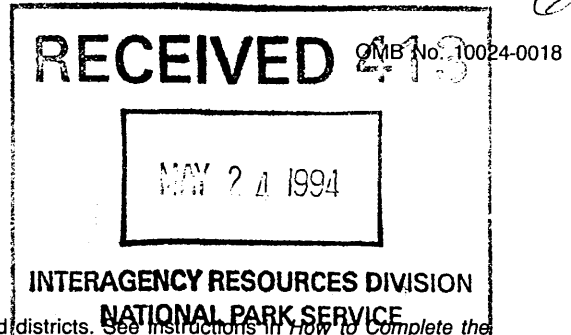


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



635

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 TUNBRIDGE VILLAGE HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number VT Route 110, T. H. 45, Spring Road, Strafford Road N/A not for publication

city or town Tunbridge N/A vicinity

state Vermont code VT county Orange code 017 zip code 05077

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.)

[Signature] 5/17/94
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] Signature of the Keeper
Edson W. Beall
Entered in the National Register 6/24/94 Date of Action

Tunbridge Village Historic District
Name of Property

Orange County, VT
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	
83	19	buildings
3		sites
14	3	structures
		objects
100	22	Total

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

N/A

Number of contributing resources previously listed in the National Register

5

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Domestic--Single dwelling
- Recreation and Culture-Fair
- Agriculture/Subsistence--agriculture outbuildings
- Education-school
- Funerary--cemetery
- Religion-religious facility
- Government--city hall
- Industry--waterworks

Current Functions

(Enter categories from instructions)

- Domestic--single dwelling
- Recreation and Culture--fair
- Agriculture--agriculture outbuildings
- Religion--religious facility
- Government--city hall

7. Description

Architectural Classification

(Enter categories from instructions)

- Federal
- Greek Revival
- Gothic Revival

Materials

(Enter categories from instructions)

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

Narrative Description

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

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Tunbridge, Orange County, VermontGEOGRAPHICAL DATAUTM References 5: 18 700480 4861720
 6: 18 700820 4861890VERBAL BOUNDARY DESCRIPTION

Beginning at POINT A, at the northwest corner of the intersection of Town Road 75 and Vermont Route 110 proceed north 200 feet to the rear of the house at HCR Box 31, Route 110, to POINT B where the grade rises sharply away from the horizontal bed, setback 150' north of the north curb of Route 110; remaining at that setback follow the contour of Route 110 as it curves northerly 600' to a point 100' feet northwest of the north corner of the District 18 School at HCR Box 33, Route 110, to POINT C; thence proceed southeasterly 300' running parallel to and approximately 10' north of the school's gable front, crossing Route 110 at an approximately 90° degree angle to a POINT D, 100' southeast of the south curb of Route 110; thence proceed southwesterly 200' to POINT E; thence continue southeasterly 350' crossing the First Branch of the White River and Strafford Road to POINT F, 175' southeast of the south curb of Strafford Road; thence remaining at a 175' setback, follow the contours of Strafford Road then Route 110 as the two roads merge westerly 1500' to where the contour of Route 110 curves southerly to POINT G; thence angling southward to achieve a 300' setback from Route 100 proceed south-southwesterly 1400' to the western curb of Potash Road, POINT H. Follow the road south to the southern boundary of the Tunbridge Village Cemetery, POINT I, thence proceed westerly following the southern boundary of the cemetery approximately 400' to POINT J, setback 250' from the eastern curb of Route 110. Follow the contours of the highway maintaining the 250' setback 2550' to POINT K; thence proceed northeasterly, crossing Route 110 at an approximately 90° angle to POINT L, at the ridge behind the house at the southwestern corner of the intersection of Route 110 and Town Highway 45 (Box 231C, Town Highway 45). From the peak of the ridge follow the contour northerly to POINT M at the north curb of Town Highway 45 and the eastern boundary of the Hutchinson Cemetery; thence follow the north curb of Town Highway 45 westerly approximately 200' to POINT N at the western boundary of the Hutchinson Cemetery; thence proceed north to POINT O, at the northern bank of the First Branch of the White River, following the bank to POINT P, 150' southwest of the Mill Covered Bridge; thence proceed northerly, crossing Spring Road to POINT Q at the base of the steep bank directly behind the house that sits at the junction of Spring Road and Town Highway 75, following the contour of the bank easterly behind the residence approximately 150' to POINT R at the easterly property line.

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Tunbridge Village Historic District
Tunbridge, Orange County, Vermont

Follow the property line south, continuing across Town Highway 75 to the southern curb of said highway at POINT S; thence proceed along Town Highway 75 to the point of origin.

BOUNDARY JUSTIFICATION

The Tunbridge Village Historic District stretches between District No. 1 and District No. 18 schools, 19th century schoolhouses that served Tunbridge village. The western boundary includes the western shoreline of the First Branch of the White River, as several mill sites located there were significant to the development of the village. The eastern and western boundaries are partly defined by contours formed by hills and ridges that visually frame the village. Historically property lines may have extended beyond this boundary, but because this acreage, once farmed, is now mostly re-forested, and because there are several modern intrusions, a more compact boundary, based on visual geographic boundaries was chosen.

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NATIONAL PARK SERVICE
Tunbridge Village Historic District
Tunbridge, Orange County, Vermont

Tunbridge Village Historic District is basically linear, following the river valley of the First Branch of the White River. Settlers were first drawn to the area because of the numerous water power sites in combination with a fertile flood plain. Once a saw and grist mill were in place, what is now Tunbridge Village was settled, with most construction taking place along the Post Road, now Vt. Route 110, from c. 1790 to c. 1850. The earliest buildings in the district are clapboard post-and-beam residences. In the 1820s Cushman Brickyard began operations, resulting in a number of brick Federal and Greek Revival style residences. Tunbridge has always been an agricultural community and nearly all village residents had a barn, maintained livestock and cultivated the land behind their houses. The village is unusual in that such a large number of agricultural buildings survive, but what makes the village most unique is that it includes the Union Agricultural Society Fair Grounds, home of the annual Tunbridge World's Fair since 1885. The historic resources in Tunbridge Village Historic District represent residential, industrial, agricultural and social contexts that form the history of Tunbridge Village. Nearly all of the buildings in the district retain their integrity in regard to location, setting, design, materials, workmanship, feeling, and association.

Tunbridge Village is nestled in the First Branch of the White River valley at an elevation of about 550 feet, with wooded hills rising to elevations of 1,070 feet on the northwest side and 1,240 feet on the southeast side. Settlers were first drawn to the area because of the numerous water power sites afforded as the valley narrows, and the river falls through cascades of bedrock at the northeastern half of the village in contrast to the southwestern half, where the village broadens into a fertile flood plain. The earliest settlers settled on higher ground; in the hills they were protected from the threat of English and Native American raids. It was not until after the Revolutionary War that residents moved down into the fertile valley.

A saw and grist mill were built in the village about 1785, followed by the construction of residences and commercial buildings that spread along the Post Road, now Vt. Route 110. The earliest extant buildings are clapboard, post-and-beam residences. In the 1820s Cushman Brickyard began operations, and several Federal and Greek Revival style residences, a mill and a blacksmith shop were built of brick. Nearly all village residents had a barn, maintained livestock and cultivated the land behind their home. As the railroad by-passed Tunbridge in the 1850s, expansion pressures were eliminated. The population has steadily declined since 1820, leaving this 19th century village, complete with agricultural buildings, remarkably intact.

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Tunbridge, Orange County, Vermont

Tunbridge is perhaps best known today for its annual World's Fair held at the same site since 1875. Because of the proximity of the grounds to the village proper, the fair has played a major role in the life and culture of the village. While several of the original 19th century buildings remain, most date from 1910 to 1940. The buildings, many of which are livestock barns, are built around an oval race track, once reputed to have been the finest horse track in New England. The buildings themselves are functional and are maintained as working buildings. In that sense there is a certain organic quality about the fair ground buildings reflecting their functional nature.

The Tunbridge Village Historic District reflects a way of life. Its resources tell a story about industry, farming, religion, community services and community support. The contexts to understand the district are familiar throughout Vermont, yet Tunbridge is unique, because only Tunbridge has the World's Fair in its back yard.

1. Hutchinson School/Dwelling, (Doty), Town Road 45, RR 1, Box 231. c. 1815. Contributing.

Soon after Tunbridge was settled, the town's citizens began to provide for the education of their children. By 1797 the town was divided into eleven school districts and later into twenty-one neighborhood districts. Tradition has it that Hezekiah Hutchinson, one of Tunbridge's earliest and most colorful settlers, donated this parcel of land for the District No. 1 School sometime after he purchased seventy acres from Seth Paine in 1809. The school lot adjoins land that had been reserved for a burial ground (#1a) dating from the 1790s.¹ The Hutchinson School, built c. 1815 in District #1, was one of two that served Tunbridge Village throughout the nineteenth century; the other was the District No. 18 School (#49) located northeast of the village marking the northern boundary of the Tunbridge Village Historic District. The district school system continued until 1886 when Tunbridge residents voted to adopt a town system of schools, marking the beginning of a trend toward consolidation. In 1903 Hutchinson School served as a schoolhouse for the last time. District No. 1 consolidated in 1904 with District No. 18 to form the Market School (#8), located in Tunbridge Village.

¹Tunbridge Land Records, "Hezekiah Hutchinson from Seth Paine" Book 3 pg. 635, Nov. 27, 1809, available at the Tunbridge Town Clerk's Office.

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Tunbridge Village Historic District
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Hutchinson School is probably the oldest remaining district school in Tunbridge, dating from c. 1815. This one-and-one-half-story, Federal style schoolhouse sits on a stone and concrete foundation with its eaves-front facing south. It is set back approximately twenty feet from the old Post Road which once served as the main thoroughfare between South Royalton and Chelsea. (The Post Road, now Vermont Route 110, was re-routed and now passes south of the school.) The four-by-two-bay, school is brick, laid in a common bond, with the principal entrance in the left bay of the eaves-front (south) facade, fronted with a shed-roofed, enclosed porch, added to the structure c. 1960. Windows are asymmetric, 1/1 sash with plain surrounds and decorative wooden shutters on the north, east and south sides; the west wall has a small rectangular, fixed sash. The school's metal clad gable roof has a molded cornice with returns. There is a central ridge brick chimney. The school building is now converted to a private residence.

1a. Garage, c. 1940. Contributing.

This c. 1940, gable-front, frame garage sits on a concrete foundation at the northwestern corner of the Hutchinson School so that its drive runs along the west wall of the dwelling. The garage has novelty siding with vertical flushboard, double doors. The gable roof is covered with corrugated metal roofing.

1b. Hutchinson Cemetery, (Town of Tunbridge), c. 1790. Contributing.

Adjacent to the west of the Hutchinson School is the Hutchinson Cemetery, named for Hezekiah Hutchinson who, according to tradition, gave this land for a burial ground to the town. Despite local legend, evidence suggests that Hutchinson was not the grantee. In 1809 Seth Paine sold to Hezekiah Hutchinson approximately seventy acres of land including fifty-six "on the Westside of the highway south of sd. Hutchinson dwelling house . . . except a small piece deeded for a burial ground. . . ." ² In the cemetery there are markers dating from the 1790s, so certainly this must be the burial ground referred to in Paine's deed to Hutchinson. Apparently Paine did not remain in the Tunbridge area, as there is no further mention of him.

The Hutchinson School and Cemetery are typical of late eighteenth and early nineteenth century schools and burial grounds in that they are sited on land that was of poor farming quality. This parcel has gravelly soil, and while not prime agricultural land, it is a desirable location for a burial ground because the loose soil allowed for easy

²Ibid.

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digging. Markers in the Hutchinson Cemetery range from simple 18th century field stone markers to more ornate carved monuments from the early 1940s. Most are simple stone slabs. Surrounding the cemetery is a unique wire fence, dating as early as the 1890s, adorned with metal maple leaves at each vertical member. The original stone posts remain in place behind wooden posts which now support the fence. The surprisingly good condition of the fence is attributable to the fact that the cemetery grounds have been well cared for by the Town. In addition, little salt is used to maintain the town road (originally the main Post Road) that fronts the cemetery. The Hutchinson Cemetery has not been used for over fifty years.

2. A. P. Woodward House, (Durkee and Royce), Town Road 45. c. 1865. Contributing.

Built c. 1865, the one-and-one-half-story, A. P. Woodward House is a vernacular, sidehall-plan dwelling with an ell and attached shed and barn. The clapboard-sided frame house is elevated on a brick foundation facing the old Post Road with its main entrance recessed in the right, gable-front bay. The doorway is crowned with an entry hood supported by Queen Anne style sprocket-motif brackets. The deep reveals of the doorway have three rectangular vertical recessed panels. A secondary entrance is located to the right of the main entrance, opening into an enclosed, single-story, shed-roofed, glazed porch, added c. 1920, which stretches the length of the west eaves side and abuts a one-story ell extending from the rear of the main block. There is a one-story shed-roofed lean-to addition at the rear of the house. The main block and ell are primarily fenestrated with one-over-one and two-over-two, double-hung sash with bay windows at the facade and east side. Second story fenestration includes paired gable-end, double-hung sash on the north elevation and one on the south elevation with a one-bay, gable wall at each (east and west) side. Corner pilasters support gable roofs over the main block and ell and are covered with standing-seam metal roofing pierced with an interior chimney.

A one-story, clapboard-sided, eaves-front shed stretches from the rear half of the ell to an attached bank barn so that the attached barn, shed and house form a "U"-shaped unit. Fronting the western half of the shed is a lean-to that abuts the east side of the barn. The clapboard-sided barn has corner pilasters matching those on the house, which support a gable roof covered with standing-seam metal roofing. Suspended vertical board barn doors open into the lower level at the (north) gable-front facade and into the upper level at the rear of the west side via a high drive. The front half of the west eaves-side has an approximately six-

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by-eight-foot lean-to, possibly a milkhouse, extending from the lower level.

2a. Spring houses, c. 1900. Contributing.

To the east of the A. P. Woodward House are a pair of approximately four-foot-by-six-foot, gable-roofed, clapboard spring houses sitting approximately ten feet apart.

3. Hezekiah Hutchinson Farmstead, (Kohn), Vermont Route 110. c. 1800. Contributing.

This house, which is one of the oldest houses in Tunbridge, was built by Hezekiah Hutchinson, a soldier in the American Revolution who became an influential community figure, holding most of the important town offices as well as being a deacon of the Congregational Church. Hutchinson first came to Tunbridge in 1774 from Salisbury, Connecticut, having been hired by the proprietors of Tunbridge, most of whom lived in Salisbury, to survey and lay out part of the town.³ His name appears in the minutes of the first proprietors' meeting held May 28, 1783, where it was voted that Hutchinson and two other residents of Salisbury be allowed "twenty pounds for service in laying out part of the township of Tunbridge in Anno Domini 1774."⁴ In 1776 Hutchinson and two of his brothers purchased land in the Tunbridge Gore at the southern boundary of Tunbridge. He brought his family here about the same time that the town was organized in 1786, and is said to have sowed the first wheat ever sowed here on a hill near what would become the "town farm."⁵ Once the threat of British and Indian attack subsided, Hutchinson moved his farm from the protected hillside to its present location in the fertile floodplain along the First Branch of the White River. His farm grew as he acquired additional acreage south of the village, from which he gave a parcel to the town as a site for the District No. 1 school (#1). According to Hamilton Child's 1888 Gazetteer and Business Directory of Orange County, Vt., 1762-1888 and Abbey Marie Hemenway's 1871 The Vermont Historical Gazetteer, Hutchinson built the first or second frame house in Tunbridge, which was east of the Post Road (now Route 110). Scarcely was the house finished when it caught fire and burned to the

³Robert O'Brien, On the Beginning of Tunbridge, p. 10.

⁴Hamilton Child, comp. Gazetteer and Business Directory of Orange County, Vt., 1762-1888, Syracuse, N. Y., June, 1888, p. 473.

⁵Rev. O. S. Morris, "Tunbridge," The Vermont Historical Gazetteer, Vol. II, Abbey Marie Hemenway, comp., Burlington, Vt.: Miss A. M. Hemenway, 1871, p. 1115.

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ground. The present dwelling was built on the same site, possibly using the original chimney.⁶ Hutchinson also built another frame house northeast of here (#5), probably for a family member.⁷ According to oral tradition passed down in the Hutchinson family, these houses were built in 1809,⁸ but considering that Hutchinson's brother-in-law, Elias Curtis had built a saw mill in Tunbridge by 1785,⁹ 1809 seems to be much too late for the town's first frame house. To further support that this house actually dates from the 1890s, an 1809 deed from Seth Paine to Hezekiah Hutchinson for land east of Route 110 refers to "the Hutchinson Dwelling House." Further study is needed. Hezekiah Hutchinson died in 1851 at the age of ninety-nine. The farm remained in the Hutchinson family for at least 163 years until 1972 when the last local Hutchinson, Earl Hutchinson, died. Under the ownership of Earl Hutchinson, the Hutchinson farm was reputed to have had one of the finest Jersey herds in the country, and in 1971 *LRUG FAITH*, owned by Earl Hutchinson, was recognized as the top milk-producing Jersey in the United States.

This five-by-three-bay, clapboard, one-and-one-half-story, Federal period cape is slightly elevated on a stone and concrete foundation with its eaves-front facing northwest, toward Vermont Route 110, the old Post Road. A white picket fence separates the front yard from the road. This dwelling is architecturally significant in that it retains many of its original features including a large, central brick chimney and window openings located close to the eaves. The fenestration is symmetrical with plain surrounds. The original, multi-paned sash were replaced with two-over-two sash in the late nineteenth century. The main entrance is located in the central bay with a transom light. A bulkhead door provides access to the cellar at the southwest gable-end. Extending from the north end of the main block is a one-story, gable-roofed, five-by-one-bay wing, added c. 1850, fronted with an "L"-shaped, shed-roofed, five-bay porch added the length of the wing after 1900. A secondary entrance opens into the second-from-right bay of the wing. Tuscan colonettes sit atop the porch's paneled half-wall and support a

⁶Morris, pg. 1120, and Child, pg. 478.

⁷Historic accounts are unclear which of Hutchinson's frame houses was built first (Morris, p. 1120), but descendent Earl Hutchinson stated in an interview with Euclid Farnham in the late 1960's, that the Hutchinson House (#3) is the oldest. (Author's interview with Farnham, April, 1992)

⁸Author's interview with Euclid Farnham, May 1, 1992. Much of the historic information in this account is from the interview with Farnham.

⁹Hugh Henry, "Hayward and Kibby Mill" National Register Nomination, March 1992, Sec. 8 pg. 5.

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full entablature. Below the half-wall, the porch has a lattice skirt. The gable roofs are covered with standing-seam metal roofing with a large central brick chimney. A three-bay, second-story, shed dormer was probably added to the wing facade at the same time as the porch, after 1900. It is interesting to compare this house with the Hezekiah Hutchinson house II (#5) adjacent to the northeast which was built at the same time. While the fenestration pattern suggests that both houses used the same plan, Queen Anne style additions to the Hezekiah Hutchinson House II gives it a very different feeling.

3a. Shed, c.1900. Contributing.

This one-story, gable-front, clapboard-sided shed with metal roofing is one of a number of outbuildings found on the Hutchinson Farmstead that bears witness to a time when this was a working farm. The land behind the Hutchinson house as well as the acreage across Route 110 was used for pasture and for raising crops such as corn and grain. Behind the house, up the ridge was a sugarbush and closer to the house was a poultry yard. This particular shed may have served as a corn crib at one time, but more recently, with its clapboard siding, it may have been used as a repair shop or storage shed. It now serves as a garage with leaf doors at the southwest eaves side.

3b. Barn, 1853. Contributing.

This large, board-and-batten, 2-1/2 story barn has a two-part main rectangular block so that the front section is approximately forty-foot square attached to a rear section which is also forty foot wide extending back approximately sixty feet. A one-and-one-half-story ell extends from the south side at the rear part of the main block and a c. 1940 milkhouse on a concrete foundation is attached to the south side of the front block. The gable roofs of the barn and ells are covered with standing-seam metal roofing. There are several six-paned, fixed sash on the front section and ell. A bank high drive leads to the upper level of the rear rectangular block which has suspended leaf doors. There is also a leaf door facing Route 110 at the gable-front section. A fenced in barnyard is located west of the barn. Attached to the front of the north side is a shed-roofed novelty board sided garage, probably c. 1940. Wood numbers "1853" are applied to the main facade of this handsome barn, but the rear section may be older.

3c. Brooder Houses, c. 1890. Contributing.

Located on the bank behind the Hutchinson House are a pair of gable roofed brooder houses used for hatching chicks. Both are small,

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approximately five-by-eight-foot, set into the bank standing about five feet tall. One hutch is more dilapidated, having recently lost its wall covering; the other is sheathed with asphalt siding. The gable roofs of both are intact, covered with asphalt shingles. Despite their threatened condition these brooder houses are important reminders that area farms supplemented the dominant dairy industry with other agricultural interests including poultry, sugaring, garden vegetables, orchards and sheep herding.

3d. Cemetery, c. 1850. Contributing.

To the west of the Hutchinson barn and north of the old Post Road is a small Hutchinson Family burial plot containing six slab markers. The private family cemetery is surrounded by a wire fence.

4. Fisk House, (Fisk), Vermont Route 110. c. 1962. Non-contributing.

This c. 1962, one-and-one-half-story, rectangular-plan house sits on a concrete block foundation with a single bay garage/ell attached to the back via a "breezeway" entry porch. The eaves-front facade of the three-by-two-bay, vinyl-sided, Contemporary Cape type dwelling faces Vermont Route 110 (northwest) with the main entrance located within a gable-roofed entry porch in the central bay flanked by paired windows in the outer bays. The fenestration is predominantly six-over-one, double-hung sash with decorative shutters. There is a square fixed sash located at the back bay of the northeastern side and rectangular basement sash on all sides. A bulkhead door provides access to the cellar at the northeastern side. The house, ell and breezeway all have asphalt-shingled gable roofs, with a second-story shed dormer spanning the rear elevation of the main block. This house is non-contributing due to its age.

4a. Shed, c. 1980. Non-contributing.

An approximately twelve-by-eight-foot, two-bay, wood-sided, utility shed sits in the southeastern corner of the lot. Two hinged doors are located at the (southeastern) gable-front. The shed's gable-roof is metal-clad with rafter tails exposed at the eaves. This shed is non-contributing due to its age.

5. Hezekiah Hutchinson House II, (Tucker), Vermont Route 110. c. 1800. Contributing.

This c. 1800 Federal period cape is nearly identical in plan and form to the Hezekiah Hutchinson house (#3) adjacent to the south. Both houses

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were built at the same time by Hutchinson. One of the houses may have been occupied by Abijah Hutchinson, brother of Hezekiah, as the Gazetteer and Business Directory of Orange County states that "the Hutchinson *brothers* settled near the river" [*italics added*].¹⁰ While built by Hutchinson, this farm is commonly known as the Tucker Farm or Brook Farm. I. Tucker purchased the farm about 1840, and now, over 150 years later, it remains in the Tucker family. In 1888 Benjamin Tucker managed the farm and had eight Jersey cows, five horses and ten head of cattle. There is a mature sugar bush on the hill behind the house.

The five-by-three-bay, one-and-one-half-story Cape is slightly elevated on a stone foundation with its eaves facing Rt. 100 (west). The main entrance is located at the central bay and has a half-glass door with a six-paned wooden storm door. A stone step to the entrance bears the inscription "Brook Farm" referring to the brook which runs through the property to the First Branch of the White River. The fenestration pattern of the house is identical to the Hezekiah Hutchinson house (#3) and emphasizes a regular, symmetrical pattern. All windows are two-over-two, double-hung sash. To the north of the main block is a one-story wing with a woodshed ell extending behind. The vernacular house is dominated by its c. 1890 Queen Anne additions including large, three-bay, ridge dormers which extend at the facade and back central bay of the main block. The gabled dormers are three-sided, with the side bays canted beneath the overhanging gable. The dormer is covered with clapboard siding and scalloped shingles. A Queen Anne style, five-bay porch with turned balusters and sawn brackets stretches the length of the wing with an entry located in the second bay closest to the main block. The first bay projects approximately six feet beyond the other four bays forming an "L"-shape identical to the Hezekiah Hutchinson house I. A secondary doorway is located in the second bay of the wing. The gable roofs are covered with standing-seam metal roofing with a central ridge chimney in the main block and one in the wing. This house is an interesting blend of c. 1800 Cape Cod with late 19th century Queen Anne additions.

5a. Outhouse, c. 1890. Contributing.

Behind the house is a clapboard-sided, gable-roofed, one-hole outhouse which stands as a relic to the pre-modern plumbing era. While outhouses are increasingly rare, this shed, like so many of the other outbuildings on this farm has been carefully preserved.

¹⁰Hamilton Child, comp., Gazetteer and Business Directory of Orange County, Vt., 1762-1888, Syracuse, N. Y., June, 1888, p. 476.

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Tunbridge, Orange County, Vermont**5b. Barn, c. 1960. Non-contributing.**

This very attractive, c. 1960, 1 1/2 story, clapboard barn sits on a concrete foundation with its eaves parallel to Route 110. The elongated, rectangular structure is punctuated on all sides with a regular pattern of deeply set, six-paned casement windows. A drive through entrance and loft doors are located at the gable-ends, and a milkhouse ell projects to the west. The barn's gable roof is covered with a standing-seam metal roof crowned by a pair of round metal ventilators. Up until about a year ago there was a silo on the east side of the barn, but because this farm is non longer operating, the silo was moved to a farm just north of Tunbridge in Chelsea, Vermont. While this barn is non-contributing due to its age, it is nevertheless important as representative of one of the last dairy barns built in Tunbridge.

5c. Wagon Repair Shop, c. 1900. Contributing.

This well maintained one-and-one-half-story, clapboard structure was used by the Tucker's as a wagon repair shop. It sits on a stone foundation and retains its original character with double doors located at the eaves-front facade facing Route 110 (west). The four-by-two-bay shop is regularly fenestrated with two-over-two sash with plain surrounds and hood moldings. Corners of the building are accented with prominent cornerboards supporting a plain raking cornice. The gable roof is metal clad with a stove pipe protruding at the back north end.

5d. Corn Crib, c. 1890. Contributing.

Northwest of the wagon repair shop, close to Route 110, is a charming, well maintained corn crib. The gable-front of this small, approximately eight-by-ten-foot, corn crib faces south so that the ridge of the wood-shingled, gable roof is parallel to Route 110. The front of the structure is covered with clapboard siding and has an oversized vertical-board door with strap hinges. Vertical board sides are slotted to allow for ventilation. This corn crib is representative of a regional peculiarity in that its walls are vertical, atypical of the splayed wall corn cribs common throughout Vermont.

5e. Spring House, c. 1920 Contributing.

This small clapboard sided, gable-roofed Spring House supplied water for the livestock that had been housed in a large barn adjacent to the north (#5f).

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5f. Barn Foundation, c. 1850. Contributing.

There had been a large, c. 1850, two-and-one-half-story, post-and-beam barn on this site. Due to dilapidation, the barn was demolished several years ago, but the rubble foundation remains.

6. J. Tucker Gambrel, (Tucker), Vermont Route 110. c. 1800. Contributing.

This c. 1800, 1-1/2 story, Federal period cape was extensively remodeled around 1900, using a combination of Queen Anne and Colonial Revival style ornamentation. The shape, form and symmetry of fenestration found in the five-by-three-bay, main, rectangular block is nearly identical to the two Hezekiah Hutchinson houses (#3 and #5). In contrast, this house has a clapboard ell on the west elevation rather than the wing found on the Hutchinson houses. The principal entrance, which is partially obscured by a c. 1900 one-story, five-bay, Queen Anne style porch, is located in the central, eaves-front bay. The entry is flanked by full-length sidelights and has a Greek Revival type surround suggesting a c. 1840s renovation. The porch that spans the front of the house was probably added c. 1900 with turned posts and sawn scrollwork capitals. There is a narrow gable dormer on the front elevation over the doorway. The metal-sheathed gambrel roof with two interior brick chimneys may be a c. 1900, Colonial Revival inspired replacement of an original gable roof. The house is sheathed with shingles, a material also popularized with the Colonial Revival style, and has a string course between the first story wood shingles and second story scalloped shingles. There is a side entrance located on the south-facing gable-end crowned with an unusual concave shingled hood. Extending from the back (west) of the house is a clapboard ell which may have served as a summer kitchen with an attached shed. Double doors open into a lower level of the shed on the south side. All windows in the house and ell are two-over-two sash with plain surrounds.

7. New England Telephone Company, (New England Telephone Company), Vermont Route 110. c. 1960. Non-contributing.

This c. 1960, one-story, gable-roofed structure sits on a concrete foundation facing Route 110 (east) set back only fifteen feet from the highway. The three-by-one-bay building has wide clapboard siding with cornerposts and a wooden watertable. Sash are eight-over-twelve flanked by horizontal louvered shutters. The entrance is located in the right eaves-front bay with a pent-roofed hood supported by brackets. This structure does not contribute to the character of the district due to its age, but its sympathetic design makes it unobtrusive.

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Tunbridge, Orange County, Vermont**8. Village Cemetery. c. 1810 Contributing.**

The Village Cemetery, which is still in use, dates from c. 1810 with the oldest area located up Potash Road Hill. The entry gate at the corner of Potash Road and Route 110, is marked by the Hoyt Memorial, a Civil War Monument given to the town in 1924 by Homer Hoyt, a Tunbridge native who was a veteran of the Civil War. The monument, which cost \$5,000, was made of Barre granite and weighed twenty tons. Designed by South Royalton granite dealer, John Anderson, it consists of nine separate sections and is twenty feet tall. The outstanding features of the monument are two life-sized figures carved by Augusto Sanguinetti: at the base stands a sailor holding binoculars and a cable, and on the top is a soldier standing at parade rest. Two bronze tablets listing the names of the 137 soldiers and 4 sailors were placed on the sides. In 1976 the Tunbridge Bi-Centennial Committee added a bronze tablet on the back of the monument listing the Tunbridge men and women who were in the military during World War I, World Wars II, Korea and Vietnam. The memorial stones in the Village cemetery range from simple slab markers to the ornate Millard King monument, a fluted column topped with a fleur-de-lis finial and enclosed within an ornate iron fence.

9. Market School, (Town of Tunbridge), Route 110. 1904. Contributing.

The Market School was the first Tunbridge two-roomed schoolhouse. Built in 1904 at a cost of \$2,568.27, the facility consolidated Districts No. 1 and 18 and was used as a school until 1954 when Tunbridge Central School was built. The building currently houses the public library, Town Clerk's office and a meeting hall for the Select Board, Planning Commission and Listers.

This rectangular, Classical Revival style, four-by-seven-bay structure is raised on a brick foundation above grade with a stone foundation below. A concrete water table was added to the base of the brick foundation about 1960. A shed-roofed, four-bay, lavatory facility was added to the back of the building c. 1920 with a secondary entrance leading to the basement. The school is covered with clapboard siding accented with paneled corner pilasters with heavily molded pedestals and capitals supporting a full entablature with a wide frieze and dentils. The base of the clapboard course is marked by a heavily molded wooden water table which balances the deep overhang and molded cornice of the hip roof. The main entrance is located deep within a gabled projecting central pavilion with partial cornice returns and a gable, demi-lune window with a key-stone motif. Pilasters frame the entry, crowned by an entablature supported by paired sawn brackets. Two-panel, paired entry

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doors are flanked by three-quarter length sidelights, transom and corner lights. Poured concrete stairs lead to the entrance. A pedimented doorway leading to the Town Clerk's office in the basement was added to the facade c. 1960, left of the projecting pavilion. While an attempt was made to sensitively duplicate the Classic Revival ornamentation, the basement entry distorts the facade's symmetry that was paramount to the original design. Windows which open into the paired classrooms are blocks of oversized six-over-one, double-hung sash. The sides of the projecting pavilion have narrow one-over-one sash. Most of the basement windows are hung, six-paned sash with exterior storms; several have been covered with wood. The hip roof is covered with standing-seam metal roofing with an interior chimney at the rear.

10. Congregational Church Parsonage, (Congregational Church Society), Vermont Route 110. c. 1830. Contributing.

Commonly known as the Congregational Church Parsonage, this c. 1830 dwelling was originally owned by Amos Hutchinson. Hutchinson owned much of the undeveloped village property north of here in the early 1800s, suggesting that he enjoyed a certain wealth. The Hutchinson Family, who were devout Congregationalists, gave this house to the church in 1835. The house is brick veneered, stretcher bond. The bricks came from the Cushman Brickyard, which was owned by Solomon Cushman from the early-to-mid 1800s, and was located one mile south of the village, directly south of the historic district. The granite used for the foundation and sills probably came from the Brocklebank Granite Quarry, located three miles up Strafford Road, northeast of the village. This house is strikingly similar to the Amos Hutchinson house (#24) in its design, use of brick veneer, and in a unique decorative scallop cut along embellishing the edges of the large stone foundation blocks. These similarities strongly suggest that both houses were built by the same craftsman.

This one-and-one-half-story, Greek Revival style dwelling has an attached, five-by-one-bay, one-and-one-half-story wing extending behind. A two-story barn had been attached to the back of the wing, but was demolished after 1915. The side-hall plan house sits on a stone foundation with a large stone sill under the deeply recessed, right-bay entrance. The large foundation blocks are notable for the use of a decorative scalloped cut along the edges. This unique feature can also be found on the Amos Hutchinson house (#24). The main entrance has a six-paneled door with a molded Greek Revival style surround. The sidelights and transom are now boarded. The main block of the house is sheathed with a stretcher bond, brick veneer over a post-and-beam frame punctuated with five symmetric six-over-six sash on the north side and three on the south side. The back of the brick main block retains what

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appear to be original multi-paned sash. The wing has clapboard siding with six-over-six and two-over-two sash and a secondary doorway on the north and an overhead garage door at the south side. The main block and wing have gable roofs with standing-seam metal roofing with an interior brick chimney in the main block and an exterior brick chimney added at the back of the main block.

**11. Congregational Church, (Congregational Church Society), Vermont
Route 110. c. 1839. Contributing.**

The Congregational Church was organized February 5, 1792, by Rev. Aaron Hutchinson. The Congregationalists' first house of worship, the Tunbridge Meeting House, built in 1795, was also the civic meeting hall and a multi-denomination church. The first Tunbridge Village Congregational Church was built from 1835 to 1837, but that building was destroyed by fire in April of 1838. The present building, which seats about two hundred people, was built in 1839 at a cost of about \$1,500. The building has changed very little except that on June of 1882 a freak tornado struck the church destroying the steeple, which was soon replaced with the existing steeple. This building relates architecturally to a number of churches that were built throughout Vermont in the first half of the nineteenth century and serves as a good example of vernacular ecclesiastical Greek Revival style architecture that enjoyed widespread popularity across the state.

The one-and-one-half-story, three-by-four-bay, gable-front Congregational Church measures approximately forty feet frontally by fifty feet deep and is set back approximately twenty feet from Route 110, in line with the Town Hall to the north, but with a deeper set-back than most of the other buildings in the village. The vernacular Greek Revival style clapboard church is raised on a stone foundation which has been refaced with concrete, scored to present a stone-like appearance. A doorway to the basement is cut into the foundation at the back of the south eaves-side. The facade features a three bay, pedimented, slightly projecting pavilion surmounted by a three stage, inset bell tower with a clapboard-sided, square base, open square belfry with paneled corner pilasters and an eight-sided spire crowned with a weathervane. Heavy cornice molding separates the three stages in contrast to the more delicate cornice molding found on the main block and pavilion. The pavilion is articulated with deeply set, six-paneled doors in the outer bays framed by simple pilasters supporting a full entablature. Between the two doors in the central bay and in the upper story bays are rectangular stained glass windows. Four rectangular stained glass windows articulate each eaves-sides and there is a shadow of two windows that once articulated the rear. All windows have plain surrounds and

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sills and are crowned with shallow pedimented hoods. The windows are covered with exterior storm windows. The clapboard-sided walls with plain cornerboards terminate in a simply molded box cornice with partial returns at the front and no returns or overhang at the rear. The roof is covered with standing-seam metal roofing and there is an exterior brick chimney centrally located in the back.

12. Dr. Orman Terry House, (Bellemeur), Vermont Route 110. c. 1844. Contributing.

This property was owned by Joseph Thatcher before 1844, though there may not have been a residence built at that time.¹¹ Thatcher had come to Tunbridge in 1837 and served as the Congregational minister until 1844, so he probably lived in the Parsonage next door. In 1856 Doctor Orman Terry owned the property, which by then had a dwelling. Terry set up a medical office, probably in a separate structure located south of the house close to the western corner of the barn.¹² The office building was regrettably demolished after 1979.

This one-and-one-half-story, three-by-four-bay, clapboard, Greek Revival style dwelling was built c. 1845. Slightly elevated on a stone foundation, the gable-front, side-hall-plan dwelling is noteworthy for its stylistic detail including corner pilasters with molded capitals which support a full entablature with a wide frieze and a heavily molded cornice with partial returns. The entry, located in the right, gable-front bay, is exceptionally handsome. Here, a six-paneled door is flanked by three-quarter length, twelve-paned, leaded-glass side lights, crowned with a twelve-paned, leaded-glass transom and six-paneled, corner lights. This window treatment is similar to that found on the W. P. Brown House (#15). Molded panels in the reveals match panels below the side lights and the door panels. The doorway is framed with paneled pilasters with a Benjaminesque palmette motif near the top. The entablature crowning the doorway is hidden by a three-bay porch, added to the facade c. 1920. The porch has a half-wall and Roman Doric columns supporting a flat roof. Also added c. 1920 is a two-bay dormer at the back of the north side. Sash are predominantly two-over-two. A four-by-two-bay, one-story, "L-shaped" wing to the east of the main block is much altered. Originally only three bays deep and inset on the south side with a three bay porch, a fourth bay was added to the width of

¹¹Book 10, pg. 413, Tunbridge Land Records, Available at the Town Clerk's Office, Tunbridge, Vt.

¹²Vermont Historic Sites and Structures Survey, "Tunbridge Village," July, 1979. Book 14, pg. 414, Tunbridge Land Records, Available at the Town Clerk's Office, Tunbridge, Vt.

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the wing c. 1960 when it was converted to living space. Some of the windows in the wing were replaced with modern three-sash casement windows and one-over-one sash. There is a doorway inset in the third bay of the south side of the wing and another in the (outer) fourth bay of the north side. The gable roof of the main block is covered with standing-seam metal roofing. The gable roof over the wing forms a belcast profile on the south side, and also is covered with a standing-seam metal roofing. There is an interior, ridge chimney in the main block and wing.

12a. Barn, c. 1890. Contributing.

This two-and-one-half-story, post-and-beam, clapboard-sided barn was built c. 1890. The gable-front facade has a three-bay-wide entrance with vertical-board, sectional doors, a second-story, hay loft door with strap hinges crowned with a third story window, now boarded. The square sash that articulated the sides of the barn are mostly removed or boarded. The land associated with this property in the nineteenth century included a small field behind the house and behind the parsonage (#10) to Potash Road. This land had been used for pasture throughout the nineteenth and early twentieth centuries but is now overgrown with trees and brush.

13. Wight House, (Wight), Vermont Route 110. c. 1870. Contributing.

This vernacular, rectangular-plan, eaves-front house was built c. 1870 and owned by B. B. Bowen in 1877, but it is commonly known as the Wight House as the Wight family has owned the property since about 1880. It is built into the bank facing Route 110 (east) so that the facade and north side are two-storied and the rear and south side are three stories above grade. The foundation is stone and concrete. The facade and side fenestration is symmetrical, five-by-two-bay, with the upper story windows positioned close to the cornice. The rear side is asymmetrical. Windows are generally two-over-two sash with plain surrounds. An enclosed, glazed, shed-roofed porch was added the length of the facade in 1990 replacing a three-bay Classic Revival style porch that had been in place since c. 1920. A band of ten, one-over-one sash stretch across the front of the vertical-board porch. The front yard is terraced with a curved concrete wall so that there is open storage space below the southern third of the porch but the northern two-thirds of the porch is at grade. The roof of the main block is a steeply-pitched gable roof with wide overhangs; the soffit is clapboard-sided. The main-block and porch roofs are covered with standing-seam metal sheathing. To the right of the main block is a one-and-one-half-story wing with an attached open shed that connects to a barn. The three-by-one-bay wing

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has a central bay entrance with square, one-over-one sash in the outer bays. The main block and wing are covered with asbestos shingle siding and the wing has asphalt shingle roofing.

13a. Barn, c. 1860. Contributing

Attached to the wing of the Wight House is an open, flat-roofed, two-bay, car-port-type shed, which was added after 1914, connected to a one-and-one-half-story, c. 1860, vertical board-and-batten-sided barn with fixed six-pane sash and a hinged door at the south-facing eaves-front. Four small square windows mark the stall area at the rear of the barn which appears to predate the Wight House and may have been associated with the Town Hall (#14).

14. Town Hall, (Town of Tunbridge), Vermont Route 110. 1840. Contributing.

The first Tunbridge meeting house was built in 1795 in the geographic center of town, between what is now Tunbridge Village and North Tunbridge. This building was used for all the town's religious denominations and public meetings, but as each denomination built their own churches in the 1820s and 1830s the meeting house was used less and less and fell into disrepair. In 1840 the town built this Town Hall to replace the meeting house. In 1851 the original meeting house was taken down and some of its timbers used to build what is now St. Matthew's Church in South Royalton. The new Town Hall, in contrast to the original meeting house, was used only for public purposes even though its appearance, like many of the 19th century town halls, is related to late eighteenth and early nineteenth century ecclesiastical architecture. From about 1900 to 1940 this building was also used as a movie theater.

This Greek Revival style, three-by-three-bay, gable-front structure was built in 1840 as a one-story building. In 1908 it was raised to two stories and its appearance has been relatively unchanged since that time. The clapboard structure is elevated on a stone foundation, partially refaced in concrete. The walls are articulated with twelve-over-twelve sash at the upper story and twelve-paned, fixed sash at the first story with half-glass, six-paned doors located between the three bays at the south side. The doors and windows are surrounded with plain trim. The main entrance is located in a projecting pavilion at the gable-front with eight steps leading to five-panel, double doors flanked by three-quarter length sidelights with diagonal board panels. The entry is framed by paneled pilasters supporting a full entablature with a paneled frieze. The paneled frieze motif is repeated in the

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horizontal and raking cornice of the entry pavilion. The corners of the entry pavilion and main block are framed with paneled pilasters supporting a two part frieze on the main block with diagonal and vertical boarding. The gable roof of the main block and pavilion is covered with standing-seam metal roofing and terminates at a molded box cornice with partial returns. There is an exterior ridge chimney at the rear.

15. William P. Brown House, (Stockwell), Vermont Route 110. c. 1840. Contributing.

This dwelling was built c. 1840, possibly by William P. Brown (b. 1805), who came to Tunbridge with his parents from Canterbury, Connecticut in 1811. Brown's occupation was reportedly a farmer,¹³ but an 1839 deed for the parcel of land adjacent to the north refers to the Wm. P. and James Brown shop north of here. The nature of this shop is not described.¹⁴ Brown held many public offices in the town and county, serving as a side judge at Chelsea, town treasurer and constable. In 1858 Brown owned this house and acted as town clerk, having an office here.¹⁵ In 1877 the property continued to be owned by W. P. Brown.¹⁶ From about 1890 until 1943 this house was owned by the Durkee Family, first by George W. and later by his son, Elmer. George W. Durkee was a Civil War veteran and many GAR events were planned and held in this house.

This five-by-two-bay, one-and-one-half-story, Greek Revival style dwelling sits on a stone foundation and has an eaves-front Classic Cottage form with a south wing. Corner pilasters support a full entablature with returns and a wooden water table forms the base of the clapboard siding. The eaves-front central doorway has a stone sill and is framed by panelled pilasters supporting an entablature. The six-paneled door is crowned with a distinctive, multi-paned transom light and corner lights and flanked by three-quarter length sidelights similar to the Joseph Thatcher House (#12). The five-by-one-bay wing to the south has a recessed entry in the central bay with a gabled hood

¹³Hamilton Child, comp., Gazetteer and Business Directory of Orange County, Vt., 1762-1888, Syracuse, N. Y., June, 1888, p. 488.

¹⁴Book 9, pg. 307, Tunbridge Land Records, Available at the Town Clerk's Office, Tunbridge, Vt.

¹⁵H. F. Walling, Map of Orange County, Vermont from Surveys Under the Direction of H. F. Walling, New York: Baker & Tilden, 1858.

¹⁶F. W. Beers and Co., Atlas of the County of Orange, Vermont, New York: F. W. Beers and Co., 1877.

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supported by solid brackets. The southernmost two bays are a woodshed with double, rounded-top, hinged, doors. The gable roofs are covered with standing-seam roofing with a brick, interior ridge chimney in the wing and one in the south part of the main block with a chimney cap. The interior ridge chimney at the northern part of the main block has been removed and replaced with an exterior brick chimney at the north end. There is a shed-roofed, one-story, two-bay lean-to addition at the back of the ell and a pent-roofed, two-bay porch with Tuscan colonettes at the rear of the main block, probably added c. 1900. The windows are two-over-two and six-over-six, double-hung sash with architrave trim. In the southern gable attic is a demi-lune window.

15a. Barn, c. 1880. Contributing.

This c. 1880, one-and-one-half-story barn sits on a rubble foundation slightly angled at the rear of the W. P. Brown residence. The structure has board and batten siding with a pair of hinged double doors opening into the east-facing, eaves-front. The gable roof is covered with sheet metal roofing. At one time this barn served as a woodworking shop.

**16. Mason K. Griffith House, (Fisk), Vermont Route 110.
c. 1875. Contributing.**

This "L"-shaped, vernacular Gothic Revival style dwelling was built c. 1875 by Mason K. Griffith on a portion of the site of Woodward's Hotel, destroyed by fire c. 1865.¹⁷ The barn that was associated with the hotel still stands north of here (#17b). From 1889 to 1894 Dr. Elmer E. Dean lived and probably had a medical office here. Later this house served as the home of the Tunbridge Telephone Company.

This one-and-one-half-story, clapboard house has a three-by-three-bay, gable-front, main block with a three-by-two-bay ell projecting to the right (south). A doorway with full length side-lights and a simple entablature hood is located in the left bay of the facade. Fronting the main block and first bay of the ell is a one-story, three-bay Gothic Revival style porch with octagonal posts and crocketed brackets supporting a shed roof. The ell has an enclosed, clapboard-sided, shed-roofed, glazed porch stretching the length of its facade with a doorway located in the first bay within the open porch. Another secondary entrance is located at the rear of the ell in the southernmost bay, covered with an entry hood. The windows in the enclosed porch are one-over-one sash; the windows in the main block and ell are two-over-two,

¹⁷Book 19, pg. 233, Tunbridge Land Records, Available at the Town Clerk's Office, Tunbridge, Vt.

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double-hung sash with architrave molding. There is a round-headed window in the attic gable of the facade with a simple label hood. The gable roof is steeply pitched covered with standing-seam metal roofing with a wall dormer at the ell facade and an interior ridge chimney in the ell. There is an exterior brick chimney at the rear of the main block.

16a. Barn, c. 1875. Contributing.

Behind the southeastern corner of the dwelling is a semi-attached, one-and-one-half-story barn. The structure is sided with vertical board-and-batten siding and has a unique elliptical arched opening that stretches across the facade with a hay loft above and the main barn doors recessed approximately fifteen feet within the arched opening. The walls are articulated with several multi-paned fixed sash. Attached to the back of the barn is a one-story, gable-roofed, board-and-batten-sided shed. The roof of the barn is steeply pitched, matching the Gothic Revival style house, and covered with metal roofing.

**17. John N. Woodward House, (Cilley), Vermont Route 110.
c. 1840. Contributing.**

This dwelling was built c. 1840 on a parcel of land purchased by John Woodward from Amos Hutchinson in 1839. The Woodwards owned the property until 1862 when they sold to John A. Reynolds. Nellie M. Cilley, daughter of John and Mary Reynolds, purchased the dwelling in 1919 and, 130 years later, the family continues to own and reside in the house. This dwelling was the home to Tunbridge's last doctor, Dr. Angell, who was a physician in Tunbridge into the 1950s.

This dwelling is a three-by-three-bay, one-and-one-half-story, sidehall plan Greek Revival style house with an ell and attached shed. The house is slightly elevated on a concrete-faced foundation with its gable-front facing Route 110 (east). The clapboard-sided dwelling has a wooden water table and plain cornerboards supporting an architrave cornice with returns. Stretching across the front of the house is a one-story, two-bay porch, added c. 1900, with a scalloped shingle half-wall and skirt, and Roman Doric columns supporting a shed roof. The principal entrance is located in the right, gable-front bay, now with plain surround and a large oval glass panel in the door. Windows have two-over-two sash with corner blocks and a projecting molded lintel. A modern sliding glass door opening onto a shed-roofed porch and three-part casement windows were recently added to the rear of the main block. A three-by-one-bay, one-and-one-half-story ell extends to the north, with an attached shed. There is an entrance in the middle bay of the ell facade and double hinged doors at the front (east side) of the shed with walk-through

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doors at the gable-side and rear of the shed. The roofs are covered with standing-seam metal roofing.

17a. "Tea House", c. 1930. Contributing.

This c. 1930, one-story shop housed a small restaurant operated by Mrs. Boardway during the 1930s that primarily served lunches to the men who were paving Route 110 in 1934. The restaurant was called the "Tea House". It is now the Boardway and Cilley Memorial shop, a stone carver's shop for memorial stones. In front of the building, where a rise in the ground is still evident, was a Fairbanks platform scale in 1877. The scale was probably removed before 1914. This lot was the site of the Woodward Hotel, a large Federal style structure that may have been built as early as c. 1820 and destroyed by fire c. 1865. After the Civil War began, many pro-North rallies were held here. For several years Orvis P. Cilley owned the hotel. Cushman bricks that were used to build the hotel are still found at the site suggesting that this land may be archeologically sensitive.

This small, eaves-front shop sits on a concrete foundation facing Route 110 (west). Its central bay "cross" door has the upper half glazed and the lower half paneled. The left bay of the facade has a six-over-six sash with a plain surround. The structure is sided with novelty-board siding, its corners trimmed with cornerboards. The gable roof is covered with rolled roofing and has a wide overhang.

17b. Barn, c. 1840. Contributing.

This two-and-one-half-story, saltbox-shaped, post-and-beam barn was built c. 1840 for the Woodward Hotel, which stood just south of here before it burned c. 1865 (See #17a). The approximately forty-by-thirty foot board-and-batten structure sits on a rubble foundation, set back only about fifteen feet from the road with its ridge parallel to Route 110. The north gable-end is articulated with vertical-board, exterior sliding doors with a hay-loft door above and a twelve-over-twelve sash gable window. The south side has a matching hay-loft door and gable sash plus a multi-paned fixed sash in the left-hand bay at the first story. The eaves-front facing Route 110 (west) is articulated with a pedestrian door and a second story hay-loft door.

18. Dyer Cilley House, (Cilley), Vermont Route 110. 1931. Contributing.

The Dyer Cilley house is one of the few houses that was built in Tunbridge in the 1930s. Dyer Cilley purchased Sears and Roebuck Co.

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plans for this dwelling from a family in Chelsea Vermont, just north of Tunbridge. Cilley then reversed the plans for his house; consequently, a mirror image of this house stands in Chelsea. The structure that had been located on this lot before 1930, the James Brown house (#19), was moved across the street (Route 110) prior to the construction of the Dyer Cilley House.

Built in 1931, this one-and-one-half-story, five-by-three-bay, Bungalow style house is slightly elevated on a concrete foundation that is punctured with several three-paned, horizontally-hung, basement windows. The clapboard house is visually dominated by a broad, steeply pitched cross gable roof with deep overhanging eaves supported by heavy open brackets. Dominating the right half of the facade is an projecting, asymmetrical, two-bay, gable-roofed porch with a clapboard half-wall and truncated, battered style posts rising from elongated square bases. The narrower left-hand bay of the porch has steps leading to the principal entrance located in the center bay of the house. The gable over the porch has a bank of three, small, two-over-two sash. Balancing the oversize porch, the left half of the facade has a bank of three, four-over-one, double-hung sash located under the eaves. This bay is crowned by a gable dormer with a pair of six-paned casement windows. Rising against the southern gable side of the house is a large exterior brick chimney. A smaller, exterior brick chimney is at the rear. The fenestration on the sides and rear are generally irregular, four-over-one sash and there is a secondary entrance at the rear of the house. The roof is covered with standing-seam metal roofing.

**19. E. O. Lyman House, (Cilley), Vermont Route 110. c. 1840.
Contributing.**

This c. 1840 house is believed to have been associated with a harness shop in the mid-nineteenth century. The 1858 Walling map of Orange County shows a "Sadlers Shop" [sic] where this house originally stood before it was moved across Route 110 in 1931 to allow for the construction of the Dyer Cilley house (#18). In 1877 the house was owned by E. O. Lyman, and it remained in the Lyman family for a number of years.

When this post-and-beam, Greek Revival style dwelling was moved to the east side of Route 110 in 1931, it was rotated ninety degrees clockwise so that now its ridge is now parallel to the road and the three-bay, gable-front faces north. This one-and-one-half-story house is slightly elevated on a concrete foundation. It is covered with clapboard siding with a simple wooden water table, corner boards, a plain frieze and a delicately molded box cornice with partial returns. The main entrance

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of the side-hall plan dwelling is located at the left-hand bay of the gable-front. It has a four-paneled door with deep reveals, full length sidelights and a plain entablature that until recently was embellished with sawn scroll ornamentation. There is a secondary door at the rear (east) eaves side within a four-bay, one-story, shed-roofed porch that was probably added to the house in 1931 when it was moved and recently rebuilt. A 1914 map reveals that when this house stood on the west side of Route 110 it had an ell extending from the rear of its southern eaves side, removed when the house was relocated in 1931. All fenestration is two-over-two, double-hung sash with plain surrounds. The gable roof is covered with standing-seam metal roofing.

19a. Shed, c. 1850. Contributing.

Southeast of the E. O. Lyman house is a small, semi-attached, clapboard-sided shed that is believed to have been a harness shop and was moved across the road from the site of the Dyer Cilley house (#18). In 1914 there had been a two-story barn with an attached shed located behind the house, and while the barn no longer exists, the footprint of the structure suggests that this may be the shed. This structure is very simple with double, vertical-board, hinged doors opening into the left bay of the facade. The shed roof is covered with metal roofing.

20. John Lovejoy House, (Hoyt), Vermont Route 110. c. 1810. Contributing.

This house is one of the oldest in the village, probably constructed about 1810 by John Lovejoy. Tunbridge land records indicate, in what may be a foreclosure against Lovejoy, that in 1821 there was a "Potash" and a store on this property as well as a house and barn which were built by Lovejoy.¹⁸ Several years later Lovejoy's apparent creditors sold the "estate formerly owned and occupied by said Lovejoy late of Tunbridge" to William P. Brown and James Brown who may have had a shop, possibly a blacksmith shop, on the property. (See the William P. Brown House, #15) The H. F. Walling Map of Orange County indicates that James Brown owned the property in 1858. At one time Brown served as the Tunbridge postmaster and had the post office in this house. From c. 1870 until 1885 the property was owned by Mary Ellen and Joseph W. Smith. Samuel O. Ordway bought the property in 1885 and it continues to be owned by descendants of Ordway. At one time this house was the shop and dwelling of the town cobbler, whose equipment is now included in an exhibit at the "Tunbridge World's Fair".

¹⁸Book 5, pg. 341-345, Tunbridge Land Records, Available at the Town Clerk's Office, Tunbridge, Vt.

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This three-by-two-bay, one-and-one-half-story, post-and-beam structure is now altered, but obviously quite early. Well set back on the west side of Route 110, this vernacular house sits on a stone foundation refaced with concrete and faces Route 110 with its gable-front. It is sided with clapboard siding with simple cornerboards, plain window and door surrounds and a plain cornice. One entrance is located in the central bay of the gable-front within an enclosed, glazed, one-story, hip-roofed porch that spans the front of the house. The enclosed porch has a clapboard-sided half-wall and is glazed with a band of eight-paned sash. A second entrance is centrally located at the south-facing eaves-side. The doors and window sash are mostly modern replacements, but several two-over-two sash remain in the gable. The gable roof is moderately pitched and covered with corrugated metal roofing with a central ridge chimney. The eaves are low, close to the window and door lintels. An attached, one-story, wood-shed extends from the west gable side. This flushboard-sided wing was considerably longer, but an attached shed was removed c. 1960.

20a. Barn, c. 1850/c. 1880. Contributing.

This two-story, two-part, post-and-beam-framed, barn sits behind (west of) the John Lovejoy house on a rubble foundation with its ridge parallel to Route 110. The weathered clapboard-sided barn is approximately eighty-feet-by-thirty-feet and was built in two parts with the slightly taller, west half probably built c. 1850 and lengthened c. 1880. There are few window or door openings in the barn. Entries at the rear are now partially obscured with piles of dirt and brush and there are several square window opening at the upper levels. A one-story, open, shed-roofed area to the west of the barn probably served as cover for livestock. A shallow, gable-roofed ell was recently added to the right side of the facade now serves as a two-bay garage with overhead sectional doors opening into each bay.

21. Ruby Keyser House, (Keyser), Vermont Route 110. c. 1960. Non-contributing.

This single-story, four-by-two-bay, c. 1960, Ranch style, modular house is slightly elevated on a concrete foundation with the ridge of its moderately sloped gable roof parallel to Route 110. Concrete steps lead to a pedimented main entrance just left of center in the west-facing eaves-front. The dwelling is asymmetrically fenestrated with one-over-one sash with paired windows articulating the right-hand bay of the facade and a one-over-one sash in the left bay. The roof is covered with asphalt shingles with an interior, elongated, brick chimney. This

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dwelling does not contribute to the character of the historic district due to its age.

21a. Ruby Keyser Mobile Home, c. 1955. Non-contributing.

This mobile home served as a residence before the Ruby Keyser house was built. It is now a guest house associated with the primary residence. Recessed slightly behind the house on a concrete pad, this mobile home is unobtrusive with its gable-front facing Route 110. The structure is covered with modern board-and-batten-like siding with its entrance deeply recessed in an entry porch in the left half of the gable-front. The right bay has a one-over-one sash. The long north-facing eaves side has a bank of casement windows. The south and east sides are articulated with one-over-one sash. While the mobile home does not contribute to the historic district due to its age, granite fence posts in the front are a reminder of the nineteenth century home that once stood at this site.

22. Osman P. Farnham House, (Goodnow), Vermont Route 110. c. 1828. Contributing.

In 1828 Osman Peter Farnham (b. 1801) purchased two acres of land on the west side of the highway from Jacob Cilley for \$160 and built this Federal style I-house using bricks from the Cushman brickyard.¹⁹ It remained in the Farnham family until the early twentieth century when it was owned by the Manchester/Austin family for four generations until 1986. There had been a carriage barn, livestock barn and silo, associated with this property that are no longer extant.

This five-by-two-bay dwelling is the only two-and-one-half-story residence remaining in Tunbridge Village. It sits on a stone foundation with its long eaves-front parallel to Route 110. The brick cladding is laid in a seven course common bond. The facade is articulated with a central four-paneled door with a simple surround, transom light and semi-elliptical relieving arch obscured by a three-bay, one-story porch with turned posts, sawn brackets and vertical board half-wall below a handrail. A second entrance is in the rear, center bay. The fenestration is symmetrical with eight-over-eight, double-hung sash with plain surrounds replacing two-over-two sash in a recent restoration. The second story windows are located directly under the eaves. Two-over-two sash remain in the gables. There is a small brick lean-to attached to the rear bay of the north-facing gable-side. The roof is

¹⁹Book 7, pg. 231, Tunbridge Land Records, Available at the Town Clerk's Office, Tunbridge, Vt.

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covered with standing-seam metal roofing with a lightly molded box cornice with partial returns. There are two, brick, chimneys located near the gable-ends. A one-and-one-half-story, frame, gable-roofed ell at the rear is much rebuilt with a recessed portico in the right bay of the (south) facade and a garage with an overhead sectional door in the left bay. The walls are covered with wood shingles and the roof is clad with asphalt shingles with a sky-light and a small decorative cupola. Attached to the rear of the ell is a lean-to garage with an overhead, sectional, garage door in the left bay of the south-facing facade and a walk-through door located in the right bay flanked by a multi-paned fixed sash. A granite fence-post and hitching post in the front yard are typical of those once be found throughout the village.

23. The J. S. Noyes House, (Bellefeuille), Vermont Route 110. c. 1825. Contributing.

This vernacular Federal style dwelling was built c. 1825. In 1877 it was owned by J. S. Noyes, and for a number of years it was owned by the Ballou family.

The original core of this one-and-a-half-story, clapboard house is quite small, three-by-two bays, with an ell on the south side and a c. 1960 shed roofed addition extending to the north. The (west) gable-front has a center-bay, half-glass door with tapering pilasters supporting an entablature. Flanking the entrance are two-over-two sash in the outer bays. A c. 1900, three-bay, shed-roofed porch spans the facade with a board-and-batten half-wall below the handrail and thin Doric colonnettes supporting an entablature. There is a three-sided bay window at the second story of the gable-front. The west front of the four-by-two-bay ell has a doorway left of center crowned by a bracketed entrance hood and flanked by one-over-one sash. A shallow gable-roofed garage with a modern sectional garage door was recently added to the right-hand bay of the ell. The second story of the ell is articulated with a three-bay shed-roofed wall dormer. The roof of the ell is two-pitch so that the rear of the ell is two stories. A small, one-story, gable-roofed addition extends from the rear of the ell. To the north is a one-by-two-bay lean-to extending from the ridge of the gable-front core, set back slightly so that the cornerboards and raking cornice with partial returns of the main block are intact. The windows of the main core are predominantly two-over-two sash; those on the ell and lean-to are one-over-one sash. All have simple surrounds. The roofs are clad with standing-seam metal roofing and there is an interior ridge chimney in the ell.

23b. Shed, c. 1930. Contributing.

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This curious utility shed sits on a brick foundation at the rear of the Noyes House. Sided with horizontal, flush-board siding, the entry is deeply recessed within an enclosed entry porch at the north, gable-end. The appearance of this structure suggests that at one time it may have been used as a camp or tourist cabin. It is now used as a utility shed.

23b. Barn, c. 1860. Contributing.

This handsome, one-and-a-half-story, board-and-batten-sided barn sits on a rubble foundation behind the Noyes house with its ridge perpendicular to Route 110. It is built into the bank so that the rear of the barn is at ground level and the rubble foundation is visible at the gable-front and south eaves side. The land is terraced to form a drive parallel to the steep bank leading to exterior leaf doors located at the south side.

24. Porter Cushman House, (Gibbs), Vermont Route 110. 1829. Contributing.

On July 9, 1829 Porter Cushman sold just over two acres of land to Jonathan C. Hall including a new brick house occupied at the time by Cushman, a new shed and shop and a new barn partly finished.²⁰ The bricks for this house came from the Cushman brickyard located about one mile south of the village and the stone was quarried at the Brocklebank Granite Quarry, three miles up the Strafford Road. At the time that Hall purchased the house in 1829, he already owned a brick store across the lane adjacent to the north (#26), beginning an association between this house and the store. After Hall, the dwelling and store were owned by Amos Hutchinson who owned the Congregational Parsonage (#10) before it was given to the church in 1835. Upon Hutchinson's death, about 1862, this property was transferred to Aaron N. and later Millard King. Aaron King was a land baron owning some twenty properties in Tunbridge including the fair grounds, land in Royalton, Strafford and Granville, Vermont, as well as acreage in Iowa and Minnesota.²¹ The 1862 deed for this house refers to the brick store and a Potash associated with the property. While the store still stands, there is no above ground evidence of the Potash which apparently sat behind the house; nevertheless, there may be archeological evidence and this property should be considered archeologically sensitive. This dwelling served as

²⁰Book 7, pg. 351, Tunbridge Land Records, Available at the Town Clerk's Office, Tunbridge, Vt.

²¹Euclid Farnham, Tunbridge Past: A Pictorial History of Tunbridge, Vermont, Randolph, Vt.: Herald Printery, 1981, p. 29.

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the Town Clerk's Office under at least four different resident town clerks: David Chapman around 1875, Harley Whitney around 1920, Mary Brunelle around 1940 and Gladys Sanborn around 1950. David Chapman was also a business partner in a trade company with Francis Sturtevant who lived across the street. Chapman also engaged in farming full time and owned, with A. N. King, the Union Agricultural Society's fair grounds. Early photographs of the fair grounds show corn growing in the race track infield that probably belonged to Chapman. He was prominent in town and county affairs serving as a county judge, commissioner, selectman, lister, town clerk and county auditor. This house is of particular architectural significance for its fine craftsmanship. It is strikingly similar to the Parsonage (#10) in its design and ornamentation and was certainly built by the same builder, possibly Porter Cushman. Like the Parsonage this house is an unusual example of brick veneer which was used to build a stylish brick house while economizing by using fewer bricks.

This three-by-three-bay, one-and-a-half-story Greek Revival style, brick veneer structure is laid in a stretcher bond with metal spikes anchoring the veneer into the post-and-beam frame. The house is slightly elevated on a stone foundation that is notable for its scallop cut along the top of the large slabs. This treatment is also found in the Parsonage (#10). There are several windows cut into the foundation that are capped with stone lintels with the same scallop ornamentation. The principal entrance of the side-hall-plan dwelling is recessed in the right, gable-front (east-facing) bay with a transom light and three-quarter length sidelights surrounded by molded trim with a keystone and corner-block motif. The corner-block surround is repeated in a reduced scale around the six-paneled door and surrounds all sash. There is a large granite sill at the entrance. The eaves walls are articulated with three, two-over-two sash on the south side and two, two-over-two sash on the north side. The roof is covered with standing-seam metal roofing with an interior brick chimney with a corbeled chimney cap. A one-bay clapboard-sided, wall dormer with a gable roof extends at the south side and a small, one-bay, pedimented dormer is on the north. The roof line terminates in a molded box cornice with partial returns. All sash are two-over-two replacing six-over-six sash after 1880.²² Attached to the rear of the house is a post-and-beam-framed, clapboard-sided wing with a shed ell extending to the south. Both additions are very old, probably built at the same time as the house. There is a c. 1900 open porch with thin Doric columns supporting a shed roof on the south side of the wing which contains a secondary entrance. The post-

²²Euclid Farnham, Tunbridge Past: A Pictorial History of Tunbridge, Vermont, Randolph, Vt.: Herald Printery, 1981, p. 111.

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and-beam-framed shed is sided with horizontal flushboard. The wing and ell have six-over-nine and six-over-six, double-hung sash, double-hung sash. Their gable roofs are covered with metal roofing. In the front of the house a large stone hitching post with its iron ring intact remains from the nineteenth century.

25. Post Office, (Beauchemin), Vermont Route 110. 1961. Non-contributing.

The first post office in Tunbridge Village was established in 1805 with Charles M. Lamb postmaster. Since then the post office was operated out of the postmaster's home or store until 1933 when serving postmaster Rose Stewart rented space in the old GAR Hall (now demolished) which was in the center of the village. The office was in that location for nearly thirty years until 1961 when postmaster Susie Bellefeuille constructed and owned this new building directly north of the GAR Hall site. The Post Office continues to be privately owned.

This three-by-four-bay, gable-front building faces Route 110 (west) slightly elevated on a concrete foundation, set back deeper than the 19th century residences. It has wide clapboard siding with a central gable-front entry, crowned with a pedimented hood supported by steel posts. Multi-paned, "picture windows" are in the outer bays of the facade, and the sides are articulated with one-over-one sash. The moderately pitched gable roof is covered with standing-seam metal roofing. While non-contributing to the historic district due to its age, this building's sympathetic design and set-back make it unobtrusive.

26. J. C. Hall Store, (Tunbridge Volunteer Fire Department), Vermont Route 110. c. 1825. Contributing.

This vernacular Federal style building was a store operated by J. C. Hall in 1828. Later the store was owned by Amos Hutchinson and then the King family. (See #24.) Throughout most of the 19th century this property was held in common with the Porter Cushman house (#24) adjacent to the south, which served as the storekeeper's residence. In 1860 the store was a two-tenement building with William and Ellen (Noyes) King living in the north end, where Ellen had a millinery and dressmaking shop. Ellen's equipment is preserved and is included in the Log Cabin Exhibit at the Tunbridge World's Fair. Stillman and Lura (King) Dean lived in the south side where Dean operated a sign painting business and carriage shop and had a livery, probably in an ell that extended to the rear. The building sits close to the bank of the first Branch of the White River and erosion is a continuous threat. Most recently, part of

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the foundation of the rear ell washed away July 1, 1992. Record of tenants dealing with the threat of erosion date back to 1866 when the river started to erode away the bank, and William King asked the town for help. When they refused, King worked in the icy water by himself, caught pneumonia and "galloping consumption" and died at the age of 33.²³ Around 1880 this building was converted to a creamery, for which it is most commonly known. After 1917 the creamery became the Tunbridge Cooperative Creamery, owned by local farmers who processed milk for the southern New England market until 1961, when the business was sold to the Bay State Ice Cream Company. The building now houses the Tunbridge Volunteer Fire Department. Erosion from the First Branch of the White River not only threatens this building but has already claimed three buildings that once stood north of the Creamery. The erosion continues to eat at the bank so that a guard rail along Route 110 is needed to protect cars from what is now a steep embankment.

This two-and-one-half-story structure faces east on a stone foundation with its eaves-front close to Route 110. The building has complicated massing with a number of additions and alterations. The main rectangular block is three-by-two bays, brick, probably from Cushman's brickyard, in seven-course American bond. There are splayed stone lintels over the windows and doors. The structure once had two large, storefront windows on the first floor front elevation with a central door set within a relieving arch, but the door is now bricked over and the left bay window has been altered to serve as a door. The right bay is covered with a modern, frame, lean-to shed. The second story windows are directly under the eaves. Two-part framed garage additions with overhead, sectional garage doors to the north were added within the last twenty years to house equipment for the fire department. Originally there was a two-story framed ell where the garages are now located. A two-story, brick ell at the rear of the building was probably added after 1880 when the building was converted to a creamery. The bond of the ell is seven course stretchers, one course of alternating header-stretcher. At the rear is a two-story, frame ell shed on a brick foundation with a large sliding door at the south-facing, right-hand bay. A frame, lean-to shed on a concrete block foundation is at the rear of the ell. There is a gable-roofed modern frame shed attached to the rear bay on the south side of the main block. The ells have nearly flat roofs. The main block has a gable roof with standing-seam metal roofing. Paired roof dormers that appear in photographs from 1880 to c. 1940 are now removed as are the Federal style paired end chimneys. While the numerous modern additions and alterations have compromised the

²³Euclid Farnham, Tunbridge Past: A Pictorial History of Tunbridge, Vermont, Randolph, Vt.: Herald Printery, 1981, p. 27/

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integrity of this building, much of the intrusions are reversible and there is enough historic fabric remaining that this building contributes to the historic interpretation of the village.

**27. C. Baxter House (Davis), Vermont Route 110. c. 1835.
Contributing.**

In 1858 this Greek Revival style dwelling was owned by C. Baxter. In 1877 N. King lived in the house, which by then, along with the dwelling adjacent to the north (#28), was held in common with the General Store owned by A. N. King (#29). (See #24, "A. N. King".) Just south of the Baxter house is a large expanse of lawn, once the town common but later sold to the King family who for a number of years dominated town politics and the local economy.

This c. 1835, sidehall plan, one-and-one-half-story, three-by-four-bay dwelling is slightly elevated on a stone and concrete foundation with its gable-front facing (west) Route 110. The primary entrance to the clapboard-sided house is noteworthy, embellished with three-quarter length side-lights, a transom and corner lights. The doorway is framed with Doric pilasters supporting a full entablature with a wide frieze crowned with a rectangular, centered block and flanked by elongated corner blocks. The entrance has a granite and steps. The facade and sides are regularly articulated with six-over-six, double-hung sash with architrave moldings flanked with horizontal louvered shutters. The corners of the house are defined with cornerboards. The gable roof has two, two-bay, shed-roofed, wall dormers on the south side and one on the north side. The dormer windows are two-over-two sash. The roof is covered with asphalt shingles, but the dormers have standing-seam metal roofing. There is a brick ridge chimney near the rear with a corbeled chimney head. The roof terminates in a molded raking and box cornice with partial returns. Extending from the rear of the house is a one-story, five-bay wing, that once housed the summer kitchen and a carriage shed, now converted to a screened porch and garage. The ell gable roof is clad with standing-seam metal roofing with a pair of small gable dormers with multi-paned sash on the south side and a two-bay shed dormer on the north.

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**28. W. Putnam House (Barry), Vermont Route 110. c. 1855.
Contributing.**

In 1858 this dwelling belonged to W. Putnam, who owned the General Store (#29) with A. N. King. By 1877 A. N. King and Son owned this house and the store along with a number of other parcels in the village. (See #24, "A. N. King".) Beginning in the early 1900s this house was the long term residence of Ellen King and then her son Carl. The clapboards on this dwelling are now covered with aluminum siding, but much of the trim is retained, and the contemporary sheathing does not greatly diminish the architectural and historical interpretation of the house.

Built c. 1855, this one-and-one-half-story, five-by-two-bay, Classic Cottage is dominated by Gothic Revival and Queen Anne style details. Slightly elevated on a concrete faced foundation the house's eaves-front faces (west) Route 110. The central doorway has a half-glass door with three-quarter length sidelights with colored Queen Anne glass. Fluted pilasters with applied sawn brackets frame the entrance, protected by a c. 1900 porch with thin, Doric columns supporting a flat-roofed entry hood. Doric pilasters rise from the roof of the entry hood and support a full cornice entablature. A wall dormer crowns the entrance bay with pierced paisley-shaped bargeboard and a turned pendant. A second story door in the dormer has Queen Anne type colored glass panels framing a half-glass sash. The Gothic Revival motif is repeated on the sides of the house with pierced, paisley-type bargeboard with turned pendants. The steeply-pitched gable roof has exposed rafter tails and is clad with standing-seam metal roofing. There are two, interior, brick, ridge chimneys with corbelled chimney heads. Cornerboards and a wooden water table visually frame the structure. A one-and-one-half-story ell extends to the rear with a new screened porch to the south, an entry porch on the north, and an attached one-by-two-bay lean-to shed at the rear. A barn that once sat behind the house was demolished c. 1980.

28a. Garage, c. 1935. Contributing.

This c. 1935 gable-front, clapboard-sided garage is deeply set back north of the Putnam house on a concrete foundation and has an overhead, sectional garage door opening into its single bay. Sides and rear are articulated with two-over-two sash. The gable roof with wide overhangs is covered with standing-seam metal roofing.

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29. The King Store, (Barry), Vermont Route 110. c. 1830.
Contributing.

In 1858 this store was owned by Putnam and King; in 1877 it was A. N. King and Son. Although it has had numerous owners, Aaron N. King and his son Millard were outstanding proprietors of the village store through most of the nineteenth and early twentieth century. A. N. King was engaged in the mercantile business for over thirty years, was the president of the First National Bank of Chelsea, held many public offices and owned much of the property in the center of the Tunbridge Village including the fair grounds and the Tunbridge House, a large hotel that stood north of this store. (See #24, "A. N. King".) After operating the store for fifty years, the King family sold the store to Charles Boardway and Dyer Cilley in 1921 who were proprietors until 1933. (See #18, The Dyer Cilley House.) Boardway and Cilley installed the first gas pumps in front of the store in the early 1920s. For many years the General Store was also the village Post Office. This store is remembered as the meeting place of Lucy King and Joseph Smith, who later married and parented the famous Mormon, Joseph Smith (1832-1914). Commonly known as the Tunbridge Village Store or the Tunbridge General Store, through most of the nineteenth century it was called the King Store.

The elongated King Store is two-and-one-half stories, three-by-five bays with its gable-front facing (west) Route 110. The clapboard-sided building sits on a stone and brick foundation, partially refaced with concrete. The front elevation is three bays with a central door flanked by large store-front type plate windows which replaced the original multi-paned windows probably in the 1940s. The second story has two bays with one-over-one sash which replaced the original multi-paned sash probably at the same time that the plate glass store windows were installed. The gable window has its original six-over-six, double-hung sash flanked by horizontal louvered shutters. The multi-paned sash are also intact on the side elevations. The gable roof is covered with standing-seam metal roofing with an interior brick ridge chimney and an interior cement block chimney. A recent, concrete, one-story, shed-roofed entry porch abuts the front of the building replacing an open platform porch that historically fronted the structure. There is a c. 1960 small lean-to addition on the north side, a c. 1920 gable-roofed addition on the east end, and a small gabled entry-way to the basement on the south side added c. 1960. There had been a large two-story barn attached to the shed at the rear of the store, but it was removed after 1914.

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30. A. N. King House, (Greer), Vermont Route 110. c. 1800.
Contributing.

Built c. 1800 as a residence, this house was used as a store from the late 19th century until 1951. In 1858 the property was owned by A. N. King who also owned the Tunbridge House, a three-and-one-half-story hotel that once stood between this residence and the King Store (#29). The main block of the hotel was torn down in the 1930s and the wing in the 1950s leaving an empty lot south of this house. In 1877, when O. H. King owned this residence, an ell, possibly a carriage barn, joined the residence to the hotel. It may be at that time that the primary facade of the house shifted from the western eaves-front facing Route 110 to the south facing gable side which opened onto the court between the house and hotel.

This much altered five-by-three-bay, "L"-shaped, gambrel-roofed, Cape Cod sits atop a hill on a stone foundation at the east side of Route 110. A walkway, cut through a concrete-faced stone wall fronting the house, leads to what was once the principal eaves-front, center-bay entrance. The entry was moved from the front facade to the (south) gable-side, possibly c. 1870. Two-over-two sash now replace the old doorway, though the stone sill is still evident. Three-sided Italianate bay windows were added to the outer bays of the eaves-front facade in the late 1800s, but now the symmetry that was once so important to the Cape is lost as the right hand bay window was drastically enlarged to form a small room in the early 1900s. The rear of the house is less altered and suggests the original symmetry that was paramount to the Federal period. At the back, a central doorway with a transom light is flanked by six-over-six sash in the outer two bays, but even here the symmetry is compromised as the north end of the house was lengthened, probably c. 1900, to attach to an ell. Probably at the same time, a one-bay lean-to was added to the right hand bay, moving the window in the outer bay toward center to allow for the addition. The one-and-one-half-story ell extends back from the corner of the main block forming an "L"-shape, with a three-sided, one-story room added at the juncture, rounding out the "L". The ell, which was used as a meat market and attached wood shed in 1914, terminates in a semi-detached, two-bay, shed-roofed garage. The gambrel roof over the main block is probably original and is unusual in this region. The standing-seam metal roof is punctuated with three, one-bay shed dormers at the front that may be original, or at least are very early. The ell has a steeply pitched gable roof covered with asphalt shingles. The frame house is covered with aluminum siding, though some of the original clapboards and flushboard siding remain on the ell. An exterior cinder block chimney is applied to the south side.

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30a. Shed, c. 1940. Contributing.

This very tall, three-bay, shed-roofed shed sits well behind the primary residence on the ridge. Open on the east side the shed has vertical flushboard siding on three sides. The shed roof is covered with corrugated metal. This structure is used to store automobiles.

31. The Earl P. Cushman House, (Ciarlo), Vermont Route 110. c. 1840. Contributing.

This c. 1840, vernacular Classic Cape faces Route 110 and is located at an elbow in the road as the highway follows the course of the First Branch of the White River. Spring Street intersects with the highway at the elbow so that the residence, with its eaves-front facing the road, has the vantage of looking out at the Hayward and Kibby Mill properties (#33). Two of its early residents were mill owners. In 1858 this house was owned by Earl Cushman who, for two years in the 1860s, owned the Hayward and Kibby Mill with Henry Hayward. By 1877 John M. Kibby owned the residence. Kibby was also part owner of the mill through the 1880s with Hayward and A. N King & Son. For many years, until 1975, this house was the residence of Ira and Mae Luce.

The five-by-two-bay Earl P. Cushman house is set off from the highway by a concrete-faced rubble retaining wall. A walkway cut through the wall, leads to a center bay principal entrance, embellished with a simple surround framed by an arch-topped trellis. Two-over-two, double hung sash symmetrically punctuate the facade and gable ends. The windows have drip hoods and sills and are flanked with horizontal-louvered shutters. The south side gable window is a five-sided Gothic-style window with a pointed-arch. There may have been a matching window in the north gable-end, but it is now obscure behind a cinder-block chimney. There is a secondary door at the back bay on the south side. There is a concrete water table. Simple cornerboards and eaves accentuate the orderly line of this clapboard structure, as does the gable roof with a plain overhanging cornice. A central brick ridge chimney with an arched chimney cap rises from the steeply-pitched, standing-seam, metal clad gable roof. An enclosed, six-by-two-bay, hip-roofed, glazed porch was added to the south gable side c. 1925, and has a clapboarded half-wall and bank of four-paned fixed sash and a multi-paned glass porch door. A semi-attached, one-story woodshed wing extends from the rear of the house south, terminating so close to the A. N. King house (#30) that metal flashing connects the two roofs.

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This handsome, one-story, two-by-one-bay, clapboard garage/shed has cross braced double doors opening into the left bay and an oversize walk-through door with strap hinges at the right bay. There is an attached lean-to shed to the right with a large multi-paned sash and a vertical flushboard door. The garage sits on a concrete foundation with the ridge of its gable roof parallel to Route 110.

32. M. Smith House, (Martin), Vermont Route 110. c. 1820. Contributing.

This house was built about 1820. In 1855 it was owned by M. Smith. After being discharged from military service in 1864 following the Civil War, Henry Hayward returned to his native Tunbridge and bought this house and the Hayward and Kibby Mill (#33) with Earl Cushman, who lived adjacent to the south (#31). Hayward ran the Hayward and Kibby Mill for a number of years and was greatly respected in town, becoming instrumental in town politics. He was a moderator, a selectman, and the president of the GAR. By 1877 Mrs. S. H. Smith owned this dwelling.

This one-and-one-half-story, five-by-two-bay brick house was built using bricks from the Cushman brickyard, located one mile south of the village. It is laid in a seven course American bond. The eaves-front, Cape Cod sits on a stone foundation facing the highway (north) as Route 110 curves to the east running parallel to a bend in the First Branch of the White River. The main entrance, located in the center bay eaves-front bay, has three-fifth-length sidelights with a simple surround. The outer two bays are punctuated with two-over-two sash with simple surrounds flanked by wooden, horizontal-louvered shutters. An eight-over-eight sash remains in the west gable-end partially obscured by the screened porch. The gable roof is covered with standing-seam metal roofing, and there is a one-bay gable dormer at the rear. The roof terminates in a molded box cornice with partial returns. There is an exterior, rectangular, brick chimney at the gable-ends. A one-and-one-half-story, salt-box shape clapboarded wing at the west end of the brick main block is fronted with an unusual, two-story, pent-roofed, Queen Anne style screened porch. The porch is two bays with chamfered, square posts and sawn brackets. The brackets are repeated, on a reduced scale, at the corners of each screen panel. The porch entrance is left of center at the facade. The house is set off from Route 110 with an impressive rubble retaining wall that stands in contrast to the concrete faced wall fronting the two houses adjacent to the south. Concrete steps were added to the south corner of the wall.

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32a. Shed, c. 1940.

Directly behind the residence is a small two-by-one-bay clapboard-sided utility shed with paired fixed sash at the eaves-front, right hand bay and an entrance at the north side.

32b. Garage, c. 1980 Non-contributing.

This modern two-bay garage is set well behind the Smith house with its gable-front facing the road. A drive leads to the garage east of the house along a stone retaining wall that runs between the house and drive. The garage sits on a concrete foundation and has a modern overhead sectional double-bay garage door. To the right is a walk-through door and another, with a gabled hood at the south side flanked right with a pair of fixed sash. The garage has novelty siding, and the moderately sloped gable roof is covered with asphalt shingles.

33. The Hayward and Kibby Mill, (Joseph), Spring Road. c. 1820. Contributing.

Entered on the National Register March 12, 1992 as a district including the Mill, Dam, Hydraulic System (#33a), and Blacksmith Shop (#37), the Hayward and Kibby Mill operated from c. 1820 until 1935. This mill holds the distinction of being possibly the last extant example in Vermont that combines both saw and grist mill, and retains its original architectural character together with a nearly intact array of water-powered machinery.

This c. 1820, one-and-one-half-story, three-by-three-bay, brick grist mill sits on a rubble foundation on the southwest side of Spring Road and is banked on its main east gable facade while an entire ground story is exposed on its north and west facades. One door enters the lower level on the west elevation with a transom light above. Another entry to the upper level is on the north side, with diagonal beaded boards on the door, rose head nails and a hand-wrought latch. A c. 1870, post-and-beam-framed saw mill addition is attached to the brick block's south side and is two-and-one-half stories on the north side and three-and-one-half stories on the south side. The main (east) gable facade of the building incorporates both the one-and-one-half-story, original brick portion on the right and the two-and-three-quarters added wood portion on the left. The saw mill is mostly covered with clapboards and horizontal flushboard siding with some (c. 1960) board-and-battens on the west facade. The brick is laid in a seven-course American bond. A high gable roof spans both blocks extending the original north slope of the grist mill. The roof is sheathed with standing-seam sheet metal

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laid over the wood shingles that were the previous exterior surface. There is an interior, ridge, brick stove chimney. The numerous windows that punctuate the brick block and frame addition are primarily twelve-over-twelve sash with some two-over-two sash. There is a covered loading platform against the facade of the saw mill.

33a. Hayward and Kibby Mill Dam and Hydraulic System, (Joseph), Spring Road. 1928. Contributing

The dam and associated hydraulic system includes a 1928 concrete gravity dam built by William Noble, headworks, an open canal with rubble walls, a box culvert under Spring Road, a concrete conduit and steel penstock and tailraces. The First Branch of the White River flows here through a narrow constriction and curves around the mill site from an east-west course immediately upstream to a north-south course downstream. The dam stands at the head of a short cascade where the river flows over exposed bedrock approximately 150 feet upstream from the mill. The 1928 concrete headworks extend west from the southwest end of the dam leading to a dry rubble headrace canal partially reinforced by a concrete retaining wall along the westernmost 32 feet of its 73 feet length. Along the south side of the canal, the rubble wall serves also as a building foundation supporting the rear (north) eaves facade of a nineteenth century shed (#38a). The canal passes under Spring Road and approximately sixty feet through an enclosed timber and concrete culvert to the intake portals at the west end of the mill.

34. The Mill Covered Bridge, (Town of Tunbridge), Spring Road. 1883. Contributing.

Closely adjacent to the blacksmith shop (#33) this single-span, seventy-two-foot-by-nineteen-foot, gable-roofed Mill Covered Bridge carries Spring Road across the First Branch of the White River. Erected by A. C. Adams in 1883 to replace an earlier covered-truss bridge, the structure is supported with multiple kingpost trusses. The bridge sits on concrete abutments, and to reduce the risk of damage by ice flows, was raised one and one-half feet in the late 1970s. The walls are covered with vertical flushboard, and the gable roof is covered with standing-seam corrugated sheet metal. The deck is covered with planks laid longitudinally. The Mill Covered Bridge was listed on the National Register on July 30, 1974.

35. Kibby Barn, (Joseph), Spring Road. c. 1880. Contributing.

Nearly all residents of the Tunbridge Village in the 19th century had some livestock: a horse, possibly a cow or two, several chicken, maybe a

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pig, some sheep and oxen. This small barn associated with the E. P. Cushman house (#31) across the river housed pigs until the 1970.

Built c. 1880 this small horizontal flushboard barn sits on a rubble foundation parallel to the west bank of the First Branch of the White River. A plank high-drive leads from Spring Road to a pair of vertical board barn doors on the (northeast) gable-front. There is a hayloft door above. Multi-paned fixed sash articulate the northwest and southwest sides. The gable roof is sheathed with slate shingles.

36. J. L. Hall House, (McElwee), Spring Road. c. 1865. Contributing.

This one-and-one-half-story cape was probably built by J. L. Hall about 1865, late for its vernacular Classic form. Hall owned this property in 1877 and also owned the blacksmith shop (#37) from about 1858 to 1885.

Situated on a bank parallel to Spring Road, this house is fronted with an impressive rubble retaining wall and an approximately 100-foot, circular drive. The one-and-one-half-story, eaves-front, five-by-two-bay Classic Cottage has a left flanking wing. The house was raised onto a concrete block foundation approximately twenty-five years ago. Clapboard siding is symmetrically articulated with a center-bay entrance and two-over-two sash with louvered shutters. The doorway, with deep reveal, has a half-glass door surrounded by a wide architrave molding. The north gable side, with two-over-two sash at the first story and what are probably original six-over-six sash at the second story, is dominated by an exterior brick chimney. A one-and-one-half-story, four-by-one-bay wing extends to the south with a secondary entrance at the facade within a three-bay, recessed porch with turned posts and a half-wall. There is a gabled wall dormer over the left bay of the wing facade. Fenestration includes two-over-two sash with a six-over-six sash at the second story of the gable-end. Attached to the wing gable-end, a hip-roofed screened porch with a clapboard half-wall and lattice skirt spans the first story. The gable roofs are covered with standing-seam metal roofing, terminating at exposed rafter tails in the main block.

37. Blacksmith Shop/dwelling, (Joseph), Spring Road. c. 1803. Noncontributing.

The first blacksmith shop in town was established on this site about 1791. The present structure was probably built by Samuel Bement on land that he leased from Elias Curtis. In the 1820s the property was sold to Jacob Cilley along with the Kibby and Hayward Mill and related property. (See #33.) J. L. Hall owned the blacksmith shop in 1858 and retained possession until 1885 when he sold the business to Aaron N. King and his

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son Millard. Following Millard King's death the mill property was consolidated and sold along with the blacksmith shop to Will Noble and Frank H. Hayward. Smithing operations ended probably in the 1920s or 1930s and Hayward and Noble relinquished possession of the mill property and blacksmith shop to George Toole in 1943. The blacksmith shop was severely altered while being converted to a dwelling about 1950. This building does not contribute to the historic character of the district because it now reflects its c. 1950 residential character and is no longer legible as a blacksmith shop.

This c. 1803, one-and-one-half-story, brick, gable-roofed former blacksmith shop is oriented parallel to the Spring Road sitting very close to the east side set below the grade of the road with its northwest corner only about ten feet from the southeast corner of the Mill Covered Bridge (#34). The original masonry is laid in seven-course American band, however a substantial portion of the structure was rebuilt using stretcher bond during the c. 1950 project. Its original west eaves facade next to the road was reworked during the c. 1950 renovation removing the entrance. Rather, the building was reoriented so that its rear, (east) five-bay, eaves facade, facing the river, now serves as the main facade having been rearranged symmetrically with an entrance in the second-left and second-right bays while the end bays contain a window with multiple diamond light over two rectangular lights. A four-bay, shed-roofed porch with boxed posts was added at the same time between the entrances. There is an enclosed brick entry vestibule on the south gable side. A former full-size window opening in the half-story of this side was partly infilled with brick around small double-leaf, six-light casement sash. At the gable peak, an original vertical elliptical ventilator with a header surround contains a wood louver. Only the north gable facade retains its historic appearance. Both the left and right center bays on the first story and single half-story bay are fitted with twelve-over-twelve sash. Below the brick masonry, a concrete retaining wall built probably c. 1928 descends the equivalent of a full basement story to the level of the river. The retaining wall serves also as a southeast wing wall for the adjacent south abutment of the covered bridge (#34). The expansive gable roof is sheathed with wood shingles that were applied about 1980, and a short interior brick chimney, erected about 1950 straddles the ridge in an off-central position. A clapboarded shed dormer was added c. 1950 to the east facade.

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38. Harley Farnham House, (Boretos), Vermont Route 110. 1836. Contributing.

This Cape Cod-type house was constructed in 1836, notably late for its type, by Harley Farnham using bricks from Cushman's brickyard which was located about one mile south of here. Farnham (b. 1793 in Tunbridge) worked as a tanner in Brookfield, Vt., for a number of years, then came to Tunbridge and built this house.²⁴ An 1858 map shows a tannery behind the house on the south shore of the First Bank of the White River which was probably operated by Farnham. This house stayed in the Farnham family until 1869 when it was purchased by Andrew and Mary Reynolds. William Noble purchased the house in 1884. Noble with Henry Hayward ran the gristmill and sawmill (#33) for a number of years. The house stayed in the Noble family until 1941. This dwelling is now a seasonal "bed-and-breakfast".

This five-by-two-bay, one-and-a-half-story vernacular house sits on a stone foundation with its eaves-front facing (south) Route 110. The brick house is laid with seven-course American bond. The center-bay entry has a half-glass door crowned with a four light transom. The outer facade bays and gable-end bays have symmetrical, two-over-two sash flanked with horizontal louvered shutters. The gable roof is covered with asphalt shingles with metal ridge and eaves flashing. There are two brick, interior, end chimneys with a corbeled head and concrete chimney cap. A one-and-one-half-story frame ell to the rear has a shed dormer and screened porch on the south side and an open porch with a lattice work skirt on the north. A one-and-one-half-story woodshed is attached to the west end of the ell, banked so that it is two stories on its north facing eaves side. The ell and shed have gable roofs with standing-seam metal roofing. There is an interior brick stove chimney in the ell.

38a. Grain Store. c. 1860. Contributing.

This unique structure was once used for grain storage by the Hayward and Kibby Mill.

The one-and-one-half-story, frame building has an elongated narrow rectangular plan facing Spring Road (southwest) with its narrow gable-end. Sheathed with horizontal board-and-batten, the structure sits on a rubble foundation with the south rubble wall of the Hayward and Kibby Mill headrace serving as the foundation supporting the rear (northwest)

²⁴Hamilton Child, comp., Gazetteer and Business Directory of Orange County, Bt., 1762-1888, Syracuse, N. Y., June, 1888, p. 479.

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eaves side. (See #33a.) The southwest gable-end has a one-bay porch with simple sawn brackets and square posts supporting a shed-roof. A vertical flushboard door opens into the right-hand bay with a six-over-six gable sash. The long, five-bay (southeast) eaves side is articulated symmetrically with square four-paned sash at the left-hand three bays and sliding doors at the right two bays. The gable roof is covered with corrugated sheet metal.

38b. Spring House. c. 1880. Contributing.

Behind the Harley Farnham house this c. 1880 small spring house has clapboard siding and a gable roof covered with asphalt shingles.

39. Hon. E. L. Tracey House, (Tomlinson), Vermont Route 110. c. 1830. Contributing.

Built c. 1830, this house may have been constructed by the same craftsman who built the Parsonage (#10) and the Porter Cushman house (#24). Like the other two, this dwelling is a brick veneer and has a door surround embellished with a cornerblock motif. In 1858, the house was owned by Hon. E. L. Tracey, whose family was one of the first to settle in the town. Henry R. Hayward lived here in 1877, and it stayed in the Hayward family for many years.

This five-by-two-bay, stretcher-bond, brick veneer Classic Cottage is slightly elevated on a stone foundation at the north side of Route 110. Architectural detail includes granite sills and splayed lintels at the windows and doors. The bricks came from the Cushman brickyard and the stone was quarried at the Brocklebank Granite Quarry. The eaves-front center-bay doorway has a fluted surround with cornerblocks and a key-stone motif, which is repeated in a smaller scale around the door itself. This detail is identical to the door treatment on the Porter Cushman house (#24). The six-paneled door is crowned with a full transom light that spans the three-quarter length sidelights, now boarded. Sash are primarily six-over-six with wooden, horizontal louvered shutters except for the east side, second story windows, which are eight-over-eight sash. There is a triangle louvered vent in the west gable-end. The framed, clapboard-sided, enclosed porch wing to the east is new, but the shadow of the original wing is legible on the east side of the main brick block. The gable roof is covered with standing-seam metal roofing. The brick chimney at the east end has a stone chimney-cap.

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39a. Barn. c. 1890. Contributing.

Built into a bank on a rubble foundation, this barn's southern, gable-front facade is one-and-one-half stories and the back is two-and-one-half stories. At the left bay of the facade there is batten leaf barn door, and double-leaf doors open into the right bay. Both entrances are crowned with a hay loft door. There is a rubble-banked earthen high-drive leading to the lefthand door. The east wall of the barn is articulated with a batten barn door that opens into the lower level, a six-over-six sash and multi-paned fixed sash. The sheathing on the rear elevation suggests that the present structure cannibalized an original smaller building. The barn's moderately sloped gable roof is covered with standing-seam metal roofing.

39b. Chicken Coop. c. 1900. Contributing.

This small, approximately six-by-twelve-foot chicken coop together with the prominent barn (#39a) adjacent to the west, serve as a reminder of the agricultural roots inherent to Tunbridge Village. This small coop is two-by-one bays, covered with clapboard siding and cornerboard trim. The window openings, now boarded, have plain surrounds, and the shed roof is covered with a corrugated sheet metal.

40. Mrs. M. Foster House, (Brooks), Vermont Route 110. c. 1860. Contributing.

Built after 1858, this Classic Cottage has a delightful mix of Greek Revival and Gothic Revival style ornamentation. While the house and barn are somewhat dilapidated, the architectural detail is surprisingly intact. The playful line of barge board is carried from the main block to the wing to an attached carriage barn, combining the three building elements into one stylish composition. Owned by Mrs. M. Foster in 1877, work is in progress converting the house into a residence for displaced women. In the course of renovation, the original six-over-six sash have been replaced with modern sash with snap-in muntins. This house is commonly remembered as the residence of Edward Flint, a colorful Tunbridge resident and long-time secretary for the Tunbridge World's Fair.

This five-by-two-bay, one-and-one-half-story house sits on a stone foundation, partially faced with concrete, so that its eaves-front faces (north) Route 110. The house has clapboard siding with corner pilasters supporting a full entablature. The raking eaves have pierced, paisley-shaped barge board with unusual, delicate, pierced pendants. The center-bay door at the main facade is flanked with sidelights, crowned

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with a gable-roofed arched entry hood supported by thin Doric columns, probably added to the facade c. 1900. Windows regularly punctuate the five-by-two bays with architrave hoods and plain sills. There is an applied star design in each gable, a decoration also found in a frame house approximately one mile north of the village on Route 110.²⁵ A small, gable-roofed west wing has a steeply pitched Gothic Revival style wall dormer with barge board and is attached to a carriage barn with corner pilasters matching the main block and bargeboard with a pierced pendant matching the main block and wing. A pair of barn doors with diagonal bracing open into the carriage barn's gable-front facade with a vertical-board hinged hay loft above. The gable window above the hay loft is now boarded, but the architrave surrounds are the same as those on the house. The roof is covered with standing-seam metal roofing with an end chimney on the east side and an interior stove chimney added to the west side of the main block. A one-bay shed dormer was added to the rear in the current renovation.

**41. Noyes Boarding House, (Redlon), Vermont Route 110. 1892.
Contributing.**

This distinctive home is Tunbridge Village's only Italianate style house. Because the population of the town dropped steadily for the century after 1820 and more dramatically after 1860, there were fewer new buildings constructed in the area. This house was built by Cornelius Noyes, who owned a wheelwright shop approximately one-quarter mile upstream on the First Branch of the White River. At one time this dwelling was used as a boarding house for workers of Gay Brothers Woolen Mill (#45). Later the ell section was converted into the town's last blacksmith shop. For many years Hope and Ollie Magalsky lived here.

This two-story, five-by-two-bay house sits on a stone foundation facing (north) Route 110. During a 1980s renovation, the clapboard siding was covered with aluminum siding, sacrificing the original heavy cornerboards, door pilasters and window shutters that once balanced the horizontal line of the house. Paired cornice brackets and bracketed, dentilled window hoods survived the renovation, details that suggest the elegance that once graced this structure. Paired end chimneys were removed so that the box-like shape of the house, with its nearly flat roof, is reinforced. The principal entrance is in the center bay with handsome double Italianate doors with round-headed glass panels. A flat-roofed entry hood is supported with sawn brackets. A two-story, flat-roofed wing to the south has a c. 1910 one-story porch, recently

²⁵Vermont Survey of Historic Sites and Structures #0913-37,
Available at the Division for Historic Preservation, Montpelier, VT.

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screened in, with a pedimented entry hood. What was once a wood shed to the right is now converted to a garage with a modern overhead double-wide sectional garage door. Attached to the wing is a one-story, gable-roofed shop, what was the village's last blacksmith shop, now a carpentry shop, with a one-bay garage at the end bay. The shed has a broad gable roof covered with standing-seam metal roofing with an interior brick chimney. A second brick chimney rises at the junction of the main block and wing. The fenestration is symmetrical with two-over-two sash in main block and wing and mostly six-over-six sash in the shop with a modern double casement bay window added to the left bay.

41a. Well House. c. 1900. Contributing.

This well maintained well house sits slightly behind to the east of the Noyes house. Covered with clapboard siding and an asphalt shingled gable roof, the doorway to the faces east at its gable end.

42. Route 110 Concrete Bridge, (State of Vermont), Vermont Route 110. 1938. Contributing.

Crossing the First Branch of the White River at a fifty degree angle, this two-span, steel I-beam and concrete bridge was built in 1938 and has an overall length of 198 feet with a 28 foot deck. The road width is twenty feet with a five foot wide sidewalk on the north side. The bridge rails are cast concrete pierced construction with fluted vertical members tapered to support a plain horizontal rail. Square end and median posts are fluted, and enlarged version of the individual vertical members. The I-beams are carried on a concrete embankment with a solid median support.

43. Town Shed, (Goodnow), Strafford Road. c. 1930.

The Town Shed was used as a storage shed by the Town of Tunbridge for a number of years but is now privately owned and houses a business that sells fencing.

This long frame structure sits on a concrete foundation parallel to the First Branch of the White River at the south bank. The long eaves-side walls are covered with rolled asphalt siding with four two-over-two sash symmetrically punctuating the river-front side and two replacement fixed sash at the (south) eaves side facing Strafford Road. The west-facing gable front is recently rebuilt with a large center bay garage door flanked left with a multi-paned, half-glass door. Work is in progress covering this wall with modern *Texture-111*-type siding. The opposite (east) gable end retains the original clapboard siding. The moderately

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sloped gable roof is hipped at the east end, and the roof is covered with corrugated metal roofing.

44. Stephen Noyes House, (Wight), Strafford Road. c. 1865. Contributing.

Stephen Noyes, born 1811 in Chelsea, Vermont, settled in Tunbridge in 1837. He primarily worked as a farmer, although he made several business investments in Tunbridge. Prior to 1868 Noyes owned a wheelwright shop and dam (#45) approximately a quarter mile upstream from this house. In 1868 J. F. and J. S. Gay purchased the site and built a woolen mill at the dam site which they operated until 1886, when they sold the mill property back to Noyes, who then conducted a wool carding business in the building for many years. This dwelling, owned by Noyes in 1877, is one of four houses and two farms that he owned in Tunbridge.

This four-by-two-bay, eaves-front dwelling sits on a stone and concrete foundation parallel to Strafford Road at the south bank of the First Branch of the White River. A stone retaining wall fronts the house on the river side and a concrete retaining wall banks a driveway that fronts the Strafford Road (south) facade. The house is one-and-one-half stories with a one-story, shed-roofed enclosed porch spanning the east gable-end and a one-bay, shed-roofed, entry porch at the second to left facade bay crowned with a second story shed dormer. The sash are primarily two-over-two with some modern one-over-one. The main block of the house is sided with wide clapboard siding. The gable roof has corrugated metal roofing with a central brick chimney.

44a. Well House. c. 1900. Contributing.

This small well house sits close to the main residence on the east side. It is sided with wide clapboard siding matching the house with a door opening into its south facade. The four-by-five-foot structure has a gable roof covered with asphalt shingles.

44b. Shed. c. 1910. Contributing.

Mounted on posts, this pole shed sits close to Strafford Road well behind (east of) the main residence with the ridge of its gable roof parallel to the river and road. The long rectangular structure is sheathed with rolled asphalt siding and has a lean-to spanning the rear. The roof is covered with rolled tar paper.

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This two-by-one-bay shed sits slightly behind (east of) the gable-roofed, pole shed with its open front facing west. The shed is rectangular with a flat roof and exposed rafters. The roof is covered with rolled tar paper. The walls are vertically laid flush board siding, the long sides articulated with four-paned fixed sash.

45. Gays Mill Dam, (Tuller), Route 110. Contributing. c. 1830/1928.

A dam located at this site in the 1855 operated a wheelwright shop that sat at the north bank (#47d). Stephen Noyes purchased the wheelwright shop and three acre water-power site from Richard Smith December 15, 1864,²⁶ and in 1868 he sold the site to J. F., J. S., and O. A. Gay through the financial aid of A. N. King. The Gay brothers built a woolen mill here, developing it into Tunbridge's premier manufacturer, at its peak in the 1870s employing twenty-five persons. The woolen mill manufactured satinets, cassimeres, flannels and stocking yarns. In 1886 the brothers moved the entire operation to Cavendish, Vermont. Although there was a disagreement with the Tunbridge listers over a tax matter, the actual reasons for moving to Cavendish were twofold: lack of a railroad terminal and an unreliable water supply. The mill property was sold back to Stephen Noyes, who conducted a wool carding business in the building for many years. Noyes owned several houses in the village that may have housed woolen mill workers. (See #41, #44, #47.) In the 1940s the mill was owned by Frank Gilman. The mill building, which sat at the north bank, burned in 1953, but the foundation is still visible (47d). This dam is also known as the Hugh Williams dam, Farnham dam and Tuller dam. (See #47.) This concrete dam replaced the original stone structure probably in 1928 following the 1927 flood, though large stones at the embankment remain. The gravity dam spans the First Branch of the White River as it constricts to approximately fifty feet approximately one-half mile upstream from the Route 110 bridge (#42).

46. Gay House, (Parker), Vermont Route 110. c. 1840. Contributing.

This dwelling was probably built c. 1840 and for much of its history was associated with the Gay Brothers Woolen Mill industrial site (#45). In 1858 the house was owned by A. H. Reynolds. It was purchased as a residence by one of the Gay brothers in 1868. J. F., J. S. and O. A. Gay came to Tunbridge after the Civil War and started the Gay Brothers Woolen Mill, one of Tunbridge's major manufacturers. A 1900 property

²⁶Book 17, pg. 261, Tunbridge Land Records, Available at the Town Clerk's Office, Tunbridge, Vt.

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deed refers to this property as the "house and some of the land formerly known as the Benjamin Tyler Place."²⁷

This-three-by-four-bay, one-and-three-quarters-story, gable-front house with ell sits high atop a hill overlooking the First Branch of the White River north of Route 110, with the forested terrain rising steeply behind. The house sits on a stone foundation, now partially faced with a concrete water table, and is an interesting combination of styles suggesting a transition between Federal style and Greek Revival style. The corners of the clapboarded structure are accented with cornerboards rising to a plain frieze and molded cornice with partial returns. The main entrance is located right of center at the three-bay gable front with a plain surround crowned with a simple architrave molding. The front door is an Italianate style with double-paned, round top glass and panels. A secondary entrance is located at the rear of the house in a one-story lean-to. Fenestration is regular with a combination of six-over-six and two-over-two sash in the main block and modern fixed sash and a gable-end, six-over-six sash in the ell. The gable roof is covered with standing-seam metal roofing with a central ridge brick chimney in the main block and ell.

47. Elisha Tracy House, (Tuller), Vermont Route 110. c. 1810. Contributing.

This property was part of a forty-three acre farm purchased by Stephen Noyes in 1865. Noyes had previously bought a wheelright shop in 1864 (#45) and from 1865 on, the approximately one acre surrounding this house and the mill property on the opposite side of the highway have been commingled. In 1877 the house, still owned by Noyes, served as a residence for one of the Gay brothers. J. F., J. S. and O. A. Gay came to Tunbridge after the Civil War and started the Gay Brothers Woolen Mill, one of Tunbridge's major manufacturers. The original house burned in the early twentieth century and the present dwelling replaced it.

This early 20th century, gable-front, side-hall-plan residence with ell and semi-attached carriage barn sits on a concrete foundation at the north side of Route 110 with the timbered land rising steeply directly behind. The main entrance is in the right bay, within a one-story porch that spans the facade with turned posts, square chamfered heads and bases and pierced sawn brackets supporting a hipped shed roof detailed with a unique paneled cornice. The intricately detailed porch is screened with a rail half wall and skirt and provides a very handsome

²⁷Book 24, pg. 4, Tunbridge Land Records, Available at the Town Clerk's Office, Tunbridge, Vt.

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presentation for the house. The main block is much simpler, possibly mimicking the original dwelling that had been destroyed by fire. Sides are symmetrically punctuated with one-over-one sash with plain surrounds and a splayed architrave cap, five bays at the east side and three at the south. The rear has a one-bay, shed roofed lean-to that attaches to a one-story ell extending to the east. At the front, the juncture of the ell and main block is softened with a one-bay enclosed entry porch. The right bay of the ell facade has a unique, oversized, multi-paned, half-glass, paneled door. This house is sheathed with aluminum siding, and the roof is covered with standing-seam metal roofing with an inside end chimney at the gable front and an interior chimney near the rear of the main block.

47a. Carriage Barn/garage. c. 1910. Contributing.

This two bay, one-and-three-quarters-story, semi-attached carriage barn/garage has sectional overhead garage doors crowned by a hay loft door, now boarded, and a rectangular gable window, now boarded. A modern mercury light has been applied to the facade above the hay loft door. The gable roof is sheathed with standing-seam metal roofing.

47b. Shed. c. 1960. Non-contributing.

This small one-story, gable-roofed utility shed with attached lean to storage shed is recessed behind the barn with its gable-front facing the road. The shed used for storage and a one-bay garage and is non-contributing due to its age.

47c. Shed. c. 1940. Contributing.

This small two-bay, shed-roofed frame structure once served as a farm implement sales. Situated close to the south side of the highway this structure is built into the bank that falls steeply away behind the building. It is sided with flush-board siding and the shed roof is covered with corrugated metal roofing.

47d. Shop. c. 1960. Non-contributing.

This rectangular frame work shop sits on a water-powered manufacturing site that dates to before 1855. In 1855 a wheelwright shop sat at this location, operated by water power controlled by the dam (#45) just upstream. Stephen Noyes purchased the wheelwright shop and three acre water-power site from Richard Smith

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December 15, 1864,²⁸ and in 1868 he sold the site to J. F., J. S., and O. A. Gay through the financial aid of A. N. King. The Gay brothers built a woolen mill here, developing it into Tunbridge's premier manufacturer, at its peak in the 1870s employing twenty-five persons. The woolen mill manufactured satinets, cassimeres, flannels and stocking yarns. In 1886 the brothers moved the entire operation to Cavendish, Vermont. Although there was a disagreement with the Tunbridge listers over a tax matter, the actual reasons for moving to Cavendish were twofold: lack of a railroad terminal and an unreliable water supply. The mill property was sold back to Stephen Noyes, who conducted a wool carding business in the building for many years. In the 1940s the mill was owned by Frank Gilman. The mill building burned in 1953, but the foundation is still visible. The frame structure built within the outline of the foundation is non-contributing due to its age.

48. J. M. Whitney House, (Mundell), Vermont Route 110. c. 1840. Contributing.

J. M. Whitney owned this eaves-front Greek Revival style Classic Cottage through the second half of the nineteenth century. Sitting on a stone foundation on the north side of Route 110 this house has a central four-paneled door flanked by three-quarter length sidelights framed with pilasters supporting a plain architrave. A later gable-roofed entry porch was removed but dilapidated shingled half walls that once supported an entry hood remain. The five-by-two-bay house has clapboard siding with a high kneewall. Windows are six-over-six sash with plain surrounds and a modest drip cap and sills. The gable sides have been modified with the addition of exterior cinderblock chimneys. The roof is covered with asphalt shingles and there is an end ridge chimney. A one-story east wing has a secondary entrance in its left bay with six-over-six sash in the right. There is a multi-paned fixed sash in the east gable-end which has a central doorway. The wing's gable roof is covered with corrugated metal roofing. This house is presently used for storage.

49. The District #18 School, (Mundell), Vermont Route 110. c. 1810. Contributing.

The District #18 schoolhouse was probably built as far back as 1819 and was used until 1904. (See #1 and #9.) After 1904 the brick school was used as a meeting house for the GAR and the Fair Association. It was then mostly a residence until the 1960s when the building was the home

²⁸Book 17, pg. 261, Tunbridge Land Records, Available at the Town Clerk's Office, Tunbridge, Vt.

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of the Tunbridge Glass Works. Most recently the building served as a residence, but it is presently used for storage.

This simple, two-by-two-bay, brick schoolhouse sits on a stone foundation, north of Route 110 with its eaves parallel to the road. It is approximately 20 feet by 20 feet, brick, laid in seven-course American bond. The entrance is at the north gable-end, center bay, with a sash flanking left. A wing, probably a woodshed, has been removed from the right bay gable-end. All sash are six-over-six, double hung, without surrounds. A demi-lume south gable window with header surrounds is now boarded. The gable roof is covered with corrugated metal roofing with an interior end chimney.

Numbers 50-93 are Fairground Buildings owned by Union Agricultural Society**50. North Gate Ticket Office. c. 1878. Contributing.**

This one-and-one-half-story, two-by-two-bay, clapboard building sits on a concrete and stone pier foundation at the north end of the fair grounds so that the gable-front of the building, with two small square ticket windows, faces the semi-circular fair grounds drive (south). A doorway is located at the gable-end (rear) of the building. The building is visually framed with plain corner posts and a frieze. Windows have plain surrounds. The steeply pitched gable roof has a wide overhang and is covered with a standing-seam metal roof with an interior, ridge, brick chimney. This building is one of the two oldest on the fair grounds (the other being Floral Hall, c. 1875, #61). The North Gate Ticket Office first appears in photographs as early as 1880, but it does not show up on an 1877 map. The interior configuration and plastered walls suggest that this building may have been a small residence, possibly moved to the fair grounds and may actually have been built before c. 1878.

51. Police Station. c. 1925. Contributing.

This c. 1925, one-story, rectangular, frame building is approximately 50 feet long on its eaves side by 15 feet on its gable sides. It is four bays long with the two central bays open, used for covered storage. The outer bays are enclosed with horizontal board siding and sit on concrete foundations. The front (south) bay is used as an office for the local sheriff during the Annual Tunbridge World's Fair. This section has two vertical board doors at the south-facing, gable-front, separated by a solid horizontal board wall that stretches the short distance between the Police Station and the North Gate Ticket Office (#50). The enclosed

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north end bay is used for storage and has one entrance at the south end and another at the west-facing eaves side. The gable roof that stretches the length of the building is covered with corrugated metal roofing.

52. Playground/Grange Building. c. 1930/1987. Contributing.

This four-by-two-bay, eaves-front, frame structure is supported on a concrete pier foundation and was built c. 1930 as a playground. At the time it was a roofed, open arena, but as fair-goers became less interested in day-care facilities, the building was enclosed in 1987 and is now used as the Grange Building. The sides are covered with "T-111" type siding articulated with modern one-over-one sash and double doors. The gables appear to have original horizontal board siding. The gable roof is covered with corrugated metal roofing. Despite the modern siding, most of the original structure is intact and this building contributes to the cultural interpretation of the fair grounds.

53. Judging Arena. c. 1962. Non-contributing.

The nearly square, open-sided Judging Arena has a corrugated metal-covered gable roof supported at the each eaves by six wood posts with diagonal bracing. The side gables have vertical board siding. This structure was built about 1962 as an arena to judge livestock and is non-contributing due to its age.

54. Jersey Barn. c. 1915. Contributing.

Two Cattle Associations contributed toward building barns to reserve space for their breeds, the Jersey and Devon Cattle Associations (#62). The Jersey Barn sits on a concrete foundation and is approximately 130 feet long by 25 feet wide. It is sided with horizontal boards articulated along the long, eaves sides with small, rectangular, hinged drop-doors that open into each stall. Paired, vertical board sliding doors open into either gable-end and provide a walkway the length of the barn between the rows of stalls. The moderately pitched gable roof is covered with standing-seam metal roofing.

55. Dairy Cattle Barn. c. 1930. Contributing.

Most of the livestock barns on the fair grounds were built in the 1910s, 1920s and 1930s. This c. 1930 barn was built as an exhibition barn for Dairy Cows. While slightly shorter, the plan and structural members of this barn are similar to the Jersey Barn adjacent to the south. Much of the exterior wood sheathing has recently been replaced with corrugated

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sheet metal and the roof is clad with corrugated sheet metal. This barn sits at the bank of the First Branch of the White River where it is vulnerable to springtime ice flows resulting in the present repairs. Despite the replacement metal siding, the gable-ends retain their original vertical board, sliding doors and the gables are clad with vertical board siding. Because the location and orientation of this barn in relationship to the other livestock barns is unchanged, and because the metal siding repairs were part of the barn's maintenance, this building continues to contribute to the overall interpretation of the fair grounds.

56. Oxen Barn. c. 1910. Contributing.

The Oxen Barn is one of the more picturesque barns at the fair grounds. Supported on a concrete pier foundation this building stretches approximately 120 feet along the bank of the First Branch of the White River. The barn is sheathed with horizontal board and novelty siding visually accented with cornerboards, a plain frieze and horizontal timber courses that frame drop doors opening into each stall the length of the barn. Unlike most of the other single-story livestock barns, the oxen barn is one-and-one-half stories. Paired vertical board sliding doors crowned with a second story hay loft door open into either gable-end. The barn's steeply pitched gable roof is covered with standing-seam metal roofing and is punctuated with a one bay shed-roofed wall dormer with paired vertical board doors opening into the hay loft. The framing and steeply pitched roof distinguishes this barn from the other livestock barns at the fair grounds, associating it more closely with the c. 1875 Floral Hall (#61).

57. Holstein Cattle Barn. c. 1915. Contributing.

The c. 1915 Holstein Cattle Barn is nearly identical to the Jersey Barn (#54), but slightly longer. It sits on a concrete foundation and is sided with horizontal boards that are wider and more irregular than most of the other barns. The long, eaves sides are articulated with small, rectangular, hinged drop-doors that open into each stall. Paired, vertical board sliding doors open into either gable-end and provide a walkway the length of the barn between the rows of stalls. The moderately pitched gable roof is covered with corrugated sheet metal.

58. Secretary's Building. c. 1940. Contributing.

Directly northeast of the Floral Hall (#61), the c. 1940 Secretary's Building is so named because the Tunbridge World's Fair Secretary has his or her office at the east end of the building. Despite its name,

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most of the building is devoted to commercial vendors. The one-story, elongated, horizontal board-sided building has a lean-to the length of its northern eaves side. The south side is delineated into eight bays with vertical framing. Windows in each bay are mostly six-pane, fixed sash. The eastern gable-end has a walk-through door to the Secretary's Office at the left and an over-head door to the row of concessions at the right.

59. "Shorty's" Cook Shack, (Shorty Emmons). c. 1962. Non-contributing.

This small frame concession stand is the only building at the fair grounds not owned by the Union Agricultural Society. The approximately 10 by 12 foot novelty-sided building with standing-seam metal roofing is non-contributing due to its age, though its form is sensitive to the surrounding fair ground architecture.

60. Round Bandstand. c. 1910. Contributing.

For many years this gazebo or "Round Bandstand" was located in the infield of the race track just north of the judging stand (#88). It was recently moved to the lawn in front of the Floral Hall (#41). This octagonal gazebo is punctuated by eight chamfered posts with a scalloped valance supporting an eight-sided, standing-seam hip roof, crowned with a plain finial. The sides are enclosed with a vertically-laid, novelty board half wall below the handrail. The gazebo is mounted on a concrete block, pier foundation with a lattice skirt at the south side where the ground gently slopes away. The gazebo is not a stationary building and is considered contributing despite its new location.

61. Floral Hall. 1875. Contributing.

Floral Hall, built in 1875, is the oldest building at the fair grounds, built the same year that the Tunbridge World's Fair moved to its present location. In the early days Floral Hall was limited to the display of needlework, crafts and fruits. Cooking was added in 1914. In the 1870s hair wreaths and wax crosses were popular, and quantities of "tidies" were exhibited. Quilts, rugs and knitting have always been a part of Floral Hall competition. One of the more unusual displays seems to have been a "fine display" of dental work, exhibited by R. M. Chase of Bethel "which always had a large admiring crowd in front of it."

This one-and-one-half-story, seven-by-two-bay, frame structure is slightly elevated on a concrete pier and concrete block foundation and is made up of an 1875 main rectangular block, a one-story shed-roofed

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lean-to at the rear dating from c. 1900, a north, eaves-side lean-to that was added in two sections with the front section dating from c. 1940 and the rear section with exposed rafter tails added c. 1950. Paired hinged doors open into the east-facing gable-front of the main block and sliding doors open into the lean-to addition. The rear lean-to has an oversized, vertical board, sliding door. All of the original six-over-six sash appear to be intact, with windows moved to the outer wall when a lean-to was added, but the rear portion of the eaves-side lean-to is articulated with half windows, or single six-paned sash. The building is sided with clapboard siding with cornerboards, and the gable roof is covered with metal roofing.

62. Devon Barn. c. 1930. Contributing.

The Devon Cattle Association built this barn prior to 1930 to reserve exhibition space for this English breed. The barn is also used for the Junior Livestock Division, a division organized in 1932 for young people under 18 years of age. The Devon Barn is one of the smallest cattle barns at the fair grounds, measuring approximately 70 feet long by 25 feet wide. The one-story barn sits on a concrete foundation with paired vertical board sliding doors opening into each gable-end. Like most of the barns at the fair grounds, it is sheathed with horizontal board siding accented with corner boards. Each eaves side has six drop-doors opening into the row of stalls. The moderately pitched gable roof is covered with corrugated metal roofing.

63. Lavatory. c. 1980. Non-contributing.

This two-story lavatory sits on a concrete foundation, built into a slope behind Floral Hall (#61) so that each floor has an entrance at grade. The first floor, with facilities for men, has an entrance at the west gable-end and north eaves side. The second story houses facilities for women with an entrance on the east gable-end. The building has "T-111" type wood siding, and the gable roof is covered with corrugated metal roofing. The lavatory is non-contributing due to its age.

64. Beef Cattle Barn. c. 1940. Contributing.

The Beef Cattle Barn, like the Devon Barn (#62), is one of the smaller livestock barns at the fair grounds reflecting the area's concentration on the dairy industry. It is approximately 75 feet long by 20 feet wide. Like most of the other livestock barns, this one-story barn is visually framed with corner boards and has horizontal board siding with seven drop doors articulating each eaves side. Paired vertical board

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sliding doors open into each gable-end. The gable roof is moderately sloped and covered with corrugated metal roofing.

65. Sheep, Swine and Poultry Barn. c. 1900/1920. Contributing.

This long, approximately 135 foot, one-story barn sits on a concrete and concrete pier foundation about 50 feet in from the bank of the First Branch of the White River. The barn has two parts: to the west is a poultry coop with large screened or lattice openings. This part appears to have been added c. 1920. The original barn, the eastern section, probably dates from 1900, with stalls for swine and sheep and a central walkway running the length. Like the other livestock barns at the fair grounds, drop doors open into the stalls. Unlike the other barns, the lower half along both eaves sides has vertical board siding most of the length with the upper half sheathed with horizontal board siding. The gable roof is two levels, offset by about six inches, with the western roof lower and covered with standing-seam metal roofing. The rest of the roof is covered with corrugated metal.

66. Dog House. c. 1930. Contributing.

Built in the 1930s adjacent to the west of the Sheep, Swine and Poultry Barn (#65), this small shed roofed Dog House is approximately 6 by 15 feet and was used to house dogs for sale at the fair grounds. The building fabric is similar to the other livestock barns with horizontal board siding, cornerboards and corrugated metal roofing.

67. Race Horse Stable I. c. 1930. Contributing.

The string of three buildings along the rear stretch of the race track at the west perimeter of the fair grounds are the race horse stables. All are frame structures on concrete foundations with mostly horizontal board siding. This barn, the northernmost of the three, was built c. 1930. It stretches approximately 100 feet long with two-leaf stable doors on either eaves side. The original horizontal board siding on the east gable-end has been replaced with novelty siding with a fixed, multi-paned sash. The gable roof is covered with corrugated metal roofing.

68. Race Horse Stable II. c. 1900. Contributing.

This one-and-one-half-story barn probably dates from c. 1900. It is the smallest of the race horse stables, six-by-two bays. Six vertical board, two-leaf, stable doors open into either eaves side with a hay

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loft door at both gable-ends. The gable roof is covered with standing-seam and corrugated metal roofing.

69. Race Horse Stable III. c. 1900. Contributing.

The third and southernmost race horse stable also dates from c. 1900. It has a one-and-three-quarters-story, two-by-two-bay barn with a long, approximately 150 foot, wing extending to the south. Two-leaf, vertical board, stable doors punctuate both eaves sides. Two hay loft doors open into the south gable-end. The gable roofs are covered with corrugated metal roofing

70. Jail. c. 1920. Contributing.

The Tunbridge World's Fair has always had a reputation for conviviality and tales have been told that if one was still sober by 3 p.m., he was fined and ordered from the grounds. This myth hints at the free spirit of celebration that pervades the Fair. On occasions an individual became unruly, necessitating a "jail" on the premises where persons could be held until removed to the county jail in Chelsea. A 1914 map of the fair grounds shows a "jail" located behind the North Gate Ticket Office (#50) near the end of the Police Station (#51). This Jail building, located at the far end of the race track next to the Race Horse Stables, was built c. 1920. The first inmate was said to have been a huge, burly man from Randolph, who promptly kicked the wall out and went home. The jail is a small one-by-two-bay, frame building set on a post foundation with a large vertical board door at the south gable-end. A lean-to shed is attached to the north gable-end with a doorway and louvered window. The gable and shed roofs are covered with corrugated metal roofing.

71. Well House. c. 1950. Non-contributing.

This small well house is one of three that provides water for the fair grounds. (See #86.) Raised on a concrete foundation this clapboard structure has a gable roof covered with standing-seam metal roofing. A single door opens into the north gable-end. This Well House is non-contributing due to its age.

72. Show Horse Stable I . c. 1910/c. 1930. Contributing.

The long, approximately 150 foot, frame Show Horse Stable at the south end of the race track was built in two parts. The older, western half, with horizontal board siding, dates from c. 1910. The newer eastern half, with novelty siding, was probably added c. 1930. The barn sits on a concrete pier foundation. Two-leaf, vertical board, stable doors

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punctuate both eaves sides. The doors in the c. 1930 section have plain surrounds in contrast to the older section which is much simpler. The gable roof covering the one-story barn has corrugated metal roofing.

73. Telephone Building. c. 1940. Contributing.

The small brick building located on the hill above the Show Horse Stable I (#72) at the south gate entrance was given to the Union Agricultural Society by New England Telephone Company around 1960. Built c. 1940, this building was used by the phone company until 1960 when they built a larger structure (#7) to the south. It is now used to store Fair records. This attractive one-by-one bay building sits on a concrete foundation with its gable-front facing east. The gable roof with diminished returns is covered with asphalt shingles.

74. Show Horse Stable II. c. 1920. Contributing.

Built c. 1920, the attractive, two-story Show Horse Stable II has four pairs of two-leaf, vertical board stable doors with plain surrounds on each eaves side crowned with three hay loft doors at the north eaves side offset with two at the south side. Each eaves side has an attached wooden ladder leading to the hayloft. A one-story, lean-to privy is attached to the east gable-end. The barn sits on a stone and concrete foundation. It has novelty siding with cornerboards, and the gable roof is covered with corrugated metal roofing.

75. Pony Barn. c. 1925. Contributing.

The Pony Barn sits on a stone pier foundation at the bank of the South Gate road. It is approximately 60 feet long by 30 feet wide, with paired sliding doors at the gable-ends. The eaves sides have rectangular drop doors under the eaves opening into the stables. The gable roof is covered with standing-seam metal roofing.

76. Show Horse Stable III. c. 1947. Non-contributing.

This stable, which sits at the north end of the group of Show Horse Stables, is the newest, built about 1947. With its corrugated metal siding this building is visually incongruous to the group of stables. Set on a concrete pier foundation, the stable is sided with corrugated metal siding. Each eaves side has half doors opening into five stalls. The moderately sloped gable roof, with exposed rafters and a very wide overhang is covered with corrugated metal roofing. This stable, which is non-contributing due to its age, is in fair condition and is slated to eventually be replaced.

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Tunbridge, Orange County, Vermont**77. South Gate Ticket Office. c. 1890. Contributing.**

The South Gate Ticket Office was probably built around 1890. The form of this building, while on a diminutive scale, is reminiscent of the North Gate Ticket Office (#50). Both of the clapboard structures have pronounced cornerboards with a plain horizontal and raking frieze. The rectangular shape of the South Gate Ticket Office is further emphasized with a wooden water table that surrounds the building. Both Ticket Offices have steeply pitched gable roofs with a relatively wide overhang, covered with standing-seam metal roofing. Paired ticket windows face the fair grounds drive at the west eaves side of the South Gate Ticket Office. A vertical board door supported by heavy strap hinges at the north gable-end is flanked by small rectangular barred openings at the top of the door frame.

78. Smith-Larkin School. c. 1820/1940. Contributing.

The District No. 8 (Wilbur Smith District) Schoolhouse was originally located at the corner of Bicknell Hill and Larkin Road. Classes were held here for the last time in 1905, after which children from the district attended the Chelsea District 11 school, which was just over the town line. In 1940 the building was moved to Antique Hill at the fair grounds where it was recently restored. This schoolhouse is one of several buildings including a log cabin, saw mill and sugar house that compose an antique exhibit on the hill. The small settlement of buildings are partially surrounded with an old split rail fence with stone posts hand hewn in the early 1800s by Tunbridge resident, Simon Brockway. The three-by-two-bay, one-and-one-half-story, one-roomed schoolhouse sits on a stone foundation with clapboard siding, corner boards and a gable roof with wood shingle roofing with a brick, end, ridge chimney. The entrance is located in the right bay of the north eaves side. Multi-paned, double-hung sash articulate the north, east and south sides. The school contains original plank seats, desks and wooden blackboards.

79. Antique Hall. c. 1935/c. 1960. Contributing.

The Antique Hall is made up of a c. 1935, one-and-one-half-story original block with a large c. 1960 ell. The original block is sided with vertical board and horizontal board siding, with a c. 1960 four-bay, shed-roofed porch stretching across the gable-front facade. The one-story, board-and-batten-sided ell is attached the length of the main block's east eaves side so that the square footage of the ell surpasses the original main block. An oversize sliding door opens into the eaves-

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front of the ell with a walk-through door at the east side of the ell and one at the gable-front of the c. 1930 block with paired doors in the loft. The Antique Hall sits on a concrete foundation. The gable roof over the main block has standing-seam metal roofing with corrugated metal roofing on the lean-to porch and ell.

80. Saw Mill Shed. 1929. Contributing.

This small two-story, post-and-beam-framed mill shed once housed a unique, up-and-down, 18th century saw located on Mill Brook in Royalton. Built c. 1830, the Saw Mill was dismantled and reassembled at the fair grounds as part of the Antique Exhibit in 1929. Unfortunately, in 1950 the saw was moved from the fair grounds to Shelburne Museum in Shelburne, Vermont. The two-story mill shed sits on a stone block foundation, built into a bank of Antique Hill so that the upper story is open, facing east onto the Green, and the lower level, "pit", is open to the west at the foot of the hill, east of the race track. The vertical board-sided, eaves-front building has a corrugated metal covered gable roof and is flanked by a vertical board fence.

81. Machinery Shed. c. 1957. Non-contributing.

Across the road from Antique Hill is a large, approximately 150-foot-by-60-foot, metal-sided Machinery Shed. The building sits on a concrete foundation with eight sliding doors opening into the west-facing eaves side and oversized sliding doors opening into the gable-ends. The moderately sloped gable roof is covered with corrugated metal roofing. This building is non-contributing due to its age.

82. Log Cabin. 1972. Non-contributing.

In 1929, the Union Agricultural Society built a log cabin to house the vast collection of antiques gathered by the late Edward R. Flint, Secretary of the Fair from 1920 to 1951. This one-story Log Cabin replaced the original in 1972. The eaves-front, frame structure is built with split logs with the bark intact creating a log cabin effect. A massive stone chimney is attached to the north gable-end of the Log Cabin, and a one-story, vertical board-sided wing extends to the south and appears to be older than the main structure. Three double doors open into the eaves-front of the approximately 125 foot long building, and there is a secondary doorway at the south end of the wing. The gable roof has exposed rafters and is covered with corrugated metal roofing with an interior chimney near the south end of the main block. The gable roof covering the wing is more steeply pitched with standing-seam metal roofing.

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83. Men's Lavatory. c. 1944. Contributing.

Built on a concrete foundation at the base of Antique Hill next to the race track, this c. 1945 men's lavatory facility has novelty siding and a standing-seam metal roof with a ventilation pipe near the south end. The entrance is at the north gable-end.

84. Women's Lavatory. c. 1944. Contributing.

Built into the bank of the fair ground drive and Antique Hill, this c. 1945 women's lavatory is set at a right angle to the men's facility (#83) with the entrance located at the north eaves side. The Women's Lavatory sits on a concrete foundation and is covered with novelty siding. The moderately pitched gable roof has standing-seam metal roofing with ventilation pipes at the north slope.

85. Sugar House. c. 1980. Non-contributing.

The Sugar House is a newer addition to the fair grounds, built about 1980 by the Orange County Sugar Makers. This handsome sugar house sits on a concrete foundation at the foot of Antique Hill on the site of the Dream Land Dance Hall, which collapsed c. 1980 due to heavy snows. The cedar board-and-batten sided building is typical of sugar houses found throughout Vermont: one-and-one-half-story dominated by a steeply pitched gable roof with an elongated wood ventilator. The main entrance is enclosed within a gable-roofed entry porch at the north gable-end. A small one-story wing at the south end houses a secondary entrance. The gable roof is covered with shake shingles. While an attractive addition to the fair grounds, the Sugar House is non-contributing due to its age.

86. Well Houses. c. 1950. Non-contributing.

These paired well houses protect two of the three wells that provide water for the fair grounds. (See #71.) Located in the race track infield, the small houses sit on concrete foundations with novelty siding and gable roofs covered with standing-seam metal roofing. The Well Houses are non-contributing due to their age.

87. Memorial Pulling Arena. 1989. Non-contributing.

Built in 1989, the Memorial Pulling Arena is the newest building at the fair grounds. Located in the race track infield, this large metal-clad building is open at the east and west gable-ends and provides a covered arena for oxen and tractor pull competition. The Memorial Arena, which

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was named in memory of deceased members of the Union Agricultural Society, is non-contributing due to its age.

88. Stage Area. c. 1890/c. 1915/c. 1940/1984. Non-contributing.

The Stage Area fronting the race track is made up of a wooden stage that dates from c. 1940 and Judging Tower dating from 1890. Both are covered with an open-sided, metal-clad roof added in 1984. Directly adjacent to the south of the Judging Tower is a Fairbanks Platform Scale which is over 75 years old. The wooden show stage is approximately 60 feet long by 30 feet deep, covered with novelty siding. The stage was open until 1984 when a roof had to be built because contracts with entertainers required protection for sound equipment. Attached to the south, also enclosed within the roof is a two-story Judging Tower that dates from 1890, though much rebuilt, losing its original hip roof in 1984. The elevated Judging Tower was once open on all four sides, covered with a steeply pitched hip roof, and crowned with a plain finial matching the Bandstand (#60), which was also located in the infield. Adjacent to the south of the Judges' Tower, not enclosed within the stage roof, is a c. 1915 Fairbanks Platform Scale used for weighing horses and livestock. The scale is the only element of the Stage Area that is relatively unchanged. The alterations make the Stage non-contributing to the historic character of the fair grounds.

89. Grandstand. c. 1925. Contributing.

There has been a grandstand at this site dating back at least to 1900. The present Grandstand, which seats 1300 persons, was built about 1925 on a concrete foundation. It is 14 bays wide and has 15 rows of wooden bleachers. The front and part of the sides are open, and the remainder of the structure is covered with vertical flush siding with a horizontal board skirt at the front abutting the race track. The roof is a two pitch gable roof covered with metal roofing. The bleachers are entered through a hallway that opens at the center of the back of the structure and runs under the bleachers opening at a set of stairs at the front of the bleachers. Fair offices are housed under the bleachers at the north end and there is a hall used for a "beer garden" during fair time at the south end.

90. Lavatory. 1982. Non-contributing.

A one-story, concrete block lavatory is built into a hill opposite the grandstand facing west with twin doors opening at its eaves-front into the men and women's sections. There is a frame lean-to on the north gable-end. The moderately sloped gable roof with a deep overhang is

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covered with standing-seam metal roofing. This Lavatory is non-contributing due to its age.

91. Brooksies Restaurant/Bingo Parlor. 1950. Non-contributing.

"Brooksies" was built as a concession stand/restaurant in 1950 by a concessioner from Sharon, Vermont. Now the building is owned by the Union Agricultural Society and is used as a Bingo Parlor at fair time. Set on a concrete foundation and sided with novelty siding and vertical flush siding, this one-story building has a main block covered with a gable roof with a deep overhang and an attached shed-roofed wing to the north. The east-facing eaves-front is regularly punctuated with a central sliding door entry and oversize horizontal openings with hinged drop doors spanning the front. A vertical board door opens into the north side of the wing with a modern two-part, sliding, leaf window to the right. This building is non-contributing due to its age.

92. Electrical Shed. c. 1950. Non-contributing.

Built in the 1950s near the east perimeter of the fair grounds, the Electrical Shed is set on a stone pier foundation. The building has novelty siding with cornerboards and a vertical board door opening into its north-facing gable-front. The gable roof is covered with corrugated metal roofing. This building is non-contributing due to its age.

93. Old Town Shed. c. 1930. Contributing.

Near the north gate of the fair grounds, mounted on a stone and concrete pier foundation, this open, five-by-two-bay wooden structure once served as a town garage. Purchased by the Union Agricultural Society, this structure is used for storage. Part of the sides are covered with horizontal flushboard siding and the gable roof is covered with corrugated metal siding.

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.)

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

- Architecture
- Agriculture
- _____
- _____
- _____
- _____
- _____

Period of Significance

c. 1790-1945

Significant Dates

c. 1800
1875

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

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

Name of repository:

Tunbridge Village Historic District
Name of Property

Orange County, VT
County and State

10. Geographical Data

Acreege of Property 115 acres more or less

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 8	7 0 1 0 4 0	4 8 6 2 5 2 0
	Zone	Easting	Northing
2	1 8	7 0 1 8 7 0	4 8 6 2 9 9 0

3	1 8	7 0 2 0 2 0	4 8 6 2 9 2 0
	Zone	Easting	Northing
4	1 8	7 0 0 8 1 0	4 8 6 1 3 6 0

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 Ann Cousins, Historic Preservation Consultant

organization N/A date July 25 1992

street & number RD #1, Box 437-K telephone 802-434-5193

city or town Richmond state VT zip code 05477

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 Multiple/See continuation sheets

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.

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Tunbridge Village Historic District possesses exceptional significance as representative of a well preserved, generally intact, 19th century Vermont agricultural and industrial village. Most of the buildings in the village are Federal and Greek Revival style dwellings constructed from c. 1800 to the 1840s. Tunbridge village is significant for the number of 19th century village barns that have been preserved. The village was generally agrarian with most residents having a barn for livestock and cultivating the acreage behind their houses. The village also possesses exceptional significance for having a rare example of a 19th century fair grounds. In 1875 the first Tunbridge World's Fair was held at its present location and some buildings remain from its advent. As the fair grew it became physically and culturally intertwined with the village, reinforcing Tunbridge's rural character and bringing the community together in an annual celebration of Tunbridge's history and its continuing agricultural heritage.

STATEMENT OF SIGNIFICANCE

Tunbridge, situated in southern Orange County, was chartered by New Hampshire Governor Benning Wentworth, February 3, 1761. The surface of the 23,040 acre township is broken and hilly with numerous streams, fertile farms and rich grazing lands extending from the river valley to the summits of the hills. The town is divided into two nearly equal parts by the First Branch of the White River that runs north to south, and upon which were located most of the mills and industries. There is no doubt that Tunbridge has been, from its beginning, primarily an agricultural community. Like many of Vermont towns, its charter made this assumption when it stated that "Grantees, Heirs or their Assigns" must cultivate and improve the land under penalty of forfeiture. The charter also authorized the proprietors to hold two fairs and a market as soon as the settlement had fifty families, a provision common to most charters, but one that Tunbridge realized in the growth of Tunbridge village and the institution of the Tunbridge World's Fair.

The earliest permanent Euro-American settlement in the township commenced around 1776 when James Lyon, Moses Ordway, Elias Curtis and Hezekiah, John and Abijah Hutchinson settled in southern Tunbridge. Hezekiah Hutchinson had first come here two years earlier from Salisbury, Connecticut, having been hired by the proprietors of Tunbridge, most of whom lived in Salisbury, to survey and lay out part of the town. By 1777 Curtis had constructed a grist and saw mill in neighboring Royalton, but the onset of the American Revolution exposed the Vermont frontier to British attack from adjoining Canada, and the growth of the small community was interrupted. In October, 1780, a raiding party of Native Americans organized by the British in Quebec and

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led by a British Lieutenant, descended the valley of the First Branch of the White River, destroyed Curtis' mill, plundered and burned barns, destroyed livestock and winter stores and took twenty-six men captive, including John and Abijah Hutchinson and Elias Curtis. The prisoners were taken to Canada where they were turned over to the British at \$8 per head. Most were released within a year. In the meantime many of the remaining settlers, including Hezekiah Hutchinson, started over, building, not in the fertile river valley, but in the hills, where they were better able to defend themselves.

Following his captivity, Elias Curtis returned to Tunbridge, where, in 1783, he was commissioned by the proprietors to construct a saw mill and grist mill at a cascade where the First Branch of the White River narrows before broadening into the fertile interval. This, the first water-power mill in the township, was completed by 1785, a year before the town was formally organized. Tunbridge village developed around Curtis' grist mill. (See #33, The Hayward and Kibby Mill.)

Following the end of the American Revolution there was a great migration of New Englanders, primarily from Connecticut and Massachusetts, to the Vermont "wilderness" where land was plentiful and inexpensive. By 1791 Tunbridge had 487 residents and by 1800 that number nearly tripled to 1,324. The population peaked in 1820, when Tunbridge had 2,003 residents, almost double the present population. After 1820 there was a steady decline, following a mass migration of Vermonters to the West, and by 1900 the population had dropped to 885. Tunbridge village is a remarkably intact 19th century village, in part due to this steady population drop. The railroad also played a part. The 1850s marked the beginning of a complex rail system through Vermont, but unlike many towns, this had little effect on Tunbridge. In contrast, the character of many Vermont towns changed dramatically as markets, sometimes whole villages, grew up around rail stations. Other towns were bypassed, sometimes becoming obsolete, unable to compete with the rail centers. Tunbridge survived both fates. It was not subjected to the growth pressure and commercial shift experienced by rail towns, yet it was located close enough to the Royalton station that its products had access to southern New England markets, providing a stable agricultural economy for the village. As a result, much of the physical history of Tunbridge dating from the late 1700s is preserved.

In 1795 Tunbridge built the first town meeting house at the geographic center of the township, approximately one mile north of Tunbridge village. By then the town had polarized into three villages, North Tunbridge, South Tunbridge and "the Market", as Tunbridge village was called. The meeting house was used for all the town's religious

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denominations and public meetings, but as each denomination built their own church in the 1820s and 1830s, the meeting house was used less and less and fell into disrepair. The Congregationalists, the largest denomination, built a church in Tunbridge village in 1835 (#11), and the Town Hall (#14) was constructed in 1840. Both buildings are representative of modest churches and town halls built throughout Vermont in the second quarter of the 19th century. The Greek Revival style, popularized in part by Asher Benjamin's 1827, *The American Builder's Companion*, was almost exclusively chosen for both building types in Vermont. The idea of separation of church and state, with individual meeting houses, was relatively new. Their historic association is reflected in the similarity of building forms as typified in Tunbridge.

The earliest structures in Tunbridge village are frame, Federal era residences. The Hezekiah Hutchinson house (#3) is typical. In the 1790s Hutchinson moved his family from their protected hillside farmstead to the southern outskirts of Tunbridge village and built what may have been the first frame house, a five-bay, one-and-one-half-story, Cape Cod (#3). Other, nearly contemporaneous, houses duplicated the style and form: the Hezekiah Hutchinson house II (#5), the J. Tucker Gambrel (#6) and the M. Smith house (#32). Less typical was the gable-front vernacular Federal era residence such as the John Lovejoy house (#20), built in 1810.

By about 1820 a brickyard, owned by Solomon Cushman, was established approximately one mile south of the village and began manufacturing red bricks. Many buildings constructed between 1820 and 1840 were brick, including the Hayward and Kibby Mill (#33) and Blacksmith Shop (#37), as well as a number of residences. Granite used for foundations, sills, lintels and steps was quarried several miles north of the village at Brocklebank Hill.

Most of the buildings in the village, brick and frame, were built before 1840 in the Federal or Greek Revival style. Less popular was the Gothic Revival style. Tunbridge village has three examples; two are a conservative application of Gothic Revival ornamentation on symmetrical Classic Cottages, retaining a strong Greek Revival character (#28, W. Putnam House; #40, Mrs. M. Foster House). More unusual is the single Italianate style house (#40, Noyes Boarding House). There was little 20th century construction in the village. Of significance was a Classic Revival, two-roomed schoolhouse built in 1904, and a unique Sears and Roebuck Co. Bungalow built in 1931 (#18).

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By 1855, Tunbridge village was the largest of the three villages in Tunbridge township, containing two stores (#26, The J. C. Hall Store; #29, The King Store), Woodward's Hotel (#17b), one grist and saw mill (#33, The Hayward and Kibby Mill), three boot and shoe shops (#20, The John Lovejoy house), a woodworking shop, and saddlers shop, a wheelwright shop and tannery (#45 & #38). The village had already expanded virtually to its historical limits along the single main street, stretching from one brick one-roomed schoolhouse (#1) to the other (#49). Typical of many Vermont villages, Tunbridge village was also supported small farms, as well as commerce and industry. Nearly all residents had a barn and some livestock, and many cultivated the land behind their houses. Even the fair grounds, located in the river basin west of the heart of the village, held a corn field, harvested in time for the Annual World's Fair. Because there was no development pressure and because village residents have apparently valued their agrarian heritage, a number of these barns are preserved, some adapted to serve as garages.

Farming has always been the "backbone" of the Tunbridge economy. The settlers in the early 1800s were predominantly subsistent farmers typically keeping several oxen and cows, possibly a pig, poultry and some sheep. They cultivated wheat, potatoes, hops, grain, hay, vegetables and fruit, and harvested wood and maple sugar. These early agrarians traded, mostly on a barter system, at the tavern or Village Green. By the 1820s the sheep craze began to sweep Vermont, and Zaddock Thompson's gazetteer notes that in 1840 Tunbridge's livestock population included 2,185 cattle, 8,890 sheep, 1,345 swine and 376 horses. The sheep farmers found a local market at the Gay Brothers Woolen Mill (#45 & 47d). In 1868, the three brothers bought a water-powered wheelwright and tannery site at the north end of the village and built the Gay Brothers Woolen Mill, employing 25 workers at its peak and supporting the local textile industry into the 20th century.

The advent of the railroad and advances in refrigeration technology opened a new milk market in the Boston area in the 1850s. Tunbridge farmers responded with a shift to dairying. In comparison to most Vermont farms, Tunbridge is somewhat unique in that a number of dairy farms remained diversified, some maintaining a flock of sheep into the 1930s. Nevertheless, dairy farming dominated the agricultural economy and grew rapidly with the development of a local creamery around 1880 (#26). Tunbridge was famous for having some of the best Jersey farms in the United States. In 1971 *LRUG FAITH*, owned by Earl Hutchinson, was recognized as the top milk-producing Jersey in the country (#3).

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From the 1930s to the 1980s Vermont experienced a tremendous drop in the number of dairy farms (35,000 to 3,500). Although the number of farms decreased, the livestock population remained stable with surviving farms generally larger and more efficient. As a result, a number of smaller 19th century barns were demolished, often by neglect, as new more efficient barns replaced them. This statewide trend is characterized at the Tucker Farm (#5), where the rubble foundation is all that remains of a c. 1850 barn (#5f) that was razed after a modern dairy barn (#5b) replaced it in 1960 (#5b). About ten years ago, the Tucker family sold their herd. In the early 1900s there were probably over 200 dairy farms in Tunbridge. Now 12 or 13 remain.

Tunbridge is perhaps best known for its World's Fair, which originated in 1847 and has been held at the same site since 1875. The fair grounds are located in the Tunbridge village basin, an extensive river meadow along the First Branch of the White River. The village sits on a shelf overlooking the fair grounds. The residential village and the fair are intertwined physically and culturally.

Prior to 1825 fairs served as a place for farmers to market their goods, borrow money or pay creditors. These fairs were a carry over from English medieval society where fairs served as an opportunity for trade and for entertainment by traveling shows and vendors. Fairs became less important with the centralization of money. By the late 1830s agricultural journals began to encourage the reformation of agricultural societies and the need for the state legislature to help financially. In 1843, the Vermont Legislature responded with an act to encourage and promote "agriculture, domestic manufactures and the mechanic arts" through the formation of county agricultural societies with money to award premiums and prizes at county fairs. Prize competition at fairs promoted new stock and plant hybrids, new technologies, and improved the agricultural process.

County fairs were important to the early development of Vermont agriculture, not only as an educational institution, but also providing social opportunities. In bringing farmers together, fairs reinforced a sense of community and common identity. As an annual celebration of agricultural life, the fair offered a measure of accomplishment for farmers, reinforcing their shared traditions and values, and educating others about agriculture. Although early fairs were primarily devoted to agriculture, as the 19th century progressed they increasingly began to serve as an important focus of popular entertainment, featuring horse and harness racing, music, dancing, oratory, drama, carnival games and rides, among other sports and amusements.

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Tunbridge Village Historic District
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The formation of agricultural societies in Vermont was part of a national trend catalyzed by increased market pressures and a rise in specialized farming. In the Historical Directory of American Agricultural Fairs, Donald Marti states that in 1858 the U. S. Department of Agriculture counted 912 County Societies, most sponsoring fairs. In 1868 there were 1,367, and 2,740 in 1913.

The Orange County Fair originated in 1847 and was alternately held in Chelsea, Bradford and Tunbridge. At a time when most county fairs limited entries and premiums to residents of the county, this new little fair in Tunbridge opened its competitions to the world. As a result the speaker at the 1867 fair, the Hon. Burnham Martin of Chelsea, a former Lt. Governor, referred to the fair as "a little World's Fair." The name stuck, and the fair has been known as the Tunbridge World's Fair ever since.

The Union Agricultural Society was organized and held its first fair in 1875 on the present grounds. All labor was donated to get the track and buildings into shape, men coming with their oxen and working together. The original race track was a grass track reputed to be one of the finest in New England. The spirit of community cooperation carried on, and for many years the fair grounds were improved through the work of volunteers, who accepted admission to the fair and dinner in payment for their services.

An accident at the fair in 1897 resulted in a lawsuit that went against the fair leaving individual members of the agricultural society liable. To protect themselves against future suit the Union Agricultural Society incorporated in 1902, at which time they issued 100 shares of stock with a par value of \$5 each. Today Tunbridge World's Fair stock is a coveted possession and surprisingly is retained almost exclusively by local residents.

The fair has always had a reputation for conviviality with myths "bigger than life." Tales were told that so many men went to the fair for a "rousing time" that it was referred to as "The Drunkards' Reunion". The story goes on that anyone leaving the grounds sober was made to pay a fine. A local newspaper account recalls that in 1897 the Tunbridge Hotel was raided at fair time with 90 pints of whiskey and 18 pints of gin confiscated. The owners were fined \$44.67. The Tunbridge World's Fair until recently had vaudeville-type acts including "girlie shows". Apparently one year an off colored show was closed down by a crusading minister. John Howe, former fair president explained, "It was a woman minister, and she wanted to shut the whole fair down as a den of

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iniquity where people drank, gambled, etc. But it didn't seem like Tunbridge Fair without a girlie show."¹

The activities at the annual fair are much the same as they were at the turn of the century. Area farmers show and judge cattle, oxen, horses, sheep, swine, poultry, rabbits and goats. There is harness racing, contra dances, oxen pulls, gardening and flower arranging exhibits. One of the most popular feature of the Tunbridge World's Fair is the antique exhibit on Antique Hill which includes the c. 1820 Smith-Larkin School (#78), a display of cobbler's tools from a village boot shop (#20), and the contents of a millinery shop once located at the J. C. Hall Store (#26). There is no doubt that the fair offers an opportunity for socializing and entertainment, drawing visitors from across New England.

The Tunbridge fair has been held at this site continuously since 1875, and several buildings date from the 19th century, including the North and South Gate Ticket Offices (#50 & #77), the Floral Hall (#61) and several barns and stables. Most fairs in Vermont move to a different location each year. As a result, there are few fairs that have permanent structures pre-dating 1940. Besides Tunbridge the only such fairs grounds are the Orleans County fair grounds in Barton, the Caledonia County fair grounds in Lyndonville, the Champlain Valley Exposition in Essex Junction, the Rutland State fair grounds in Rutland and the Deerfield Valley Farmer's Day fair grounds in Wilmington. None are so closely tied to the village as is the Tunbridge World's Fair. The Tunbridge fair is unique in that it is Vermont's only "World's Fair."

¹Lawrence F. Willard, "That Merry Old Fair at Tunbridge," *Yankee Magazine*, Vol. 42, 1978, p. 46-61.

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- | | |
|---|---|
| <p>1. Baxter Doty
Tunbridge, VT 05077</p> <p>2. John Durkee
RR #1, Box 231C
Tunbridge, VT 05077</p> <p>3. Barbara Kohn
RR #1, Box 232
Tunbridge, VT 05077</p> <p>4. Blanche Fisk
P.O. Box 22
Tunbridge, VT 05077</p> <p>5. Jessie Tucker
RR #1, Box 233
Tunbridge, VT 05077</p> <p>6. Jessie Tucker</p> <p>7. New England Telephone
185 Franklin St., Room 1103
Boston, MA 02107</p> <p>8. Tunbridge Village Cemetery
Association
c/o Euclide Farnham
RR #1, Box 64
Tunbridge, VT 05077</p> <p>9. Town of Tunbridge
Board of Selectmen
P.O. Box 6
Tunbridge, VT 05077</p> <p>10. Congregational Church Society
c/o Euclide Farnham
RR #1, Box 64
Tunbridge, VT 05077</p> <p>11. Congregational Church Society</p> | <p>12. Bruce & Linda Bellemeur
RR #1, Box 6
Tunbridge, VT 05077</p> <p>13. George and Minnie Wight
P.O. Box 52
Tunbridge, VT 05077</p> <p>14. Congregational Church
Society</p> <p>15. Arlene Stockwell
P.O. Box 53
Tunbridge, VT 05077</p> <p>16. Rodney & Mary Fisk
P.O. Box 12
Tunbridge, VT 05077</p> <p>17. David and Elaine Cilley
P.O. Box 25
Tunbridge, VT 05077</p> <p>18. David Cilley
P.O. Box 25
Tunbridge, VT 05077</p> <p>19. David Cilley</p> <p>20. Rodney and Sandra Hoyt
P.O. Box 44
Tunbridge, VT 05077</p> <p>21. Ruby Keyser
P.O. Box 36
Tunbridge, VT 05077</p> <p>22. Dana and Joanne Goodnow
P.O. Box 37
Tunbridge, VT 05077</p> <p>23. Claude & Jane Bellefeuille
c/o Suzie Bellefeuille
Tunbridge, VT 05077</p> |
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Tunbridge, Orange County, Vermont

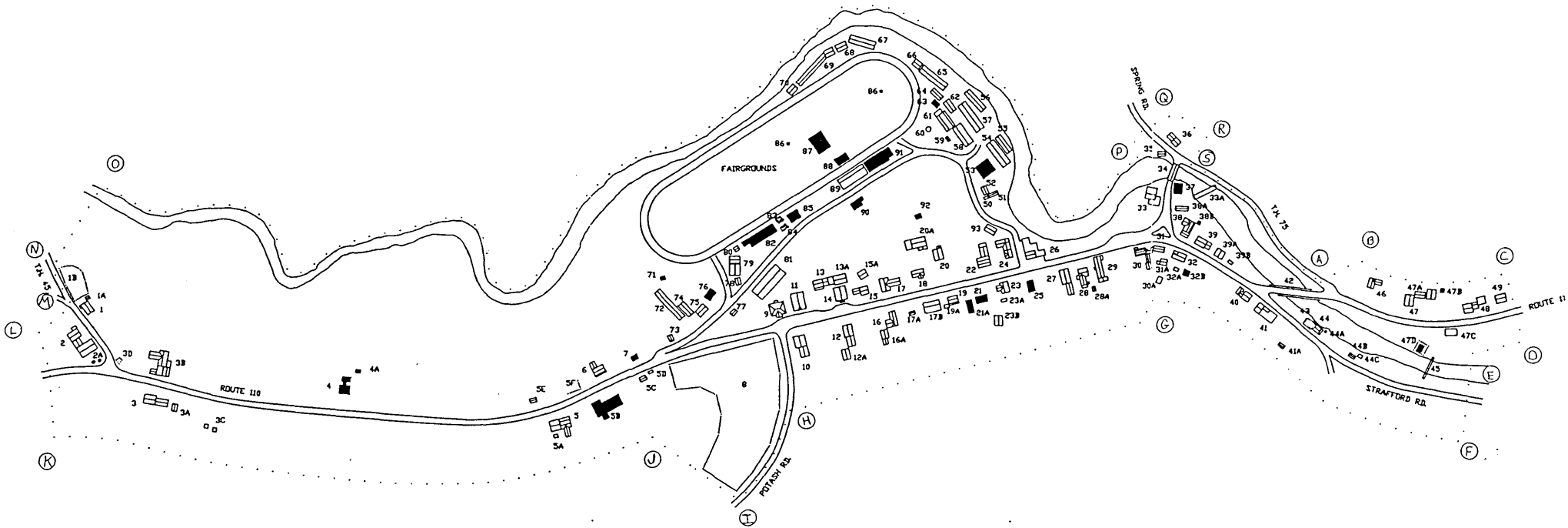
- | | |
|---|---|
| 24. Mrs. Paul E. Gibbs, Sr.
589 Brockway Mills Road
Springfield, VT 05156 | 36. Kenneth McElwee
6 South St.
Plainville, MA 02762 |
| 25. Marie Beauchemin
c/o Suzie Bellefeuille
Tunbridge, VT 05077 | 37. Henry Joseph, Jr. |
| 26. Tunbridge Volunteer Fire
Department
Tunbridge, VT 05077 | 38. Stephen & Ellen Hale
689 Idlewood Blvd.
Baldwinsville, NY 13027 |
| 27. Charleton & Patricia Davis
P.O. Box 35
Tunbridge, VT 05077 | 39. Harley Tomlinson
191 Knob Hill Dr.
Hamden, CT 06518 |
| 28. William & Charlotte Barry
Route 110
Tunbridge, VT 05077 | 40. Cora Brooks
P.O. Box 43
Chelsea, VT 05038 |
| 29. William & Charlotte Barry | 41. Stanley and Clara Redlon
P. O. Box 27
Tunbridge, VT 05077 |
| 30. Edward & Gretchen Greer
Box 511
Portsmouth, VA 23705-0511 | 42. VT Agency of Transportation
Jeff Squires, Planning
National Life Building
Montpelier, VT 05602 |
| 31. Eugene H. Ciarlo
P.O. Box 686
Southbury, CT 06010 | 43. Joanne Goodnow
P.O. Box 37
Tunbridge, VT 05077 |
| 32. Susan Schall
c/o Gary Schall
P.O. Box 68
Tunbridge, VT 05077 | 44. George and Minnie Wight |
| 33. Henry Joseph, Jr.
260 Outwater Lane
Carlstat, NJ 07072 | 45. Gladys Tuller
HCR Box 32
Tunbridge, VT 05077 |
| 34. Congregational Church
Society | 46. Harlie and Jean Parker
HCR Box 31
Tunbridge, VT 05077 |
| 35. Henry Joseph, Jr. | 47. Gladys Tuller |

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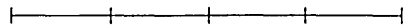
OWNERS
Section number LIST Page 3 Tunbridge Village Historic District
Tunbridge, Orange County, Vermont

- 47d. Randall Tuller
HCR 32
Tunbridge, VT 05077
48. Jessie Mundell
HCR Box 33
Tunbridge, VT 05077
49. Jessie Mundell
- 50 - 58, 60 - 93
Union Agricultural Society
c/o Euclide Farnham
RR #1, Box 64
Tunbridge, VT 05077
59. Shorty Emmons
Shorty's Cook Shack
Randolph, VT 05060



Tunbridge Village Historic District
 Tunbridge, Orange County, Vermont

0 300 600 900 1200



district boundary

- key: □ contributing structure
 ■ non-contributing structure

