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NATIONAL REGISTER

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Mountain View Stock Farm
other names/site number Smith, Chauncey, Farm
Tylord Farm

2. Location

street & number Vermont Route 22A (north of Lake Road)
city, town Benson
state Vermont code VT county Rutland code 021 zip code 05731

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes sub-rows for Contributing and Noncontributing resources.

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: [Signature]
Date: September 26, 1989
State or Federal agency and bureau: VERMONT

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official:
Date:
State or Federal agency and bureau:

5. National Park Service Certification

I, hereby, certify that this property is:
[X] 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: [Signature]
Date of Action: 10/30/89

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

DOMESTIC/single dwellingAGRICULTURE/processingDOMESTIC/secondary structureAGRICULTURE/outbuildingAGRICULTURE/agricultural fields

Current Functions (enter categories from instructions)

DOMESTIC/single dwellingDOMESTIC/secondary structureAGRICULTURE/storageAGRICULTURE/outbuildingAGRICULTURE/agricultural fields

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Colonial Revival

Materials (enter categories from instructions)

foundation Limestonewalls weatherboardwood shingleroof asphaltother slateconcrete

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Describe present and historic physical appearance.

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### 7. Description

Mountain View Stock Farm is located in Benson, Vermont, on a ridge in the hilly agricultural region of the southern Champlain Valley. The Main House (c. 1795/1907) is located on a small plateau toward the northern end of the farm, facing the road (Vermont Route 22-A). It overlooks a broad vista of pastures, wetlands and rolling hills extending miles to the east. Surrounding the house is a lawn, with a Colonial Revival style pergola and perennial plantings on the north yard and a vegetable garden and recently-installed concrete swimming pool in the west, rear yard. The Main House and adjacent early 20th century outbuildings are sheltered to the west by a wooded hill. Located unobtrusively behind trees to the southwest is a recently-constructed stable and indoor riding arena. About five hundred feet south of the Main House is another group of buildings located on both sides of the road. These include the Boarding House (c. 1907/ c. 1929) and South Barn (c. 1920/1978) on the west side and the Creamery (c. 1917), Silo (c. 1954), and Cattle Shelter (c.1971) on the east. Another eight hundred feet further south on the west side of the road is the South House (c.1912) and its garage (c. 1920). As a whole, the Mountain View Stock Farm, with its agricultural landscape and clustered buildings maintains its historic integrity. The ten historic buildings which contribute to the significance of the farm are all sheathed with wooden clapboards, painted white, or are covered with wooden shingles. Stylistically they reflect the period of primary significance (the first thirty years of the twentieth century) with the Colonial Revival alterations of the Main House, and the turn-of-the-century designs of the major agricultural outbuildings and farm worker housing, which are interesting examples of their property types. Although three other agricultural buildings (the Storage Shed, South Barn, and Field Shelter) have been rebuilt within the past decade to accept current agricultural uses (horse breeding), these scattered outbuildings maintain much of their historic massing and location. While the extent of the repairs and alterations to these three buildings precludes their designation as contributing structures, their impact on the historic agricultural landscape

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is complementary. The landscape itself is notable for its open fields and pastures surrounded by fencelines and hedgerows. Extending along the highway from the Main House to the Boarding House is a mature hedge of lilacs. Although a colonnade of planted elms once lined the road between the Main House and the South House, all but a few of these trees have been lost. Forested areas line the ridge to the north and west of the Main House and follow the depression to the west of the Boarding House, with fields beyond. Overall, the integrity and feeling of this agricultural property has survived from its period of prime historic significance. Descriptions of each of the buildings follow:

### **1. Main House, c. 1795, c. 1907, c. 1929**

This large, clapboarded, T-shaped house, located on the west side of Route 22A about a mile east of the village of Benson, Vermont, overlooks a broad valley extending to the east. The two-story, five-bay wide, main block with a low pitched gable roof was probably constructed between 1795 and 1810. Local historical accounts indicate the building was originally a tavern along an important stage route, the Fairhaven Turnpike, which was completed in 1810. While the original mass of the front portion of the house remains legible, the Colonial Revival style alterations of around 1907 dominate, with the two-story portico (originally enclosed with screens on the second story) projecting from the east front facade. An open balustraded deck surrounding the south, east, and north sides of the main block, and a porte cochère extending to the north were also added around 1907. The trim elements on the house, including the Doric entablatures with modillions and dentils, and the molded window lintels, are apparently mostly Colonial Revival features, although some features (the doorways for example) are clearly of the Greek Revival style and some details may even date from the original Federal style. The overall effect, however, is of the Colonial Revival style.

Around 1929, a study with a projecting bay window was added above the porte cochère, and a sunroom and greenhouse were added on the south. The rear portion of the west wing was probably extended at this time by

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moving a small guest house which was located in the yard, just southwest of the main house. Renovations were also made in the mid-1960's and the mid-1980's.

The front (east) facade is dominated by the portico which projects from the center three bays of the main house. Four slender Tuscan columns rise two stories from the deck to support the portico roof. Large triangular louvered vents were installed in the typanum of the portico, as well as in both side gable pediments, during the renovations of 1986.

In the center bay of the front facade are matching doorways on both stories. These doorways with their three-quarter length, multipaned sidelights, transom lights, hand-planed 8-panel doors, pilasters and entablatures share similarities with several Greek Revival style entryways in Benson. The semicircular balcony (c.1966) projecting from the second story with its curved balustrade, replaced a screened porch which filled the second story of the portico. The windows on the main section probably date from the 1907 Colonial Revival renovation with 2-over-2 sash, and molded caps on the frames. They are flanked by wooden, louvered shutters.

The deck which skirts the east and north sides was constructed in 1986 following the design of the one added around 1907. The balustrades feature simple square balusters. Ellipsoidal finials mark the corner posts. The deck is enclosed by diagonal latticework.

On the north facade, the porte cochère extends beyond the deck to cover the north loop of the driveway. The single-story Tuscan columns match those of the portico. Inside the porte cochère, a curved-walled entry vestibule extends from the north wall of the house. Its doorway features a molded cap. Slender 1-over-1 windows light the vestibule.

A large, exterior, brick fireplace chimney (c. 1907, rebuilt in 1986) rises up the center of the north end of the main section of the house. To the west of the chimney, is a window on the second floor and a projecting bay window below.

The 2-story west wing features irregular fenestration on the north and south sides, while the west end is two bays wide. Its west end

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doorway was recently added with side and transom lights and a 6-panel door. A single-story porch with a hipped roof extends to the west. Added in 1986, its columns and trim details match those on the porte cochère. The hipped roof of the west wing has a projecting gable, added to allow attic ventilation.

A single-story solarium was added to the south side of the main section around 1929. Its hipped roof is masked by a low balustrade. The south side of the solarium features three bays of multipane windows separated by engaged columns. The center window is four sections wide, while the side windows extend from floor to ceiling. A small greenhouse with a sloping metal frame projects from the west side of the solarium, while the east side features two bays separated by an engaged column. The south bay is filled with a floor-to-ceiling multipane window, while a pair of French doors fill the other.

An exterior brick fireplace chimney (c. 1907/1929) is centered on the south end of the main section, similar to one on the north. A third exposed brick chimney rises along the south side of the west wing. The roofs are covered with standing-seam metal (1986) and the foundation is of local limestone.

The interior of the main block is laid out in a Georgian plan with a straight staircase descending into the center hall. The staircase, with its reversed swan's neck banister and turned ballisters probably dates from the Colonial Revival renovations, while the 8-panel doors, and the doorcasing and baseboard molding profiles are typical of the Greek Revival style, although the doors appear to have been rehung on later hinges. The parlor on the south extends the full depth of the house and is dominated by a fireplace in the center of the south wall. The glazed brickwork appears to date from the Colonial Revival renovations, while the mantelpiece is probably an earlier, Federal element. The dining room located on the northwest has a similar corresponding fireplace. This fireplace was added, however, in 1986, although an earlier fireplace may have been located here as well.

On both the interior and the exterior, the Colonial Revival renovations

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of circa 1907 and circa 1929 appear to have sought to integrate earlier Federal and Greek Revival elements into the design, and therefore the dominant feeling is of the Colonial Revival style graced with earlier features. Thus the significance of the Main House rests on its Colonial Revival style adaptation of a Federal farmhouse into an estate house during the early 20th century.

### **2. Carriage House, c. 1907**

Located southeast of the Main House (#1), the clapboarded Carriage House defines the south side of the rear yard. Built around 1907, the main section has a low-pitched, slate-covered, hipped roof with broad eaves and eyebrow dormers and a large center flat-roofed section which originally supported a large wooden water tank. The water tank was removed by the early 1930's.

The north facade of the main section features a centered, double cross-buck door, flanked by long, horizontal, multipaned sash. Above, on the second story, four 2-over-2 windows line the wall, partially recessed under the wide eaves. The south facade is similar, except a triple unit of 6-over-6 windows on the first story replaces the doorway and the second story has three evenly-spaced windows tucked under the eaves. The small, high first story windows, the open plan interior, and cast iron tack brackets on the interior walls, suggest the main block of the building may have been built for harnessing up carriage horses and sheltering carriages.

A concrete-floored east wing features four open bays and is now used to shelter vehicles and equipment. Long, horizontal, multipane sash light this wing on the south.

The upper floor of the Carriage House was converted into an apartment in the mid-1960's. Replacing the eyebrow dormer on the west roof is a recently built, shed-roofed, wall dormer with a doorway flanked by 6-over-6 windows. Wooden stairs lead up to an open wooden deck, supported by braced posts, which extends on the west side of the main block over a single-story, shed-roofed addition below.

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### **3. Broodmare Barn, c. 1907**

This gambrel-roofed, clapboarded outbuilding is located north of the Carriage House (#2) and west of the Main House (#1). Facing east, its main facade features a large sliding door centered on the first story and two double-hung windows in the gable above. All sash are 2-over-2. Asphalt shingles cover the roof.

The south facade has three, 2-over-2 windows and a wide sliding door near the southwest corner. The north facade is similar except a wide doorway is located near the center, opening into a horse corral. The west facade features a large window centered in the gable. Offset to the south is a smaller window. A narrow passage door is located below on the first story.

Probably built as a stable, a photograph taken around 1930 shows two wide, sliding doorways on the first story of the east facade with a pedestrian door in the center. This facade was probably altered by the 1940's when the interior of the first floor was converted into a farm shop. The building was converted back to a stable from brood mares by the present owners by adding horse stalls which flank a central aisle.

### **4. Main House Garage, c. 1920**

This simple, gable-roofed, garage rests on a poured-concrete foundation just west of the Main House (#1). Windowless, the north and south walls are clapboarded, while red cedar shingles cover the west gable end. A double-width garage door opening dominates the east facade. Small, triangular vents are located at the peaks of both gables. The roof is covered with asphalt shingles.

### **5. Pergola, c. 1907**

Located in the rear side lawn, northwest of the Main House (#1), the pergola extends north-south and rests on a poured concrete foundation. Its eight wooden Doric columns support two large beams with scroll-cut ends. Fifteen cross-members support the flat roof, now covered with corrugated sheet metal. A wooden lattice screen fills the eastern bays.

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### **6. Storage Shed c. 1929, 1984** (Noncontributing due to alterations.)

Located southwest of the Broodmare Barn (#3), the Storage Shed is a shed-roofed, dirt-floored, wooden building with three large bays opening on the east. Two shed-roofed wings extend along the north and south sides with two-part "Dutch" doors on their east ends. The south wing is divided into three box stalls, while the north wing has one box stall. The building was rebuilt in 1984, with new vertical board-and-batten wooden siding and corrugated steel roofing.

### **7. Stable and Indoor Riding Arena, 1982.** (Noncontributing due to age.)

Located in the field southwest of the Main House (#1), the Stable and Indoor Riding Arena is a large wooden building constructed in three sections. On the west, the main gable-roofed section encloses a dirt-floored indoor riding arena. A stable wing extends to the east, housing horse stalls, grooming areas, tack rooms, and a reviewing room. An ell extends to the north off the stable wing. The exterior walls are sheathed with vertical, rough-sawn, boards and asphalt shingles cover the shallow-pitched roofs. A louvered cupola rises from the center of the arena section. Large, exterior, sliding barn doors are located on the north, west, and south sides of the arena with hinged double doors inside which allow light and ventilation when the sliding doors are opened. A large, overhead, garage-type door opens into the indoor arena near the south corner of the east side. Translucent plastic panels line the top third of the north and south sidewalls. The stable wing features an entrance door on the east, flanked by 1-over-1 windows. The wing which extends north features a passage door on the east and a sliding barn door on the north.

Constructed in 1982, the Stable and Riding Arena is noncontributing to the historic significance of the farm due to age.

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### **8. Grain Drying Shed/ Field Shelter, c. 1907, 1978.**

(Non-contributing due to alterations)

This small wooden, gable-roofed building is located in the pasture between the Main House (#1) and the Boarding House (#11). The north and south gable ends are similar. Each has an off-centered doorway on the first story with large clear acrylic windows filling the gable above. The walls are sheathed with vertical board-and-batten siding and the roof is covered with corrugated steel. The concrete slab foundation is original and it extends beyond the footprint of the shed, reflecting the size of the original shed built for drying grain with slatted walls. The building was rebuilt in 1978 as a field shelter for horses.

### **9. South Barn, c. 1920, 1978.** (Non-contributing due to alterations)

The South Barn is located west of the Boarding House (#11). The L-shaped plan is formed by a main, square, shed-roofed block on the southeast with a long, shed-roofed wing extending to the north. The main block has a large sliding door on its north side, while the east side of the north wing is divided into three wide bays with grade access for equipment on the south, a doorway in the center and a raised loading bay on the north. Corrugated steel covers the roofs. Although much of the building's frame and concrete foundation appears to date from the early 1920's, the exterior was resheathed with vertical board-and-batten rough-sawn siding in 1978.

### **10. Well House, c. 1917**

Located between the Generator House (#11) and the South Barn (#9), the Well House is a small, shingled building with a shallow-pitched gable roof covered with rolled-asphalt roofing. Access is gained through a cross-buck door on the south side.

### **11. Generator House, c. 1917**

This small, gable-roofed building is located north of the Boarding House. Sheathed with cedar shingles and roofed with asphalt shingles, the

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Generator House has a wooden 6-panel door on the south side. It rests on a concrete foundation. Built to shelter the farm's electrical generator, which was probably installed to power automatic refrigerating equipment for cooling milk in the Creamery (#15), the materials and style of the building are similar to those of the South House Garage (#14).

### **12. Boarding House, c.1907, c. 1929.**

This vernacular, clapboarded, farmhouse located south of the Main House (#1) and opposite the Creamery (#15) was constructed around 1907 to house farm workers. The original portion has an "L" plan with one-and-a-half story wings extending to the south and east with a shed-roofed porch filling the southeast corner. The porch has simple square posts and balusters. Diagonal-cross lattice skirts the base.

A two-story wing was added on the north around 1929, giving the building a "T" shape. A shed-roofed addition extends from the rear west side off the south wing. The roofs are asphalt shingle-covered and the eaves trim lacks cornice returns.

The center section projects one bay with paired 2-over-2 windows on both stories of the gable end. The north wing is one bay long and two bays wide with a doorway on the north gable end near the center, and is trimmed with a simple, straight, hood-molding. The south wing is also one bay long and two wide. The shed-roofed addition is one bay deep and two bays wide with a rear doorway on the south of the west wall. An open stairway (trimmed similarly to that on the front porch) rises to the rear door. The foundation of the original L section is of field stone, while the foundation under the north wing and the west addition is of poured concrete. The interior of the house was divided into two apartments by the current owners.

### **13. South House, c. 1912**

This one-and-a-half story, 2-by-2 bay, clapboarded, vernacular farmhouse is the southernmost building on the farm. Rectangular in plan, the east, asphalt-shingled, roof extends beyond the front wall to cover a

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full-width front porch. The Queen Anne style porch features turned posts grouped in sets of three at the corners, and paired near the center, with diagonally-crossed lattice skirting the base. The recessed, first story, east wall has a paired window and a simple front doorway to the right. All windows have 2-over-2 sash. A large, centered, gable-roofed dormer, with a triple set of sash, extends from the roof above the porch.

A small, gable-roofed, porch with matching turned posts covers a centered entryway on the north facade. Two small windows on the first story and two full-sized windows on the second story complete the fenestration on the north end. A nearly full-width shed-roofed wall dormer extends across the rear. The fenestration on the rear is two bays wide on both stories. A projecting, single-story, 3-sided bay extends from the south wall at the west side. The building rests on a poured concrete foundation.

Inside, a living room is located on the southeast corner and a dining room is on the southwest. The north side door opens to a hallway which runs north-and-south and the kitchen is on the northwest corner.

**14. South House Garage, c.1920**

This simple, gable-roofed, garage located just north of the South Farm House (#13) has a garage doorway on the east gable end. The side walls and east end are clapboarded, while the west gable end is shingled. Asphalt shingles cover the roof. The building is of a simple vernacular style similar to the Main House Garage (#4) and the Generator House (#11).

**15. Creamery, c. 1917, c. 1930**

Located on the east side of Route 22A, opposite the Boarding House (#12) and just south of where the large cow barn (#17) stood, the Creamery is a one-and-a-half story clapboarded building with dormers projecting from both sides of the slate-covered gambrel roof. On the west side are two gable-roofed dormers with broadly projecting eaves. The north of these has a single window, while the south dormer has a paired window. All windows on the Creamery have 6-over-6 sash. Similar

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dormers are located on the east side. The dormers are sheathed with cedar shingles, except on the east side of the east center wall dormer, which is clapboarded. The main, north, facade features a large barn door opening and a small passage door near the east corner. Above the barn door are a row of five windows. The south facade of the main section features a row of four windows (one is boarded over) and a passage door near the east corner.

The creamery was built on a concrete foundation with a concrete basement. A thick, wooden, insulated passage door near the northeast corner leads to the room which was refrigerated. Probably constructed around 1917 by Will Bush with an electrical refrigeration system to cool the dairy products, the creamery served the farm and surrounding dairy farms, with the cream and butter sold in Fair Haven, Rutland, Boston, and New York. The creamery operation was later sold to H. P. Hood and Sons of Boston.

Now used as a hay barn, the second floor, which housed farm workers on the upper story, has been removed. Extending to the west and south is a single-story, shed-roofed, concrete-floored addition used for equipment and vehicle storage. The addition, probably dating from the 1950's or later, is sheathed with novelty siding. On the north and south sides are two large, open bays for the vehicles. Three boarded-over windows line the west facade. The low, set-back profile of the addition makes it clearly distinguishable from the Creamery and it therefore does not detract from the significance of the main part of the building.

Around back, at the southeast corner of the shed, is an open-walled bull pen. A photo probably taken in the 1940's or 50's shows that this was part of the Creamery's loading dock, and that another gable-roofed addition extended to the southeast. The concrete foundation for this addition survives in the corral.

### **16. Silo c. 1954 (non-contributing due to age)**

This round concrete silo with a hemispherical aluminum cap is located on the east side of Route 22-A, opposite the Boarding House (#11).

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Constructed next to the foundation of the large cow barn (#17) which burned in 1968, the silo is non-contributing to the historic significance of the farm due to its age.

### **17. Barn Foundation c.1917**

A large 3-story gambrel-roofed barn (which burned in 1965) stood on this stone and concrete foundation. The barn was constructed around 1917 by William Bush to house dairy cows. The foundation now serves as a stockyard with fencing around its perimeter.

### **18. Cattle Shelter c.1971 (non-contributing due to age)**

The large, partially open, pole barn with a metal-covered, low pitched, gable roof is located north of the Creamery (#14), on the east side of Route 22A. Used to shelter beef cattle, the building is non-contributing to the historic significance of the farm due to its age.

**8. Statement of Significance**

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

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

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

Areas of Significance (enter categories from instructions)

Architecture  
Agriculture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1788-1940  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1804-1810  
c. 1901  
1910-1929

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A

Architect/Builder

unknown

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

See continuation sheet

**9. Major Bibliographical References**

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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property + 55 acres

UTM References

A 

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

C 

1	8
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6	3	6	9	4	0
---	---	---	---	---	---

4	8	4	0	4	4	0
---	---	---	---	---	---	---

B 

1	8
---	---

6	3	7	5	1	0
---	---	---	---	---	---

4	8	4	0	4	4	0
---	---	---	---	---	---	---

Zone Easting Northing

D 

1	8
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6	3	6	9	4	8
---	---	---	---	---	---

4	8	4	0	8	9	0
---	---	---	---	---	---	---

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

**11. Form Prepared By**

name/title Thomas D. Visser, Assistant Research Professor; Reid Larson; Mary Jo Llewellyn  
organization University of Vermont date 8/3/1989  
street & number History Department telephone (802) 656-3180  
city or town Burlington state Vermont zip code 05405

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### 8. Statement of Significance

Mountain View Stock Farm qualifies for statewide significance under National Register Criteria A for the contribution the farm has made to the history of agriculture in the region. During the first quarter of the 20th century, the Mountain View Stock Farm was a regionally important example of an estate farm and recognized as a leading stock farm, specializing in breeding Kentucky saddle horses and Chester White hogs, as well as for its dairy herd and the butter and cheese produced in its creamery. During this period, both Charles B. Parsons, president of the St. Joseph Lead Company of Joplin, Missouri, and his son-in-law, William R. Bush, bought up neighboring farms, making Mountain View Stock Farm one of the largest farms in the area with 1200 acres, almost ten times the average acreage of farms in Rutland County. The collection of the farm's agricultural outbuildings and the secondary dwellings also contribute to the significance of the farm, reflecting an important chapter in Vermont's agricultural history -- when a limited number of wealthy families established up-to-date estate farms, often by acquiring existing working farms and transforming them into model farms or seasonal retreats with a resident manager and paid workers. One of about a dozen farms in Benson listed on the State Historic Register, the agricultural landscape, with a cluster of buildings surrounded by open fields, hedgerows, pastures and woodlots, survives essentially intact from the period of historic significance. Mountain View Stock Farm qualifies for statewide significance under National Register Criteria C for the distinctive architecture of the Main House (#1) which reflects high-quality Colonial Revival style modifications of an earlier Federal style farmhouse and tavern. These modifications, including the two-story front portico and side additions, were completed during the first quarter of the 20th century for Parsons and Bush. The farm is also significant under Criteria C for its group of agricultural buildings which form a distinct and distinguishable entity.

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The significance of the Mountain View Stock Farm under Criteria A is reflected in its relation to several agricultural historic contexts listed in the Vermont Historic Preservation Plan including: Stock Breeding, Agricultural Processing, and Dairying, and to a lesser degree, Sheep Farming. Stock breeding at the Mountain View Stock Farm was especially significant during the first quarter of the 20th century with their Kentucky Saddle horses exhibited at fairs and horse shows throughout the Northeast and Middle Atlantic states. Driving horses may also have been raised.

With the Mountain View Stock Farm, Charles Parsons, president of the St. Joseph Lead Company of Joplin, Missouri, followed a limited, but important agricultural pursuit in Vermont: stockbreeding. By dramatically expanding the farm's acreage and constructing the technically up-to-date and architecturally stylish agricultural buildings, Parson's followed by several decades such large-scale estate farms as William S. Webb's Shelburne Farms in Shelburne, Vermont, which specialized in breeding horses and mules during the last two decades of the 19th century. Other examples of important Vermont stock farms of this period include Joseph Battell's Morgan Horse Farm in Weybridge and Henry R. C. Watson's Forest Park Farm in Brandon (now the Vermont Training School), both of which specialized in breeding of Morgan horses. Although the Mountain View Stock Farm was clearly much less grand than the Shelburne Farms estate, it was however the most prominent example of this property type in Benson during the first quarter of the 20th century and was comparable to the other leading stock farms located in the region mentioned above.

The Creamery (#15), constructed in 1917, is significant for the role its operation briefly had on the development of agricultural processing in the region. The building survives as a representative, well-built, example of this property type constructed around World War I. Thoroughly up-to-date with a pasteurizer, an electric refrigeration system and cooler room for fluid milk and meat storage, the creamery drew milk from neighboring farms, as well as the 150 head herd of dairy cows on the farm, and it sold cream and butter in Fair Haven and Rutland, Vermont, and Boston and New York. Excess skim milk was used to feed the hogs.

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Competition from the nearby Tait Brothers Creamery in Benson Village and the Fair Haven Creamery were said to have led to the closing of Bush's dairy operation and the business' sale to H. P. Hood and Sons of Boston by the 1930's.

Dairying played a significant role on the farm during the mid-19th century as well. In 1850, the farm was the largest dairy producer in Benson, at a time when most other area farms were raising sheep.

Ten years later, however, under the ownership of Almon Gibbs, the farm also shifted to sheep raising, with a flock similar in size to those on other farms in Benson. None of the agricultural buildings associated with sheep farming or the early dairying era survive, however.

The significance of the farm prior to the 1850's falls under the historic context of Diversified and Specialty Agriculture as identified in the Vermont Historic Preservation Plan. Under this context, the farm rates historically as a typical example, raising a variety of crops and animals, primarily as a self-sufficient operation, on about 100 acres of land. The only architectural record surviving from this era, however, is the Main House (#1). The loss of those agricultural outbuildings constructed prior to the early 20th century makes this property a relatively less important example of the context of Diversified and Specialty Agriculture than other historic farms in Benson and Rutland County.

The significance of the architecture of the Mountain View Stock Farm under National Register Criteria C, is mainly reflected by the Main House (#1). Originally a two story, Georgian plan, Federal style house and stage route tavern, the building was substantially altered in the Colonial Revival style under the ownership of Charles Parsons in the first decade of the 20th century, and enlarged further by his son-in-law, William Bush, during the 1920's. The grand front portico added by Bush, as well as the interior renovations, sought to closely emulate and expand upon earlier stylistic elements. Indeed, it is difficult to differentiate the Colonial Revival style alterations from features of the original structure. Various Greek Revival style elements are also found. The front doorway and front hall doors and woodwork, for example, may possibly be the work of a locally recognized designer-builder, William Cowee, but these are hung with turn-of-the century hardware. The second story doorway

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matches the Greek Revival style doorway below, but opened onto a second-story porch extending the width of the Colonial Revival portico. (This porch was replaced with a small semicircular balcony during the 1960's.) Another example of the Colonial Revival renovations is in the south parlor, where a late Federal or Early Greek Revival style chimney-piece with a mantle (assembled with cut nails) surrounds an early 20th century, glazed-brick, fireplace. A review of the houses in Benson listed on the Vermont State Register of Historic Places shows that while several fine examples of Federal and Greek Revival architecture survive, the Main House at Mountain View Stock Farm is clearly the most significant example of a major Colonial Revival adaptation of an earlier farmhouse in the town.

The various historic agricultural outbuildings reinforce and contribute to the significance of the farm under National Register Criteria C as a group which form a distinguishable entity. These buildings include the Carriage House (#2) and Broodmare Barn (#3) clustered around the Main House (#1), the Creamery (#15), located across the road, and the South House (#13) and the Boarding House (#12), located farther south. The Carriage House (#2), originally supported a large wooden water tank on the top, flat portion of its broad, hipped roof. The eyebrow dormers and large cross-buck main door are interesting architectural features. While less grand than the carriage barns constructed at Shelburne Farms or Battell's Morgan Horse Farm, the Carriage House (#2), nevertheless is a distinctive turn-of-the-century example of this property type and clearly reflects the significance of the Mountain View Stock Farm. Its small high windows, open plan interior, and iron tack brackets on the interior walls, suggest the building may have been built for harnessing horses and sheltering carriages.

The horses were probably stabled in the Broodmare Barn (#3). Although its east facade and interior have been altered, this barn further supports the significance of the farm under the Stock Breeding agricultural historic context identified in the Vermont State Historic Preservation Plan.

The Pergola (#5) offers a significant reflection of the history of the farm, being an important historic landscaping element occasionally found

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in the gardens and landscaped yards on gentlemen's estates in the early 20th century.

The Creamery (#15) has suffered interior alterations with the removal of its second floor, but the concrete storage area in the basement and its exterior appearance with the slate-covered gambrel roof and historic fenestration with the thick, insulated, door which led to the refrigerated room, also make it a significant example of its property type built around World War I.

The South House (#13), and the Boarding House (#12) constructed for the farm manager and for other farm workers, are significant examples of housing provided for hired farm workers by the farm owner. (The Mountain View Stock Farm boasted 30 employees in a printed promotional piece of the 1920's.) Historically most Vermont farms were owned and operated by a single family with hired labor being generally limited to the "hired man" or a young woman to help with the domestic chores. They generally were either housed within the main farmhouse or commuted from their own private residences. Thus separate housing constructed specifically for non-family farm workers was rare on farms in Vermont. The few examples of this property type, Farm Worker Housing, are generally limited to those turn-of-the-century gentlemen's estates or model farms where the farm was managed and operated by a hired staff. A review of properties listed in the Vermont State Register of Historic Places reveals that very few examples of farm worker housing have been identified in Rutland County.

The early history of the farm is significant as it reflects the evolution of a farm in the Champlain Valley of Vermont since the period of settlement immediately following the conclusion of the Revolutionary War. The earliest record of the farm dates to 1788, when a one hundred acre lot assigned to John Grover is shown on a plat map of the town. As was the case with many of the town's original grantees, Grover apparently did not settle the land, for a deed was recorded with the town clerk in 1788 which transferred the property from the collector of taxes to John Noble. When Noble sold the land to Chauncey Smith seven years later, the land had its first recorded tenant -- one Hezekiah Cooley.

Chauncey Smith would own the property for the next thirty-five

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years. A leading citizen of the town, Smith was Benson's first physician and its representative to the General Assembly for all but one year between 1794 and 1820. It was during Smith's ownership of the property that the present house was either constructed or greatly modified to serve as a tavern around the time the Fair Haven Turnpike was put through in 1810. When Smith sold the property to Isaac Norton in 1830, he had added 84 more acres to the original 100 acre grant.

By 1850, Daniel B. Griswald was operating a 307 acre farm on the land with crops that included wheat, Indian corn, oats, Irish potatoes, and produce from a small orchard. At a time when the majority of his neighbors were still engaged in raising sheep, Griswald's twenty-nine milch cows constituted the largest herd in town, producing 1200 pounds of butter and 3200 pounds of cheese for the year. Griswald sold the entire farm to Jonas Gibbs in 1851, and for the next half century the farm was operated by Jonas and after 1857 by his son Almon. Under the ownership of the Gibbs family, the farm continued to produce a variety of crops. Unlike Griswald, however, the Gibbises allocated a greater percentage of their resources to raising sheep than cows, amassing a flock of 260 sheep by 1860. By 1870, Almon Gibbs had sold all but 200 acres of the farm to his more prosperous neighbors and reduced the number of sheep in his flock by more than half. For the remainder of the century, the farm seems to have reached a status quo, neither expanding nor contracting, and producing about the same type of crops as it had in the 1850's.

In 1901, Gibbs sold the farm to Charles B. Parsons, whose grandfather had run the tavern in the Main House for Chauncey Smith. At the time of the purchase, Parsons was living in St. Louis where he was president of the St. Joseph Lead Company in Joplin, Missouri. In buying the farm, Parsons became one of a few wealthy "gentlemen farmers," who had begun establishing large-scale farms throughout the state during the decades immediately before and after the turn of the twentieth century. It was under the direction of Charles Parsons, and later his son-in-law, William R. Bush, that the present farm took on much of its appearance and configuration.

Between 1901 and 1906, the farm went through its first phase of

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major expansion with the purchase of six properties. Besides expanding the acreage of the farm, Parsons was also responsible for substantial alterations to the Main House (#1) in the Colonial Revival style and the construction of two farm worker houses (#12 and #13) directly to its south. He also built up a lumber mill business at a mill site just east of the farm which attracted customers from as far away as Ticonderoga, New York, who brought logs to be finished into shingles, clapboards, flooring, novelty siding, silo staves and trim.

The second major expansion of the farm began after Parson's death in 1916, when William R. Bush took control of the farm. Bush added seven more properties to the farm between 1916 and 1929 and was responsible for the construction of a large Dairy Barn (#17), the Creamery (#15) and many outbuildings. The Mountain View Stock Farm, as it was then called, reached its highest level of significance during this period, being one of the largest and most diversified farms in the area. By the mid-twenties, the farm included approximately 1200 acres, 400 of which were under intensive cultivation. As a complement to the dairy production, the farm was also raising around 175 Chester white hogs annually (feeding them the skim milk left over after the cream was separated), making Mountain View Stock Farm a relatively large producer of swine in the region. The piggery no longer stands, but was located southwest of the Boarding House (#12.)

Upon the death of William R. Bush in 1930, the farm was passed into the hands of his brother Walter, who oversaw the breakup of the farm in 1942 after the decline of the dairy business. Walter Bush divided the farm into several parcels, the largest of which encompassed 685 acres and included the house and the adjoining buildings.

After a series of owners, and the loss of the dairy barn in the 1960's, the farm was acquired by David and Debra Tyler in 1977, who have improved the farm and rehabilitated its buildings to support their breeding of show horses and raising of beef cattle. While several new buildings have been added to support these agricultural operations, their siting has not had an adverse visual impact on the significance of the farm. Similarly, several of the outbuildings which were in very poor condition were rebuilt, and although the extent of the alterations

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prevents their listing as contributing buildings, the significance and integrity of the farm as a whole has not been jeopardized. Most of the main farm buildings have survived and maintain their historic integrity.

The historic landscape of the farm also strongly contributes to the historic significance of the Mountain View Stock Farm, with the clusters of various farm buildings separated by pastures. These pastures are delineated by historic hedgerows and wooded areas. The yards around the houses maintain their historic integrity, especially around the Main House(#1) with its backyard Pergola (#5). Although Vermont Route 22-A bisects the farm, this 2-lane highway lies within the historic treelines, hedgerows and fencelines. Part of the Fair Haven Turnpike completed in 1810, this section of Route 22-A has become a busy 2-lane highway today.

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Benson, Vt. Town Plat. Original Proprietors' Map, undated. Office of the Town Clerk, Benson, Vt.

Benson, Vt. Town Records. Office of the Town Clerk, Benson, Vt.

----- Volume 1, p. 180. Deed. John Danforth to John Noble, 5 Dec. 1788.

----- Volume 1, p. 513. Deed. John Noble to Chauncey Smith, 12 Oct. 1795.

----- Volume 1, p. 515. Deed. John Noble to Chauncey Smith, 21 Jan. 1796.

----- Volume 6, pp. 338-39. Deed. Chauncey Smith to Isaac Norton, 4 Jan. 1830.

----- Volume 7, p. 127. Deed. Oliver Proctor to Isaac Norton, 9 Apr. 1835.

----- Volume 7, p. 265. Deed. Isaac Norton to Pomeroy Easton, 18 Apr. 1837.

----- Volume 7, p. 362. Deed. Amasa Briggs to Pomeroy Easton, 4 Dec. 1839.

----- Volume 7, p. 463. Deed. Pomeroy Easton to Daniel B. Griswald, 1 March 1843.

----- Volume 8, p. 404. Deed. Jonas Gibbs to Almon J. Gibbs, 10 June 1871.

----- Volume 10, p. 240. Deed. Jonas and Sophia Gibbs to Almon J. Gibbs, 25 Mar. 1857.

----- Volume 10, p. 431. Deed. Almon J. Gibbs to F. W. Walker.

----- Volume 10, p. 627. Deed. Almon J. Gibbs to Henry M. Southworth, 18 Apr. 1868.

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- Volume 11, pp. 56-58. Deed. Daniel B. and Rhoda Griswald to Jonas Gibbs, 3 May 1851.
- Volume 14, p. 64. Deed. Almon J. Gibbs to Charles B. Parsons, 11 Nov. 1901.
- Volume 14, p. 132. Deed. David L. and Alice S. Osgood to Charles B. Parsons, 13 Oct. 1903.
- Volume 14, p. 133. Deed. Nelson and Sarah M. O'Donald to Charles B. Parsons, 13 Oct. 1903.
- Volume 14, p. 155. Rollin B. Brown to Charles B. Parsons, 22 Oct. 1904.
- Volume 14, p. 181. Deed. Allen L. and Martha Hale to Charles B. Parsons, 31 Oct. 1905.
- Volume 14, p. 201. Deed. W. F. Walker and R. R. Walker to Charles B. Parsons, 1906.
- Volume 14, p. 206. Deed. Harold R. and Lena B. Rogers to Charles B. Parsons, 29 Dec. 1906.
- Volume 14, p. 424. Deed. Luther W. and Mary E. Brown to William R. Bush, 14 Feb. 1916.
- Volume 14, p. 460. Deed. Scott and Rosa Keith to William R. Bush, 15 Dec. 1917.
- Volume 14, p. 489. Deed. Newell C. Harrison, Rachel Gardner, and Maria Harrison to William R. Bush, 10 Apr. 1920.
- Volume 14, p. 588. Deed. Darwin E. Beldon to William R. Bush, 15 Jan 1929.
- Volume 14, p. 595. Deed. Lewis D. Beldon to William R. Bush, 17 June 1929.
- Volume 14, p. 601. Deed. Leslie Corey and LaRetta Corey to William R. Bush, 29 Aug. 1929.
- Volume 15, p. 713. Deed. Gerard S. Parsons, Trustee to Elizabeth S. Bush, 5 Feb. 1916.

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- Volume 15, p. 770. Automatic Refrigerating Company of Hartford, Conn. to William R. Bush, 28 June 1917.
- Volume 16, p. 139-40. Clayton J. and Caroline W. Williamson to William R. Bush, 2 May 1921.
- Volume 17, p. 336. Will and Probate. Charles B. Parsons.
- Volume 17, pp. 340-44. Will and Probate. William R. Bush, 8 Oct. 1930 (dated 23 May 1930).
- Volume 19, p. 150. Deed. Walter C. Bush (as guardian of William R. Bush) to Elizabeth F. and Maxeda F. Von Hesse, 10 Aug. 1942.
- Volume 21, p. 250. Deed. Elizabeth F. and Maxeda F. Von Hesse to Vernon M. and Velesta L. Hawkins, Jr., 24 Dec. 1951.
- Volume 24, p. 32. Deed. Vernon M. and Velesta L. Hawkins, Jr. to Theodore N. and Diane P. Mundy, 4 June 1965.
- Volume 24, p. 366. Deed. Theodore N. and Diane P. Munday to Robert C. Brooks, 15 Feb. 1968.
- Volume 26, pp. 348-49. Deed. Estate of Robert C. Brooks to Beeftech, 15 Apr. 1974.
- Volume 27, pp. 349-50. Deed. Beeftech to David and Debra A. Tyler, 6 Sept. 1977.
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### Boundary Description

As shown on the sketch map entitled "Mountain View Stock Farm/ Tylord Farm, Benson, Vermont", beginning at a point A, located at the intersection of two fencelines, one of which extends in an easterly direction approximately 700 feet from the eastern end of a hedgerow at the western edge of Route 22A approximately 100 feet north of the northeastern corner of the Main House at Tylord Farm (so-called) in Benson, Vermont, thence proceeding from point A in a southerly direction along the intersecting fenceline a distance of approximately 1700 feet to point B, located at an intersecting fenceline and forested area approximately 900 feet east from the eastern edge of Route 22A, thence proceeding in a westerly direction along said intersecting fenceline distance, across Route 22 and continuing along a fenceline and hedgerow a distance of approximately 1800 feet to point C, located at an intersecting fenceline and hedgerow, thence proceeding in a northerly direction along said fenceline and hedgerow a distance of approximately 1500 feet to point D located at an intersecting fenceline and hedgerow a distance of approximately 500 feet west of the eastern edge of Route 22A, thence proceeding in an easterly direction along said fenceline and hedgerow to Route 22A and continuing in the same direction across Route 22A and along a fenceline a distance of approximately 1200 feet to point A of beginning.

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### **Boundary Justification**

The boundary encompasses approximately 55 acres surrounding the main house, outbuildings, barnyards, and adjacent fields which have historically comprised the core of the farm. (The actual acreage of the farm, including outlying fields, pastures, forests and wetlands has varied considerably through its history, reaching a maximum of 1200 acres in the 1920's through the acquisition of adjacent farms.) The north and south boundaries follow the original farm's boundaries, laid out when the town of Benson was first subdivided into 100-acre lots, as shown on the town's plat map dated 1788. On the east and west, the boundary includes the outbuildings, barnyards, and adjacent pastures, following the hedgerows and fencelines which enclose the spaces. This boundary is sufficient to convey the historic context of the Mountain View Stock Farm and to protect its architectural and agricultural character.

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PHOTO LIST

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The following information applies to all photos:

Mountain View Stock Farm, Benson, Vermont

Credit: Thomas Visser

Negatives filed at Vt. Division for Historic Preservation

Description: Mountain View Stock Farm, looking east across Route 22A  
showing buildings clustered around the Main House (#1).

Photograph 1 (June 1988)

Description: Mountain View Stock Farm, looking north along Route 22A  
showing buildings clustered around the Main House (#1) on left and  
Creamery (#15) on right.

Photograph 2 (October 1987)

Description: Mountain View Stock Farm, looking southeast showing Silo  
(#16), Creamery (#15), and Boarding House (#12.)

Photograph 3 (October 1987)

Description: Mountain View Stock Farm, looking north along Route 22A  
showing South House (#13.)

Photograph 4 (October 1987)

Description: Aerial view of Benson, Vermont, 1974, showing village (left)  
and Mountain View Stock Farm (center right).

Photograph 5 (June 1988)

Description: Main House (#1), looking northwest from Route 22A.

Photograph 6 (June 1988)

Description: Main House (#1), east (front) facade.

Photograph 7 (June 1988)

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Description: Main House (#1), looking NE showing south (side) and west (rear) facades.

Photograph 8 (June 1988)

Description: Main House (#1), interior, entry hall, looking east.

Photograph 9 (April 1989)

Description: Main House (#1), interior, south parlor and fireplace, looking southwest.

Photograph 10 (April 1989)

Description: Carriage House (#2), looking SE showing north and west facades.

Photograph 11 (October 1987)

Description: (right) Broodmare Barn (#3), east facade, and (left) Main House Garage (#4), south and east facades, looking northwest.

Photograph 12 (October 1987)

Description: View looking east showing from left: Main House Garage (#4) rear facade; Main House (#1); Broodmare Barn (#3) rear facade; Carriage House (#2).

Photograph 13 (June 1988)

Description: Pergola (#5), looking east.

Photograph 14 (October 1987)

Description: View looking north showing from left: Storage Shed (#6), Broodmare Barn (#3), Main House Garage (#4), Carriage House (#2).

Photograph 15 (June 1988)

Description: Storage Shed (#6), looking west showing east (front) facade.

Photograph 16 (June 1988)

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Description: Stable and Indoor Riding Arena (#7), looking NW showing south and east facades.

Photograph 17 (October 1987)

Description: Field Shelter (#8), looking north showing south facade.

Photograph 18 (June 1988)

Description: South Barn (#9), looking SW showing north and east facades.

Photograph 19 (June 1988)

Description: Well House (#10), looking NW showing south and east facades.

Photograph 20 (June 1988)

Description: Generator House (#11), looking north showing south (front) facade.

Photograph 21 (June 1988)

Description: View looking southeast showing from left, Generator House (#11), Cattle Shelter (#18), Silo (#16), Creamery (#15), Boarding House (#12).

Photograph 22 (June 1988)

Description: Boarding House (#12), looking west showing east (front) facade.

Photograph 23 (June 1988)

Description: South House (#13), looking SW showing east (front) and north (side) facades.

Photograph 24 (June 1988)

Description: South House Garage (#14), looking NE showing south (side) and west (rear).

Photograph 25 (June 1988)

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Description: Creamery (#15), looking SE showing north (front) and west (side) facades.

Photograph 26 (June 1988)

Description: Mountain View Stock Farm, looking NW from near Creamery (#15), showing Boarding House (#12), Silo (#16), Barn Foundation/stockyard (#17), Cattle Shelter (#18).

Photograph 27 (October 1987)

Description: c. 1910 view of Mountain View Stock Farm ("Parsons Place").

Photograph 28

Description: c. 1927 view from Souvenir Benson of Mountain View Stock Farm, Main House (#1) and outbuildings.

Photograph 29

Description: c. 1927 view from Souvenir Benson of Mountain View Stock Farm, "Showing Barn and Boarding House".

Photograph 30

Description: c. 1930 view of "Bush Residence".

Photograph 31

Description: c. 1930 view of Main House (#1).

Photograph 32

Description: c. 1930 view of buildings clustered around the rear of the Main House (#1).

Photograph 33

Description: c. 1937 view of Main Barn (west facade) located on Barn Foundation (#17).

Photograph 34

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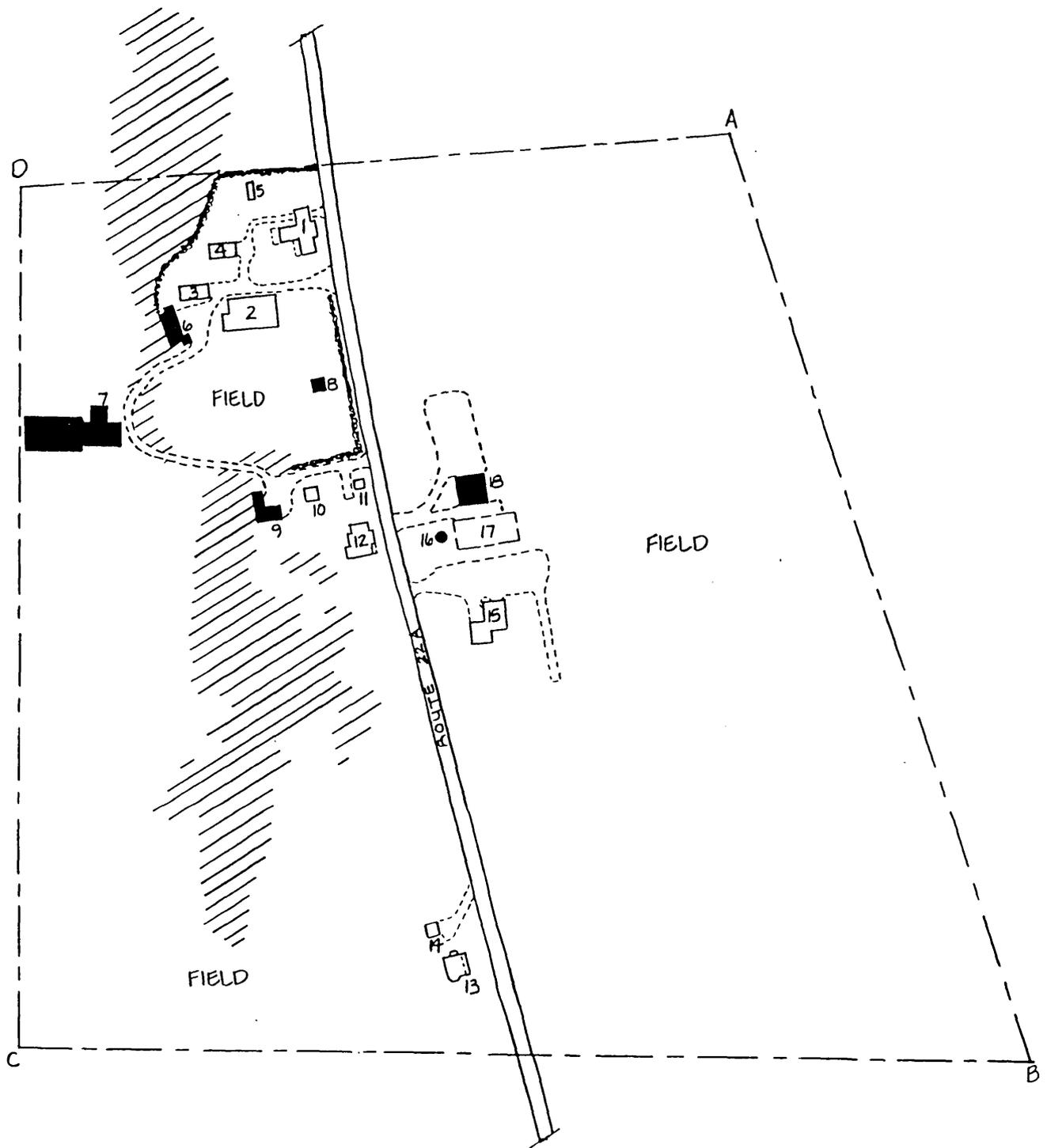
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PROPERTY OWNER:

David Tyler  
Debra A. Tyler  
Tylord Farm  
Benson, Vermont 05731



MOUNTAIN VIEW STOCK FARM/TYLORD FARM  
BENSON, VERMONT

