property where the topography slopes to the south and southeast to N. Bridgewater Brook. The land use of the farmland outside of the immediate vicinity of the farmstead buildings follows logically the contours of the topography. The land that is mowed/cropland is largely gently rolling upland to the northwest, with the land used for pasture and woods having more significant slope and rock outcroppings. The mowed/crop land is generally in the center of the farm property and used for hay and corn, with the pasture and woods situated along the perimeter. Land that has changed from its historic use as pasture is located in the northwest corner of the property where there is an area of significant slope and in the southeastern portion of the land north of the N. Bridgewater Brook where a c. 1970 red pine plantation exists. The map of 1832

reveals that a Raymond farmstead was located in part of this farmland to the northwest, where there is plowed land and the potential to yield archaeological remains.

The property is accessed from the southeast by town highway #95 (former driveway) which winds first north and then west up the substantial slope. According to deed descriptions, old maps and physical evidence, the driveway originally appears to have taken a more direct, steep route directly northeast up the hill from the North Bridgewater Road (town highway #18). This section of that road was relocated on the north side of the N. Bridgewater Brook during the years c. 1855 rather than on the south side as it was situated on later maps and today. The N. Bridgewater Rd. also had its present southerly alignment on a map of 1832, indicating that perhaps the two bridges required for this southerly route periodically washed out and necessitated its location for brief periods on the north bank of the brook.<sup>13</sup> The driveway appears

---

<sup>13</sup> The 1832 map of Woodstock authored by the Commission from the Woodstock Institute shows the road in its present location. The Wallings map of 1855 shows it on the north bank of the brook and the Beers map of 1869 (fig. 4) shows it again on the southern side of the brook. It may be conjectured that, due to the two bridge crossings in this location, the road had to be periodically relocated after flooding washed out bridges, and that the driveway

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 6

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

to have run northeast, parallel to the original lot line on the east, passing to the south of the house (its original front facade), rather than its present, more circuitous route (established c. 1917) that ends on the north side of the house (former rear).<sup>14</sup>

The circulation network on the farm reveals a continuation of the driveway as a farm road accessing the mowing/pasture land to the west and northwest, with another farm road accessing the barns, maple sugar house, pasture and woods to the northeast. The farm road to the west is marked by stone posts near the house and barnyard (described in a deed of 1871) where there is also a gate and is bordered on each side by a rail fence. The presence of the stone posts indicate that this is the historic location for this access. This western farm road led to the former back farm evident on the map of 1832. More recently, the farm road led to a shed (c. 1940 removed entirely c. 1967) in the center of the upland plateau field. The historic location of the woods/pastures and sugar woods near the 1940 maple sugar house indicates that this northeasterly route, also marked by rail fencing, follows a track established during the period of significance, probably c. 1835.

The farmstead includes the following resources:

1. **Isaac Raymond House, c. 1805, extensively remodelled 1940, 1967 addition.**

This 1-1/2 story Cape Cod dwelling, remodelled in the Colonial Revival style for Thomas Crocker III, has an original 1-1/2 story, gable roofed west wing and a 1967 gable roofed eastern wing of 2 stories. The main block has a granite block and fieldstone foundation, a wood shingle gable roof with central brick chimney stack, and clapboard siding with wire nails. The 1940 renovations concentrated on the interior - the exterior was altered very little. It is simply articulated with plain cornerboards, a simple

---

to the Raymond Farm utilized that portion of the road as its access when the road was situated on the southern side of the Brook.

<sup>14</sup> F.W. Beers, Atlas of Windsor County, VT (1869).

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 7Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

cornice with flush raking eaves, 12/12 sash (1940) with plain trim and flanking louvered wood shutters. The 5 bay north facade was originally the rear of the dwelling and was altered with a simple entrance at the turn of the 20th century when the road access to the farmstead was changed to its present configuration. The present principal entrance on this facade features a 6 raised panel door, 3/4 length sidelights, and a surround with flanking single and paired square fluted pilasters with capitals incorporated into the eaves cornice. This Colonial Revival style entrance replaces the early 20th c. doorway and was part of the 1940 renovation. The 5 bay south (former front) facade has a long shed dormer with 8/12 sash (1940), and an entrance with a door split horizontally into 2 leaves. Each leaf has an iron latch and 2 small/2 long raised panels. The surround is of plain trim with an architrave and cornice incorporated into and raised from the eaves cornice molding.

The 1-1/2 story west wing was originally a shed with privy and was remodelled in 1940. It features board and batten siding from 1940, a wood shingle gable roof, a concrete foundation faced with stone, and an interior end chimney with a brick stack. The east side front where the wing projects north from the main block features a former open braced entrance enclosed with a pass size door. Sash is mixed with 12/12 sash in the gable, a pair of lengthwise sash with 6 lights, a multilight bay window and sliding glass doors on secondary facades.

The 1967 east wing is built into a bank, enabling the 1-1/2 stories on the north front facade to become 2-1/2 stories on the south rear. The new wing does not appreciably alter the integrity of the historic structure from the principal public view of the north facade. It is set back from the plain of the main block on the north front facade. It has a wood shingle roof with 2 solar panels on the south rear slope and an interior brick chimney stack, clapboard siding, and a concrete foundation. Simply articulated with plain cornerboards, simple box cornice, and flush raking eaves, the front and rear eaves cornices have brackets, perhaps to support a gutter which has been removed. The principal north facade entrance features a door having 16 lights/multi-panels set in plain trim. There is also a similar door at ground level in the rear and on the west side facade where the wing projects from the grade of the main block at the principal floor level. Sash is mixed with

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 8Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

12/12 lights having plain trim and louvered wood shutters on the principal facade, a multilight picture sash projecting on scrollsawn brackets on the east gable end, and grouped and multilight picture sash on the rear facade where the second (principal) story projects on brackets.

The interior of the house (main block and original wing ) was completely renovated in 1940 per owner Thomas Crocker III by a Woodstock builder, Charles Fiske. Renovations of 1967 were performed by Ernest and Roy Wardwell. Judging from inspection of the basement, the house appears to have been largely gutted, with materials installed appropriate to the 1940's Colonial Revival style at that time. Originally with a typical Cape Cod floor plan, the massive central chimney stack appears to have been replaced by the turn of the 20th century when the access to the house was changed from the south side to the north side (former rear) and the present interior stairway configuration was established.

The present main floor plan of the main block reveals a living room running the width of the west side, two entry halls at the center of the south (original front) and north eaves facades, staircases running from the north hall, a bedroom in the northeast corner, a dining room in the southeast corner and a bathroom between these two east rooms. The house originally had a basement only under the northwest half of the house beneath the original kitchen. This has been expanded to underlie the entire main block. Floor joists seen from the basement were installed in the 1940 renovation indicating the major extent of that renovation.

The living room is articulated with a wainscoting of two large horizontal boards, a simple chairrail, a baseboard and plain window and door trim. A summer beam marks the former location of a wall partition across the center, separating the original kitchen from a front parlor. The room features a large stone fireplace with a granite lintel. The plain surround has a compound cornice mantel shelf, with small cabinets and recessed shelves on either side of the projecting chimney breast. The cabinets feature iron 'H' hinges and vertical board doors. At the north and south ends of the room are bookcases with cabinets having iron hinged vertical board doors on the lower portion and open shelves above. The floor is of 10" wide pine. Window and door trim is plain.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

Section number 7 Page 9

---

The south entry hall is articulated with the same trim features as the living room. It has a closet door with 4 raised panels and an iron latch. The front door is split horizontally in the middle with 4/4 raised panels and iron latches.

The dining room features the same wall treatment, having doors with 4 raised panels. The fireplace is brick with a large granite lintel, a plain surround, a compound lintel shelf, and raised panel cabinets above with iron hinges. An open shelf is recessed in the wall next to the chimney breast. A set of double doors was added in 1967 to replace a window and to provide access to the east wing added at that time.

The bathroom hall has several closets with raised panel doors in keeping with the rest of the house. The bathroom fixtures are from the 1940's renovation. The northeast bedroom is painted, wall papered and features beaded trim.

The wall treatment of the back stairhall is the same as that of the living and dining rooms. The north entrance (renovated in 1940) features a door with 6 raised panels, plain trim and 3/4 length sidelights with 4 lights in each section. The enclosed staircase to the basement is dogleg. The open staircase to the second floor rises in one flight to a landing, where it divides into one flight each to the east and west bedrooms. The staircase features a square newel post with a cornice cap, open stringers, and a molded handrail with square balusters. An inset shelf of c. 1964 is built into the wall at the landing.

The west upstairs bedroom is simply articulated with beaded trim and built-in drawers. The brick fireplace has a beaded surround and a cornice shelf. The bathroom on the south side under the dormer has a tub from the 1940 renovation with additional features from a 1967 renovation. The east bedroom is articulated in the same manner as the west bedroom, with a cabinet and shelves added in 1967.

The interior of the original west wing (formerly a shed) shows evidence of a 1940 and 1967 renovation. A family room runs the width of the west gable end, a small service kitchen occupies the south east portion adjoining the living room of the main block, and an open, unfinished shed room is situated on the northeast side of

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 10Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

the wing. The slope of the roof is said to have been changed in the 1940 renovation<sup>15</sup>. The family room is open to the roof with exposed beams and barnboard (1967 renovation). The former shed type doors at each gable end were replaced in the 1940 rehabilitation with a long, high window on the north end and a large, sliding door entrance on the south end. The large fireplace features a large granite lintel and an exposed brick projecting chimney breast. The kitchen features a bay window with 4/4 casement sash (center sash is doubled). The upper cabinets survive from the 1940 renovation, with two closets and counters added in 1967. The shed portion of the wing is unfinished and displays on the lower portion the original framing. The entrance door to the kitchen features 4 panels with "transom lights" at the top and cast iron latches. An old photo of c. 1939 shows a small shed roofed extension of the north slope of the roof of the main block evidently sheltering this shed entrance. An attic space, accessed by a door in the upper portion of the family room, occupies the second story of this wing.

The 1967 addition was designed by the Boston architectural firm of Royal Barry Wills (Robert Minot, AIA) and built by Ernest and Roy Wardwell. It features a large kitchen on the west side main floor and a large living/dining room on the east end. The ground level contains the master bedroom and a stairhall.

**2. Garage, 1940.**

This 1-1/2 story, 3 bay garage has a wood shingle gable roof and board and batten siding. It has plain trim, solid overhead garage doors and mixed fenestration, with 12/12 sash in the attic and a bank of 6 sash at ground level. Built into a bank with a stonewall, a hay door provides attic access from the north bank. A shed previously on or near the site was connected to the original barn on the property.

**3. Barn, 1940.**

Built to shelter beef cattle for Thomas Crocker III, this 2 level bank barn housed a herd of milking cows during the period from 1955 - 1965 when the farm was owned by Maurice Sawyer. It is connected

---

<sup>15</sup> Interview Ernest Wardwell, Woodstock, VT (August 1990).

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 11Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

to a round silo on the north eaves side and a milkhouse on the south. The foundation is concrete, with board and batten siding, and a wood shingle gable roof surmounted by a shingled, square cupola with horse weathervane. A highdrive from the west bank provides access to the upper story, which has transom lights above the vertical board door. The lower barnyard level is accessed on the south eaves facade with a pass-size door with single 6 sash, and a sliding vertical board door with a pair of single 9 sash. Fenestration is mixed, with 6/6 and single 9 in the upper story, and banks of single 6 sash at ground level. Framing is post and beam with a large purlin and diagonal bracing supporting rafters at mid point in bay sections (see photograph). The upper story has a grain room. The ground level interior has a grain chute, 3 iron pens and a shop. Together with the garage and stone retaining wall that was the foundation of the original barn on the west, the milkhouse on the east, and the house on the south, a strong sense of an enclosed barnyard is created.

The barn standing on the property at the time of the Crocker purchase in 1940 was on the site of the present barn, but the gable roofline ran perpendicular to that of the present barn. The upper level of the former bank barn was therefore accessed from the west eaves side of that structure. Various materials from the original barn were used in renovations and new construction. The barnboards were used in the interior of the house and some of the timbers were used in constructing the horsebarn.

The vertical board, round silo has a conical cap and is attached to the barn by a 1 story, gable roofed shed with exterior and ground level access from the barn. The 1 story, gable roofed milk house is approximately 10' x 10', with a concrete foundation, an exterior brick chimney, 6/6 sash, and board and batten siding. It has a concrete floor with trenches for milk pails according to dairy technology at the time of its construction.

**4. site of silo, c. 1940.**

This circular concrete base measures approximately 10' in diameter.

**5. Pool, c. 1968.**

Non-contributing due to age.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 12

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

**6. Sheep Barn, 1940.**

This 2 level bank barn has a concrete foundation, a wood shingle gable roof, and board and batten siding. The roof projects out over a hay door on the south gable end sheltering the track for hoisting hay bales into the upper story. Doors are vertical board having fixed sash with 9 lights. The hay doors feature fixed 12 light sash. Fenestration is in banks of fixed 12 light sash. Built as a sheep barn for Thomas Crocker III, Maurice Sawyer (owner 1955 - 1965) converted it for use as a dairy barn for milking cows. A 1 story shed with a sheet metal, shed roof ties this barn to the adjacent horsebarn.

**7. site of silo, c. 1940.**

This circular concrete base measures approximately 10' in diameter and was removed in 1983.

**8. Horsebarn, 1940 with c. 1964 interior alterations.**

Set in a bank at a perpendicular angle to the sheep barn, this barn was originally built for Thomas Crocker III for housing beef cattle. It was converted by the previous owner, Robert Sincerbeaux, into a horse barn with the addition of a tack room and 4 box stalls. The barn features a concrete foundation, wood shingle gable roof, and board and batten siding. Constructed with post and beam framing into 3 x 4 bays, the timbers from the old barn on the site of the present large barn were used in its construction. The access to the ground level is on the east gable end, which has a single Dutch type pass-size door. The upper level is accessed from the bank by double leaf, sliding, vertical board doors. Fenestration is mixed, with symmetrically placed 6/6 and fixed 12 light sash. The grain room on the upper level has a grain chute to the lower level where there are horse box stalls and a tack room.

**9. Maple Sugar House, 1940.**

This 1 story building has board and batten siding and a standing seam metal, gable roof surmounted by a long gabled and louvered steam ventilator. It has a bank of fixed 6 light sash. A shed roof wood storage shed forms a wing on the north eaves facade.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 13

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

---

**10. Well House, c. 1940.**

This 1 story, gable roofed structure measures approximately 5' x 5' and has wood siding.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 1Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

The Isaac M. Raymond Farm in Woodstock, Vt. is significant as a rural historic district associated with the broad historical pattern of diversified small scale agriculture as it evolved in this case from 1835 - 1941. Its accompanying historic configuration and tradition of land use and human activity represent important cultural aspects of agriculture that are embodied in the upland plateau farmscape and architecture of the associated buildings. The c. 1805 Cape Cod farmhouse was remodelled in the Neo-Colonial Revival style in 1940 when the present agricultural outbuildings were constructed by a local carpenter, Charles Fiske, for the new owner, C. Thomas Crocker III of Fitchburg, Mass. These are significant examples of farm buildings revitalized/ rebuilt as part of a gentleman farmer's second home of that period, representative of a significant trend in Vermont's agricultural history: the influence of the vacationing seasonal resident. The phenomenon of the wealthy, out-of-state farm owner and residential farm manager coincides with the growth of tourism to the mountain states of New England and is the significant factor ensuring the survival of the farm as an agricultural entity. This property is being nominated under the Multiple Property Submission, Agricultural Resources of Vermont. It retains its integrity of design, setting, location, materials, workmanship, feeling, and association, and meets the registration requirements for the property type farmstead.

In order to further clarify both the subsistence hill farm and gentleman farm agricultural contexts, it is interesting to note the rather cosmopolitan quality of Woodstock as compared to other Vermont towns and to explore the town's unique characteristics that drew wealthy individuals to farm in this area in particular concentrations. Woodstock was made the county seat of Windsor County in 1781 and of necessity became the residence of many of the area's elite. This became a dominating factor that transcended the town's agrarian origins, although farming remained the principal industry well into the 20th century.<sup>1</sup> The many law firms attracted to the town due to the location there of the County

---

<sup>1</sup> Julia Lee McDill, "Industry and Trade in Woodstock", paper for Woodstock Historical Society (Jan. 29, 1945), 7: "Back of the list of industry and business is farming, which is, of course, the biggest business of all in the community, and the reason for many of the smaller ones."

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 2Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

Courthouse drew other professionals to reside there, also increasing commercial and industrial opportunity. The establishment of Vt. Medical College c. 1830, Green Mountain Perkins Academy in 1848, and a Music Hall in 1899 added to the town's reputation. The location in Woodstock at mid-century of Solomon Woodward's sizeable cloth industry on the Ottauquechee River at the village and his influence as a benefactor to the town added to the well-rounded character of the local economy.

The favorable intellectual, economic and social climate continued to attract monied individuals throughout Woodstock's history. A surge in tourism accompanied mass train travel (Woodstock Railroad 1875 - 1933) and the increased number of seasonal travellers spurred the growth in the number and size of hotels in Woodstock by the end of the 19th century. The Woodstock Inn joined other smaller hotels in the village as a resort-scale grand hotel in 1892, with farm/inns scattered throughout town. South Woodstock, an agricultural village, boasted the Kedron Valley Inn, well known for its festive dance balls. Enterprises completely generated by tourism sprang up in town: in 1890 the Sanatoga Springs flourished as a spa for mineral water therapy, a golf course was developed in the early 20th century as part of a country club on Mt. Peg, and in 1934 the first ski tow in the United States began in Woodstock.

Perhaps the most decisive factor influencing the growth of gentleman farming in Woodstock in particular was the location there at the end of the 19th century of the Billings Farm, a native son who returned to invest his fortune in his hometown. In 1869, Frederick Billings, a former resident who left town to become a lawyer and railroad magnate and in the process amassing a fortune, purchased the old Marsh homestead just outside of Woodstock Village. Billings rebuilt the house several times until it was a mansion of wide renown and increased the size of the associated land holdings from 250 acres to almost 2,000 acres. Always civic minded, he created a public carriage road system on nearby Mt. Tom, sponsored the Windsor County Fair on his meadow (until 1932), and donated an architect-designed library building to the town. Perhaps the greatest contribution made by this model farm, aside from making Woodstock the Jersey cattle and Southdown sheep stock capital, was to stabilize the local economy by employing a significant number of laborers and maintaining the local market for agricultural products, allowing smaller family farms, such as the

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 3

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

---

Raymond Farm, to stay in business. Completely illustrative of the trend of conspicuous, enormously wealthy country gentlemen at the end of the 19th century, the farm became a summer home in 1881, with Billings's permanent residence in New York City. The farm continues operation today as the Billings Farm Museum.

The establishment of the Billings Farm in Woodstock generated the establishment of comparable model farms in town, similarly run by well qualified farm managers for out of state owners and establishing records for prize livestock and productive use of their lands. In 1910, Owen Moon, Jr. purchased a farm in South Woodstock, later adding other farms until associated holdings of what became Upwey Farms reached 2,000 acres. Moon was a Pennsylvania resident and newspaper published who had married into the Scott Paper fortune. His model farm specialized in stock breeding of Jersey cattle, Suffolk Punch draft horses and Morgan horses. Upwey Farms prospered and survived through the Depression, but ended operations when it was sold in 1955 to the Woodstock Country School. High Pastures, another gentleman farm--of 1,200 acres on River Road in Woodstock, was owned by Alba Johnson of Rosemont, PA, and survived well into the 20th century.

These gentleman farms joined the many smaller family farms, like the Raymond Farm, which still flourished at the end of the 19th century to create an altogether different agrarian economic climate as compared to most other Vermont communities. Combined with the seasonal social visits through the 1920's when tourism flourished and the cultural celebrations of the rich centered in Woodstock, these model farms served to preserve the agricultural way of life in Woodstock far longer than was possible in neighboring towns with lower social distinction. However, while these large gentleman farms were able to survive the Depression, the smaller family farms did not fare as well. By the last years of 1930's, many of the local farmers were going out of business, unable to finance the newer agricultural trend toward more power machinery, more specialization and bigger business. Even more of these smaller farms failed when bulk tank milk coolers became required after World War II.

It is in this local economic climate that the Isaac Raymond Farm was able to continue its farming enterprise until 1940, when the

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 4

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

property was acquired by Thomas Crocker III from Fitchburg, Ma. At this point in Woodstock's history, there were many small farms for sale and the beneficial qualities of a rural farm life were marketed to people from areas with more financial resources.<sup>2</sup> It is during this time that the concept of the gentleman farmer began to take on new connotations. With the large fortunes and conspicuous quality of the economy at the end of the 19th century tempered by two wars and a deep depression, the new gentleman farmers tended to distinguish themselves from simple "dirt farmers" by simply combining a profession with part time farming on a smaller scale (50 - 80 acres). Using the farm as a tax shelter and reaping the benefits of a rural way of life, these gentlemen farmers sought in many cases to produce enough income from agricultural enterprises merely to qualify as a farm for tax purposes.<sup>3</sup>

The accumulation of the agricultural property by Isaac Raymond in c. 1835 and its spatial organization determined by the original tract grants and natural features survive as indicators of agricultural and cultural traditions of the early 19th century. The ownership pattern of the Raymond Farm before 1871 (when Isaac's estate was divided at his death) is characteristic of small scale diversified agriculture typical of subsistence family farming and is shown in the accompanying maps and discussed in section 7 of the nomination. After this time until acquired by Thomas Crocker III in 1940, the ownership pattern and farming practice reflected the trend in Woodstock to amass several smaller farms for the purposes of greater prosperity. After Isaac's widow, daughter and son-in-law acquired Isaac's farm following his death, deeding a portion of the land known as the Green Farm to neighboring farmer Lyman Cobb in

---

<sup>2</sup> Arthur Wood, Recollections of S. Woodstock: 1904 - 1940 (S. Woodstock: Green Mountain Perkins Academy and Historical Assoc., 1979), 13. Wood states that "new residents from down country, where there was more money, were beginning to acquire property for retirement or part-time homes. More and more it was being discovered that Vermont was a good state for living, for relaxing or for vacationing."

<sup>3</sup> Peter S. Jennison, The History of Woodstock, VT: 1890 - 1983 (Woodstock, VT: The Woodstock Foundation, 1985), 33.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 5

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

the process<sup>4</sup>, the farm was deeded in 1892 by Isaac's daughter, Sylindia Hathaway, to the owner of the adjoining farm, Charles H. English.<sup>5</sup> It became part of the "English Home Farm" and was farmed by the Wardwell family, who served as tenant farmers for the English's. The English family was quite prosperous in the area, having acquired economic status of sufficient consequence through mill and farm operations in the vicinity to warrant naming the nearby hamlet "English Village".

This arrangement continued until 1940, when Thomas Crocker III purchased the former Isaac Raymond Farm, separating it from the English farm, revitalizing the house in the Neo-Colonial Revival style, and building new outbuildings.<sup>6</sup> The construction of three barns for specialized animal breeding purposes reflected the current changes in farming practice, as seen in other gentleman farms in Woodstock discussed previously. The Crockers purchased the farm as a second home, hiring Maurice Sawyer and his family to run the operation for them in their absence. This smaller scale version of the grand gentleman farms of earlier in the century reflects the trend characteristic of the time, where farms being acquired were kept in small scale agriculture and used as country retreats by absentee owners.

It is significant that numerous land divisions and complicated title transactions have not masked the original pattern of property ownership. The well preserved farmstead, consistency of lot lines, road networks, stone walls, plant materials, and fossilized land use information representing the evolution of the farmscape are present precisely because of its conversion to a gentleman farm in 1940. In its evolution from a subsistence hill farm to a gentleman farm, the land use followed naturally according to the physical characteristics of the soil. The land that was the most level was the easiest to clear, till and mow for crops. The land with slightly more slope and/or rocks was suitable for grazing animals, such as sheep and cattle, and the rocks were removed from these

---

<sup>4</sup> Woodstock Land Records, vol.24, pg. 385.

<sup>5</sup> Woodstock Land Records, vol.33, pg. 47.

<sup>6</sup> Woodstock Land Records, vol. 47, pg. 481.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 6

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

---

fields to form permanent land use divisions in the form of stone walls. The land with the most slope or rocks or with a certain desirable species of tree extant remained as forestland, serving the lumbering or maple sugar industry. The field patterns and clusters of human activity determined by surviving walls, fences, buildings and continuous similar land use in the district are significant as important aspects of the agricultural cultural landscape common to the mountainous areas of New England.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 1

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

---

MAJOR BIBLIOGRAPHICAL REFERENCES

- Child, Hamilton, *Gazetteer & Business Directory of Windsor County, VT. for 1883-84.* Syracuse, NY: 1884.
- Dana, Henry Swan, *The History of Woodstock, VT: 1761 - 1886.* Woodstock, VT: The Woodstock Foundation, 1980.
- Jennison, Peter S., *The History of Woodstock, VT: 1890 - 1983.* Woodstock, VT: The Woodstock Foundation, 1985.
- Lee, George Cabot II, "The Billings, Mason & Woodward Houses of Woodstock". Paper.
- McDill, Julia Lee, "Industry and Trade in Woodstock". Paper for Woodstock Historical Society. January 29, 1945.
- Teagle, Rhoda, *Woodstock Then and Now.* Woodstock: The Elm Tree Press, Inc., 1957.
- Tuthill, G. Gordon, "Abstract of Title, Uphill Farm, Robert A. & Elizabeth M. Sincerbeaux". 1975.
- Wood, Arthur, *Recollections of S. Woodstock: 1904 - 1940.* S. Woodstock: Green Mountain Perkins Academy and Historical Assoc., 1979.

INTERVIEWS

- Ernest Wardwell, Woodstock, VT, August 1990.
- Robert Sincerbeaux, Woodstock, VT, August 1990.
- Gordon Tuthill, Woodstock, VT, January 1991.

MAPS

- Beers, F.W., *Atlas of Windsor County, VT.* 1869.
- Hawkes, E. Gerry, "Land Use Map for the property of Robert Sincerbeaux". July 1988.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   9   Page   2  

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

---

Michael Engineering Co, P.C., "Survey Map of Lands of Robert A. & Elizabeth M. Sincerbeaux". 9/1990.

Sawyer Family, "Sketch Map". c. 1940.

Tuthill, G. Gordon, maps from "Abstract of Title, Uphill Farm, Robert A. & Elizabeth M. Sincerbeaux". 1975.

Woodstock Institute, "Woodstock in 1832". 1832.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

Section number 10 Page 1

---

### VERBAL BOUNDARY DESCRIPTION

The boundary of the Isaac Raymond Farm is the boundary line shown on the accompanying map "Lands of Robert A. & Elizabeth M. Sincerbeaux, 9/17/90."

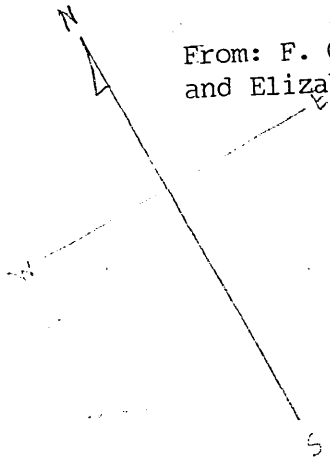
### BOUNDARY JUSTIFICATION

The boundary includes the farmhouse, outbuildings, fields, pastures, and forest that have historically been part of the Isaac Raymond Farm and that maintain historic integrity. It includes the entire property now in common ownership. Reference is made to the following deed descriptions in the Woodstock Land Records: vol.55 pg. 557, vol.69 pg. 126, vol.60 pg.129, & vol. 89 pg.316 & 317.

Scale: 1000' per inch

From: F. Gordon Tuthill, "Abstract of Title, Uphill Farm, Robert and Elizabeth Sincerbeaux" (1975)

Showing the accumulation of the Jesse M. Raymond farm



Permit

- ☐ - Lot #3 abt. 10-105 acres No. Rg.
- ☐ - Lot #4 abt. 37 acres No. 1/2 - So. Rg.
- ☐ - Lot #5 abt. 50 acres No. 1/2 - So. Rg.
- ☐ - Lot #3 abt 5 acres So. 1/2 - So. Rg.

197 acres

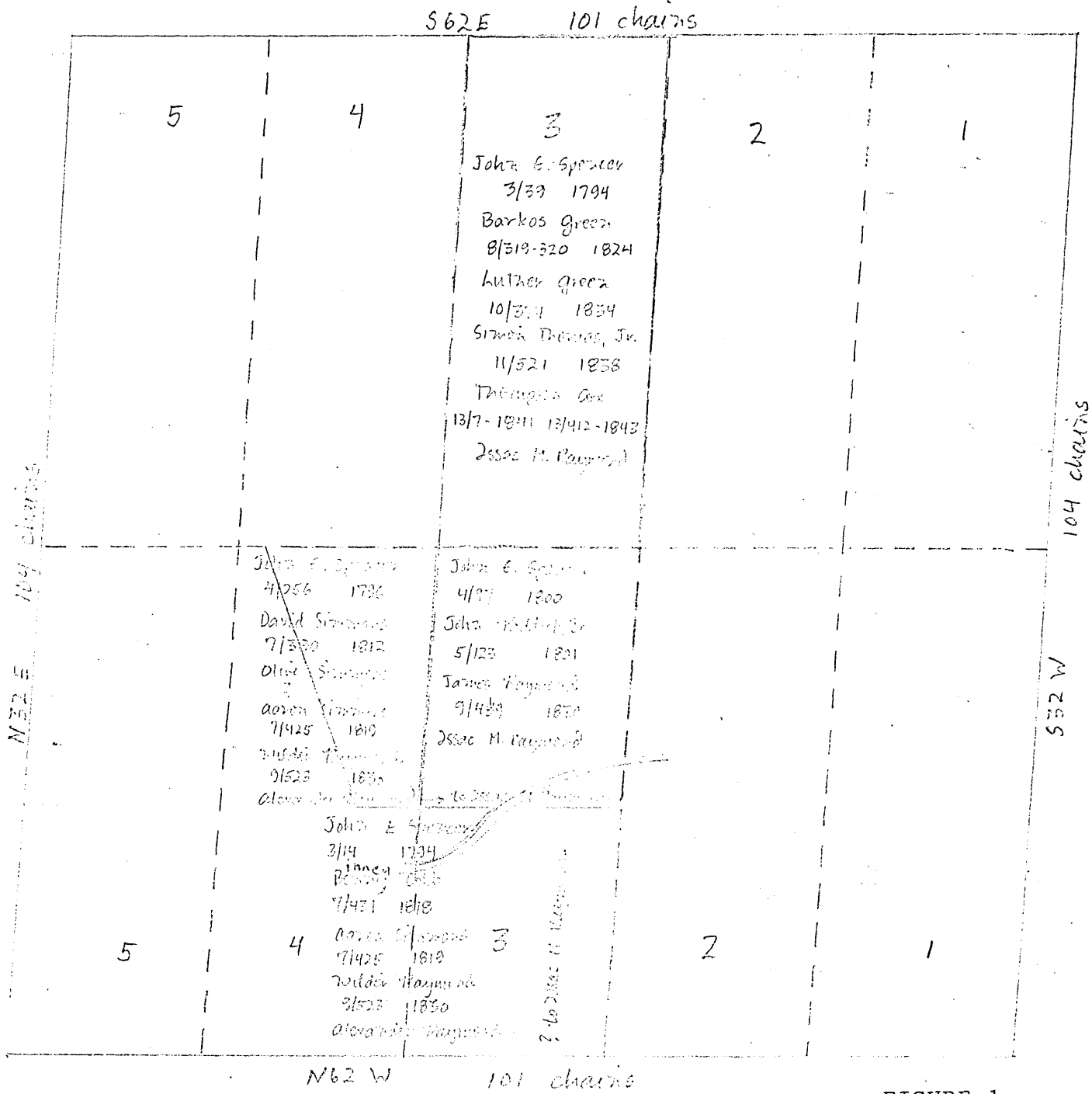


FIGURE 1

Uphill Farm West Tract

Raymond, Isaac. M.  
Woodstock (Windsor County) Vermont

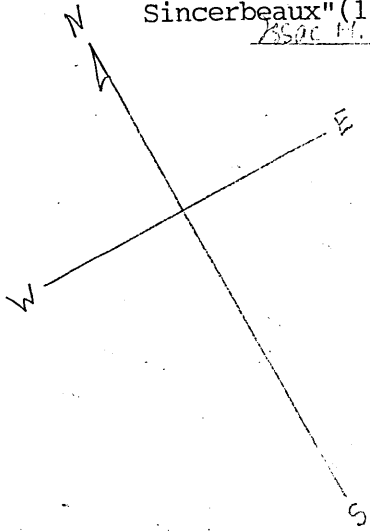
From: F. Gordon Tuthill, "Abstract of Title, Uphill Farm, Robert & Elizabeth Sincerbeaux" (1975)

Scale: 1070' per inch

85 ac. H. Raymond's (state (-85 acres + 3 acres) goes

to Sincerbeaux B. Raymond Halfway

See 31/438 12' Misc.



- Henry W. Raymond  
25/467



- Lorenzo L. & Elizabeth B. Raymond Halfway  
30/507 Hatched to Lorenzo

30/75 (100%) 1/2 portion of Deborah's Deed to Loren

30/77 (100%) 1/4 portion of Deborah's Deed to Sincerbeaux

1/4 portion must have already been split

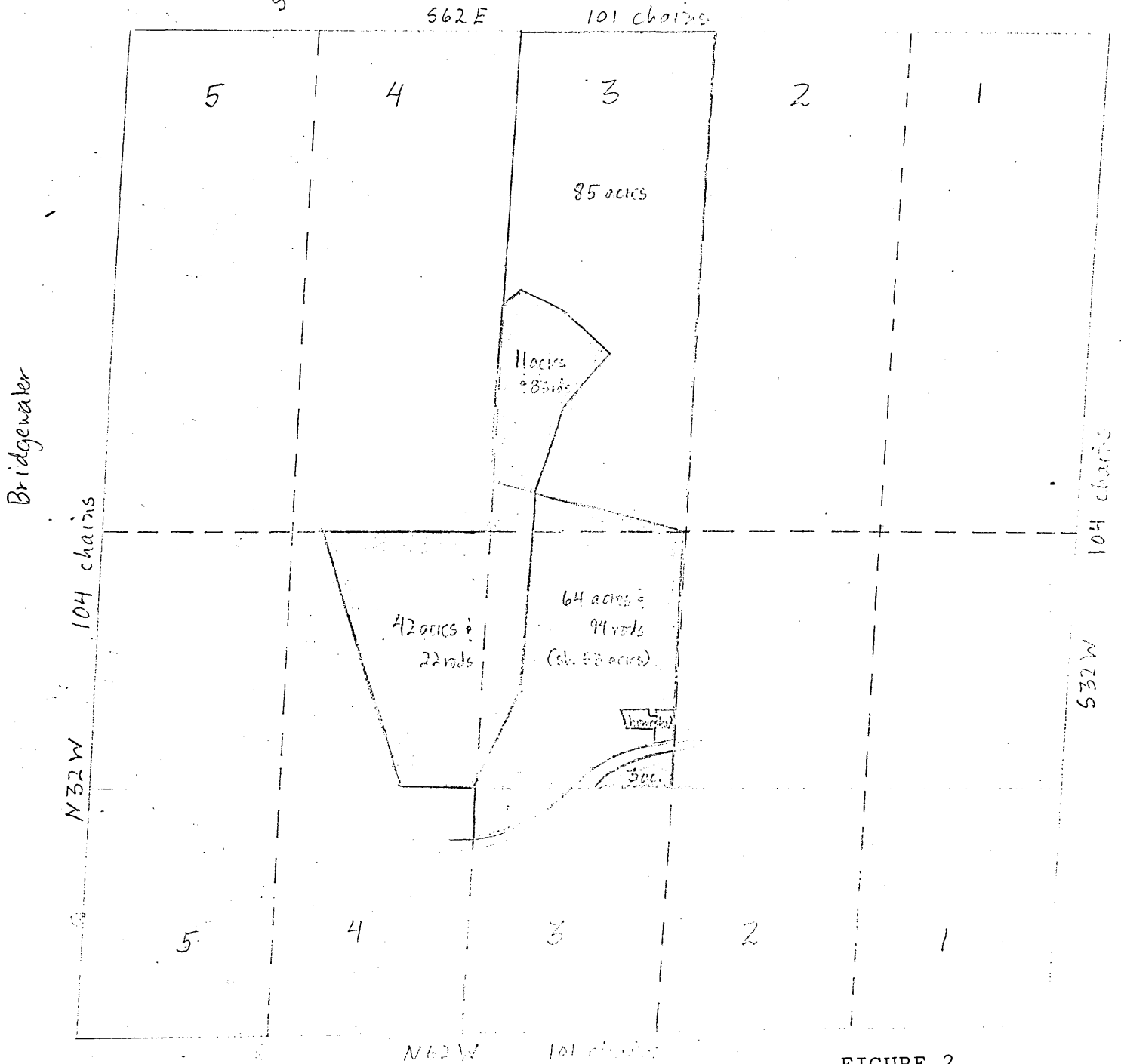


FIGURE 2

April 1975

Raymond, Isaac M. Farm  
Woodstock (Windsor County) Vermont

Sketch Map drawn by Sawyer Family, Farm managers c. 1940

Raymond, Isaac M., Farm  
Woodstock, Windsor County, Vermont

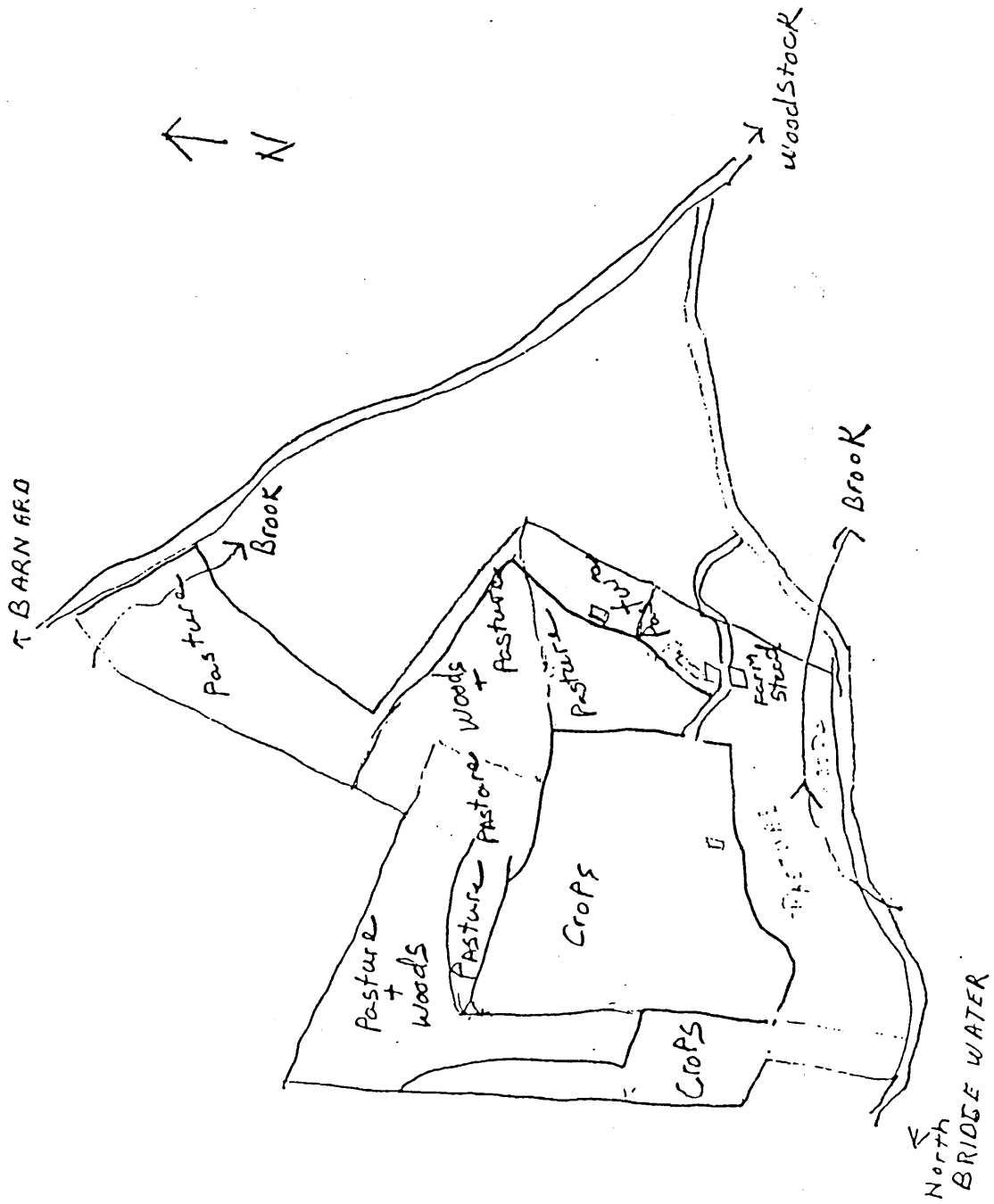


FIGURE 3