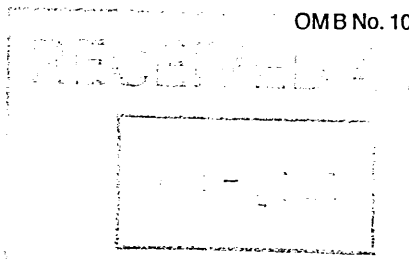


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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

1. Name of Property

historic name Fenn Farm

other names/site number n/a

2. Location

street & number VT Route 116 (Case St.)  a not for publication

city or town Middlebury  a vicinity

state Vermont code VT county Addison code 001 zip code 05753

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] Exp. SHDD 11/30/94  
Signature of certifying official/Title Date

Vermont State Historic Preservation Office

State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature] Signature of the Keeper  
Elson H. Beall Entered in the National Register  
Date of Action 1-8-95

Fenn Farm  
Name of Property

Addison County, Vermont  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
<u>7</u>	<u>7</u>	buildings
<u>1</u>	<u>0</u>	sites
		structures
		objects
<u>8</u>	<u>7</u>	Total

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

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

Agricultural Resources of Vermont

**6. Function or Use**

**Historic Functions**  
(Enter Categories from instructions)

Domestic/single dwelling  
Domestic/secondary structure  
Agriculture/animal facility  
Agriculture/horticultural facility  
Agriculture/agricultural field  
Agriculture/storage  
Agriculture/Agricultural outbuildings

**Current Functions**  
(Enter Categories from instructions)

Domestic/single dwelling  
Domestic/secondary structure  
Agriculture/animal facility  
Agriculture/horticultural facility  
Agriculture/agricultural field  
Agriculture/storage  
Agriculture/agricultural outbuildings

**7. Description**

**Architectural Classification**  
(Enter Categories from instructions)

Other: Ground level stable barn

**Materials**  
(Enter Categories from instructions)

foundation stone  
walls weatherboard  
  
roof asphalt  
other wood

**Narrative Description**

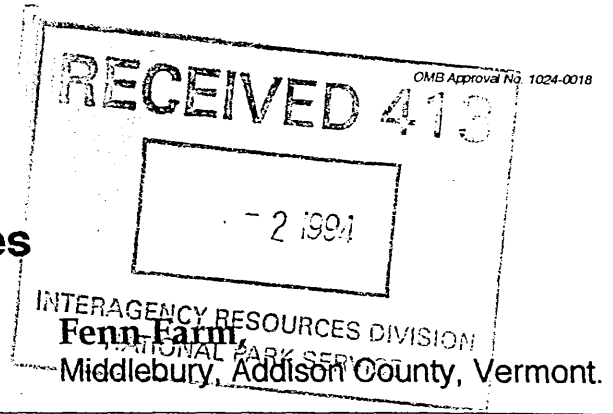
(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets

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National Park Service

## National Register of Historic Places Continuation Sheet

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The Fenn Farm consists of a main farmhouse and many barns and outbuildings located on over 100 acres of farmland on the west side of Vermont Route 116 just outside East Middlebury village in Middlebury, VT. Fourteen separate structures comprise the farmstead, which is a mixture of contributing, intact structures and newer buildings. The farmhouse is a c.1840, small, gable-roofed, clapboard cottage with subsequent additions located eighty feet from the shoulder of the highway. Behind the house are the farm buildings; a horse barn, c. 1860; a granary, c. 1860; a piggery, c. 1880; the ground floor stable barn, 1910 (additions in 1927 & 1947); and other buildings. The acreage of the farm has varied over the life of the farm; originally it was a 100 acre narrow rectangular tract running east-west on either side of Rt. 116. Land has been added and subtracted through sale and donation over the years, but it is still approximately 100 acres in size. It is a mixture of cropland and pastures with a woodlot on the east side of the highway and is mostly flat with a small brook running east to west through it. The farm has been in continuous operation since the mid-nineteenth century and most of the original structures remain. Overall, it has retained the integrity and feeling of its period of significance.

### Contributing Structures

1. The Farmhouse c. 1840, 1850, late 1800's

The farmhouse is an irregularly shaped building comprised of an original block and several later additions. The original block is a one and one-half story, gable-roofed, clapboarded frame structure measuring approximately 26 feet long and 18 feet deep resting on a stone foundation. The roof is covered with asphalt shingles. The eave front facade faces east towards Rt. 116. An entry with a simple door entablature is located just to the right of the center of the front facade. One-over-one double hung windows are on either side of the entry but are not centered. The northern gable end of the main block features a pair of symmetrically spaced one-over-one windows on the first floor. A centered one-over-one window is on the gable end below the peak on the uppermost half story. The west facade of the main block features a one-over-one window located at the far right-center. A corbeled stove chimney exits the roof on the ridge in the center of the building. All windows on the main block are flanked by louvered shutters.

A large rectangular, clapboarded one and one-half story gable-roofed wing on a stone foundation is attached to the southern end of the main block. The eastern eave facade of this wing is flush with the main block's eastern eave facade and is approximately 20 feet wide. The wing extends westward approximately 20

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## National Register of Historic Places Continuation Sheet

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**Fenn Farm,**  
Middlebury, Addison County, Vermont.

feet past the back wall of the main block. This wing's roof is of slightly shallower pitch and is approximately 2 feet lower in height than the main block's roof. The exposed southern facade of the main block has a narrow raking window over the east slope of the wing's roof. Also, the ridge of this wing is located approximately 4 feet westward of the main block's ridge. The westward side of the roof slopes at a moderate pitch to a point approximately 8 feet westward of the back of the main block. At this point the roof flattens to a lesser pitch and extends another 12 feet to the back of the wing. A shed dormer runs the length of the steeper pitched section of this back roof. Robert Fenn estimates that this first addition was constructed circa 1850.

A two-over-six-light glass storm door is located in the center of the wing's eastern facade. A single one-over-one window is centered between the door and the SE corner of the wing. To the right of the door is a bank of 3 2-over-6 windows; to the immediate left of the door is a single 2-over-6 window. The storm door and windows provide light for a recessed entry area. The southern, gable end of the wing features three one-over-one windows evenly spaced in an area approximately 26 feet wide, measured from the SE corner. A single one-over-one window is centered below the peak on the upper half-story. The northern facade of the wing, that which extends westward past the main block's back wall, features a one-over-one window flanked by shutters on the first floor approximately 8 feet from the NW corner. A narrower one-over-one window without shutters is tucked under the rake of the wing's northern facade approximately one foot away from its juncture with the main block. The southern half of the eastern facade of the wing features an enclosed porch projecting approximately 8 feet westward. An aluminum storm door is located to the left center of the porch's western facade. An aluminum one-over-one storm window is located to the upper right of this door. The roof of this porch is an extension of the slope of the wing's roof. A single one-over-one window is centered on the west facade's northern half. A corbeled stove chimney exits the asphalt shingled roof of the wing on the ridge at its southernmost end.

Another clapboarded, gable-roofed addition, this but one story in height, extends approximately 16 feet southward from the large rectangular wing at a point approximately 26 feet from the SE corner. This second wing, built on a stone foundation, extends 8 feet further westward than the first wing and is flush with the western facade of the earlier mentioned porch at the rear of the large rectangular wing. The eastern, eave side of this second wing features a centered entry tightly flanked by one-over-one windows. Single shutters are placed to the outside of each of these windows. The western eave side of this second wing

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**Fenn Farm,**  
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features an enclosed porch with a bank of 4 aluminum sash one-over-one windows which juxtapose with the single aluminum sash window previously described on the enclosed porch at the rear of the first wing. Another corbeled chimney is located on the ridge at the southern end of this wing. This wing is also roofed with asphalt shingles. The exact date of the construction of this second wing is unknown; best estimates by the owners have it to be the "late 1800's".

A fourth wing was added to this homestead as an extension of the third wing. Again, the date of the construction is unknown; it is estimated to be "prior to 1900". This addition extends southward approximately 20 feet and is 18 feet deep. This gable-roofed, clapboarded fourth wing follows the same roof line as the third wing on the eastern side but at the peak falls away more sharply to the west. The eastern facade of the fourth wing is flush with the eastern facade of the third wing and has no windows or doors. The western facade is approximately six feet in height and features a single 3-light by 3-light window at the far left. The southern facade of this wing has a large door located on the far right and a small three-over-three window centered below the peak. A small single pane window is located at the far left on this southern facade. Asphalt shingles cover the roof of this addition.

The downstairs floor plan of the farmhouse features 6 rooms. The original block has 2 rooms, a chamber accessed by the front door and a smaller parlor on the north end of the block. A wall and a centrally placed single flue chimney separate the two rooms. There is a fireplace in the parlor. A "casket door" is located between the fireplace and the block's eastern wall. According to the owner, several family funerals were held in the house and the parlor was used as the viewing room. The door into the parlor was deliberately made wide for this purpose.

The first wing addition and second wing addition together have three larger rooms: a living room, which occupies most of the first addition, a dining room, located in the northwest corner of the second addition, and a kitchen, located in the third addition. There are also 3 smaller rooms; a half-bath, a pantry/washroom, and the room that served as Chester Fenn's cobbler shop in the mid-nineteenth century.

The third wing is one large room, unheated, is used as a woodshed, and has a door leading into the kitchen.

The interior of the house is simply finished with plastered walls and features very simple door casings, window casings, and baseboards. There are no decorative moldings.

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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 4Fenn Farm,  
Middlebury, Addison County, Vermont.

## 2. The Horse Barn, c.1850

The horse barn is probably the earliest extant outbuilding on the Fenn Farm. The exact date of construction is not known, but is probably mid-nineteenth century. It is a post and beam frame, two story gable-roofed structure covered with vertical board sheathing. Hand hewn framing members and half-timbered beams compose the frame. There is no foundation, it is likely that wooden sill existed when the barn was built; they have since rotted away and the barn is slowly settling into the ground. Fairly new corrugated metal sheathing covers the roof. The gable end of the barn faces eastward and measures 18 feet across. The first floor of this gable end is open. The second floor features a centered wide hinged door for access to the haymow. The barn is currently 36 feet long, shortened from 75 feet in 1947. The northern facade is sheathed in vertical boards and has no windows or doors. The western facade, which is 2 and 1/2 stories high due to the slope of the site, is also sheathed completely with vertical boards with no fenestration. The southern eave side is open on the first floor to allow livestock to run in but is sheathed with vertical boards on the top story. This building is the original animal shelter for the farm. On the first floor there was a place for carriages and wagons at the east end, accessed by the large opening on the eastern gable end. Behind the carriage area were four horse stalls; behind the stalls were pens for heifers and a large bull pen. Overhead was hay storage.

## 3. Dairy Barn - 1910, 1927 addition, 1947 addition

The dairy barn is a rectangular 30 x 80 foot 2 1/2 story gable roofed structure on a poured concrete foundation. It is comprised of an original barn, measuring 30 x 40 feet, and two later additions. The original barn features a queen truss frame made from spruce beams and is sheathed with clapboards. In 1927 an addition was added to the northern end of the original barn, extending the barn another 28 feet. This addition is also sheathed in clapboards. The final addition was added to the northern end of the first addition, and extended the barn another 18 feet. This final addition is sheathed in vertical boards. The entire barn is roofed with corrugated metal sheets.

The eastern side of the barn is the eave side of the structure. A large sliding door is located to the left center on the second story. Five irregularly placed small windows are scattered along the northern half of this facade on the first floor level. The southern half of this facade is exposed concrete on the first floor level. The northern gable end of the barn is sheathed entirely with vertical boards. A sliding door measuring approximately 8 feet high and 10 feet wide is in the center

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**Fenn Farm,**  
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of the gable end on the first floor. A narrow transom is above the door and runs its full length. The southern gable end of the barn is clapboarded on the top 1 1/2 stories but is sheathed in vertical boards on the first story. A pair of hinged double doors is centered under the peak. A sliding door approximately 10 feet wide by 8 feet high is centered on the first story level. One small single pane window is at the far left on the ground level. The western facade of the original barn and the 1927 addition is sheathed in clapboards, the 1947 addition is covered with vertical board siding. Approximately 30 feet south from the NW corner of the barn a small shed-roofed silo room (see section 12) extends westward from the barn. This is flanked by 2 silos ( see sections 10 & 11). Approximately 6 feet from the southern end of the barn a gable roofed single story milk house extends westward (see section 13).

The entire length of the first floor of the barn has a poured concrete foundation and serves as the milking parlor. This room is whitewashed and has a low ceiling. The upper 2 and 1/2 stories serve as hay storage area. In the hay mow the handsome queen truss bents and the rest of the fram are visible. Also, there is a hay bale conveyor suspended in the peak running the full length of the barn.

#### 4. Garage and Workshop c. 1920

The garage is an 18 by 20 foot, gable-roofed, single story, clapboarded structure with exposed rafter tails. The roof is covered with corrugated metal sheets. The sills set directly on the ground, there is no foundation. The northern gable end features a pair of hinged doors on an opening approximately eight feet by eight feet. A small hatchway is centered under the peak on this facade for access into the attic crawl space. The eastern facade is the eave side and has a single 4 over 3 window in its center. A shed-roofed addition projects approximately 9 feet southward from the southern gable end of the garage. A single paned window is centered on the southern wall of this addition. The western facade has no fenestration.

#### 5. Granary c.1860/Milkhouse c.1944

The granary is a 12' x 16', gable-roofed, one and a half-story structure sheathed with vertical board siding. There are no windows on any of the facades. The northern gable end has a centered narrow door for entry. The roof is corrugated metal sheeting. Inside to the left is a bin for corn storage and a ladder extends through a trap door to the upper half-story. The sheathing boards are

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**Fenn Farm,**  
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gapped to allow for ventilation. The frame is built of half-timbered logs and hand hewn beams. A shed roofed addition was added to the southern end of the granary c. 1944 and was used as a milk house. This milk house measures approximately 10 x 16 feet and sets on a concrete foundation. Two single paned windows are equidistantly spaced on the south wall. Single doors are located on both the western and eastern facades of the milk house near the juncture with the granary. This building replaced the original milkhouse, which was attached to the 1910 dairy barn.

### 6. Privy c. 1890

The privy is a five foot square building with a gable roof. The gable end faces east and features a single door. A small window is on the southern eave side near the eaveline. It is sheathed with horizontal siding and covered with asphalt rolled roofing paper. There is no foundation. This privy was a "three-holer" but was converted into a small shed several years ago. It was most recently used as a duck house.

### 7. Piggery and Henhouse c. 1880

The piggery is a low, three-quarter story gable roofed building measuring approximately 10 by 15 feet. The gable end of the building faces west and has a small 3 foot square entry at ground level. The southern facade is the eave side of the building and has a single horizontal double paned window to the right of center just under the eave. The northern facade has no windows or doors. The entire building is covered with vertical board siding, the roof is corrugated sheet metal. Inside it is an open space with a dirt floor.

Attached to the eastern gable end of the piggery is a shed roofed chicken house measuring approximately 10 by 25 feet. The southern facade is approximately 5 feet in height and has four equally spaced openings approximately 3 feet square covered with chicken wire. The northern facade is approximately 7 feet in height and has a door at the far right. The eastern side of the building has no doors or windows. The building is sided with weathered vertical boards and is roofed with corrugated metal sheeting.

### Other

The original dairy barn, date of construction unknown but probably c. 1850, was across Rt. 116 from the house. It served as the dairy barn before construction of the new barn in 1910 behind the house. After 1910, it was used for lumber



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**Fenn Farm,**  
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storage and had an ice house attached. It was destroyed by the hurricane of 1950. Some debris and parts of the foundation remain.

### The Landscape

The landscape of the Fenn Farm is mostly gently rolling and flat terrain and is a mixture of cropland, pasture, and woods. The land, which extends east-west on either side of Vermont Rt. 116, was originally cleared in 1828. A small stream meanders east to west through the property. Barbed wire fences separate the farmland into fields and grazing areas. On the west side of Rt. 116 it is all open land; on the east side there is a woodlot where pines grow in abundance. (See sketch map of property)

### Non-Contributing Structures (Less than 50 years old)

#### 8. Hen House 1982

The hen house is a gable roofed clapboarded building approximately 10 by 12 feet in size. The gable end of the building faces east and has a single door at the right center of the wall. The gently sloped roof is covered with corrugated metal roofing. The peak of the roof is off center, and is located about one quarter of the way from the northern facade of the building. The southern side features two identical 3 over 3 windows evenly spaced under the eave. The rafter tails are exposed on both the north and south facades. The western facade is clapboarded with no fenestration. There is a galvanized metal stovepipe exiting the roof in the center of the southern slope next to the ridge.

#### 9. Rabbit Pen - 1982

The rabbit pen is a low building measuring approximately 6 by 10 feet set on grade with enclosed gable ends and chicken wire enclosure on the front and back. The front of the pen faces south and is approximately four feet high. The northern side is approximately two feet high. An asphalt shingled shed roof slopes from front to back. A small framed chicken wire door is on the southern facade in the center. The gable ends are sided with horizontal lumber.

#### 10. Silo - 1982

There are two silos located on the western facade of the dairy barn. The northernmost silo, erected in 1982, is built from wooden staves banded together

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**Fenn Farm,**  
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with metal hoops and is set on a concrete foundation about 10 feet south of the barn's NW corner. It is 14 feet in diameter and 40 feet high. It has a conical corrugated metal cap .

11. Silo - 1963

The southernmost silo, built in 1963, is identical to the other silo and is located approximately 10 feet south of it.

12. Silo Room

The silo room is a shed roofed attachment to the barn which provides access to the two silos. It is built between the silos and extends westward from the barn approximately 20 feet. The western end of the silo room has a set of double doors opening to the barnyard. It has a corrugated metal roof and is sheathed with vertical board siding.

13. New Milk House -1959

The new milk house is a gable-roofed, one story clapboarded structure attached to the western face of the barn approximately 6 feet from the barn's SW corner. It measures approximately 14 by 12 feet and rests on a concrete foundation. It was built to accommodate a bulk tank installed in 1959. A single 4 over 4 window is centered on the milk house's southern facade, which is the eave side of the building. A single door is on the western gable end at the left center. The northern facade is clapboarded and is without fenestration. The roof is corrugated galvanized sheet metal.

14. Equipment Shed - 1976

The equipment shed is the westernmost building on the farmstead. It is a two story rectangular building measuring approximately 20 by 30 feet. It has a shallow pitched gable roof covered with corrugated sheet metal. It is sheathed on the southern and western facades with vertical board siding. The eastern facade is completely open to the top of the second story to allow for equipment access. A shed roofed addition extends northward approximately 10 feet from the northern facade of the equipment shed and extends its full length. The eastern end of this addition has an overhead garage door in its center. The roof is corrugated metal sheeting. The western gable end of this addition has a single one over one window at the far left. A concrete block chimney exits the roof at the western end of the addition just inside the rake. Another shed roofed addition

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**Fenn Farm,**  
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extends northward from the first addition another 12 feet and runs its full length. Its roof, which extends along the same line as the first addition's, is also corrugated sheet metal. The eastern gable end of this second addition has an overhead garage door in the center. The western gable end of the addition has a one-over-one window at right center. The northern facade has a single entry door at the far left and three evenly spaced one-over-one windows to the right of the door. The building is sheathed with vertical board and batten siding.

**8. Statement of Significance**

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

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

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

Property is:

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

**Areas of Significance**  
( Enter categories from instructions )

Agriculture

Architecture

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1828 - 1950

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

c. 1828

c. 1850

1910

**Significant Person**

( Complete If Criterion B is marked above )

n/a

**Cultural Affiliation**

n/a

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

unknown

\_\_\_\_\_

**Narrative Statement of Significance**  
( Explain the significance of the property on one or more continuation sheets. )

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository:

Sheldon Museum, Middlebury, VT

Fenn Farm  
Name of Property

Addison County, Vermont  
County and State

**10. Geographical Data**

Acreage of Property 93.9 acres

**UTM references**

(Place additional UTM references on a continuation sheet.)

1	1 8	6 5 1 2 8 5	4 8 7 1 3 2 0	3	1 8	6 5 2 5 9 0	4 8 7 1 2 0 0
	Zone	Easting	Northing		Zone	Easting	Northing
2	1 8	6 5 2 5 8 0	4 8 7 1 4 2 0	4	1 8	6 5 1 9 0 0	4 8 7 1 1 9 5

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name / title Jack Anderson

organization University of Vermont HP Program date May 11, 1994

street & number Wheeler House, Main St. telephone 802-656-3180

city or town Burlington state Vermont zip code 05405

**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 Robert and Carol Fenn

street & number Case St. Rt. 116 telephone 802-388-2449

city or town Middlebury state Vermont zip code 05753

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

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

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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 10**Fenn Farm,**  
Middlebury, Addison County, Vermont.

## Fenn Farm Statement of Significance

The Fenn Farm, comprised of its main house, barns, outbuildings, sheds, gardens, fields, pastures, and woodlots bounded by fences and hedgerows, is an excellent example of the Vermont farmstead as it has evolved over the past 150 years. Its farmhouse, c.1840 and c.1850 with late nineteenth century additions, c.1850 horse barn, c.1860 granary, c.1880 piggery, 1910 dairy barn, and other buildings reflect the diversity of agriculture occurring in the past century and a half and are testimony to the farm's adaptation to changing technologies, market opportunities, and social events. The land also has been shaped by its inhabitants in response to these same forces. Taken as a whole, the farm is a microcosm of Vermont's farming history. It is significant within the historic context of Diversified and Specialty Agriculture, 1760-1940, as detailed in the Vermont Historic Preservation Plan, agricultural theme, as an excellent example of a small diversified farm. It is being nominated under the MPDF "Agricultural Resources of Vermont" and meets the requirements for the farmstead property type.

According to Swift's History of Addison County and Middlebury, Vermont, the farm site was first owned by Robert Torrance, who moved to East Middlebury in 1774 at age 38. Torrance had a house and land in the village, but owned two other lots, or "pitches" to the north. One of these, pitch 31, was the site of the Fenn Farm. The lot was set off to Robert Torrance's son, Silas, sometime before 1816, the year the elder Torrance died. It was cleared in 1828 by two local men, Noah Stearns and Justus Hier. Perhaps they were employed by Silas Torrance to do this. In 1850, the US census shows Daniel Sessions to be the owner of the farm; he lived there with his wife, three children, and a boarder. The farm in 1850 consisted of 160 acres of improved land and 40 acres of unimproved, and was valued at \$3,600. The history of the property from 1828 to 1850, specifically how Sessions acquired the property from Torrance, is unknown.

The land was cleared when trends in farming in Addison County and all of Vermont were shifting from the cultivation of crops such as corn, oats, wheat, and barley to animal husbandry, specifically sheep raising. Prior to 1828, wheat had been the principal agricultural crop, but in the summer of that year a blight had infested the fields in western Vermont and wheat farming was no longer viable. Also, in 1824 and 1828 favorable wool tariffs were passed which encouraged Vermont farmers to raise sheep. Perhaps this is what prompted Silas Torrance to clear his land and use it as grazing land. In any event, the first available farm census in 1850 indeed showed 80 sheep on the Sessions farm. It also showed that the farm was diversified in its production of goods; oats, corn, rye, wheat and

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potatoes were grown as cash crops and butter and cheese were produced in large quantity. In this way the farm was typical of Addison County farms producing a broad array of goods for local markets while keeping enough for subsistence. (see attached census reports)

According to best estimates, it was sometime prior to 1850 that the simple, vernacular farmhouse (1) was built on the west side of the road, facing east. Also at this time the first barn was built, just across the road to house the farm's large herd of cattle and other animals. The house is extant, though it has been expanded greatly. The barn was blown down in the hurricane of 1950, testimony to the perils of nature in northern New England. The simple lines of the house, with its subdued door entablature and corbeled chimney, may be the trademarks of some unknown builder; perhaps it was Sessions himself. The original building was small, just two first floor rooms with a loft above. Relatively soon after the main block was built, a wing was added. Two other additions, as well as modifications, were accomplished over the next 100 years.

In 1854 James P. Fenn and his partner, Chesterfield Hooker, bought the farm from William Sessions for \$2300. Fenn may have already been living on the farm as a tenant farmer. His father, Chester Fenn, lived on the farm with him and set up a small cobbler's shop in the SE corner of the house's first addition. James Fenn was married to Nancy S. Foote and had two sons, Noble and Franklin. Noble (1866-1939) eventually took over the farm, Franklin (1872-1899) was murdered by his wife's brother in law. In 1866, James Fenn bought out his partner, Hooker, and owned the farm outright.

As the farm grew and agricultural practices changed, other buildings were added to the farmstead. One was the horse barn, (2) constructed around 1860. Census records show that in 1860 James Fenn had a stable of six horses, whereas his predecessor, Sessions, had owned oxen.(see attached census records). Fenn probably build the barn to shelter his expanded stable. Though in some disrepair today, and shortened from its original 75' length to present 36' length, it exists today an example of post and beam construction and half timbering.

The agricultural census of 1870 shows that swine, cattle, cows, horses and sheep were used and raised on the farm, and that grain crops (wheat, rye, corn, and oats) were the mainstay from the fields. The granary, (5) built in 1860, testifies to the abundance of crops grown on the farm and the need for their storage as feed for the animals. The census of 1860 shows a total of 625 bushels of wheat, rye, corn and oats harvested that year. Likewise the piggery, (7) built c. 1880, reflects the nature of the Fenn Farm and doubtless many other farms in the county, where a variety of animals were raised for sustenance and income. There

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was some dairy farming. The relatively few cows at the Fenn Farm were milked in the warm months only, in the winter they were allowed to go dry. From that milk they made cheese and butter for sale, but no liquid milk was marketed, as was typical of this time period.

The nature of farming in Addison County changed toward the beginning of the twentieth century. The biggest change involved the production and marketing of liquid milk in quantity as a cash crop. This was made possible by the refrigerated railroad car, which made it possible to ship milk long distances, and an expanding milk-drinking population in southern New England.

The biggest example of the Fenn Farm's response to the changes in agricultural practices occurring at that time is the dairy barn, (3) built in 1910. The dairy barn measured 30 x 40 feet and was built by Elmer Fenn, Noble Fenn's son, who greatly expanded the cow herd and plunged into the milk business. Elmer Fenn had 20 milking cows and 20 young stock. It had a ground level milking parlor with hay storage above. Consequently, other structures were added to the farm - a silo (1910, not extant) and a milkhouse, at first in the barn but then located across the barnyard in 1944 (5). As the operation grew, a new, larger silo was built (1935, replaced in 1963, 11 on the sketch map) then another to hold the winter silage (1982, 10). As technology improved, another milkhouse was built attached to the barn to house a bulk tank (1959, 13). And, the original dairy barn had 2 additions made, one in 1927 and one in 1947. Because the herd needed more winter feed and hay, tractors and other equipment were purchased, creating a need for a large storage building, (14) built in the 1970's.

At some point in the farm's history poultry farming on a small scale developed. Robert Fenn, the present owner and Elmer Fenn's son, recalls his mother paying his school tuition in the next town with the "egg money". The poultry farming is evidenced by two chicken houses on the property, one built in 1980 (9) and the other constructed circa 1900 (7).

The garage, (4) built in 1920, reflects the ever-changing farm scene as it was affected by 20th century technologies. It was built by Elmer Fenn to house the family's first motorcar. With its exposed rafter tails, it reflects the architectural design practices of the day.

The Fenn Farm and its lands and buildings demonstrate the evolution of Vermont farming practices. As markets changed, technologies evolved, and societal needs fluctuated, the farm adapted. This adaptation can be seen in both the farm's buildings and in the use of the fields. Taken as a whole, the structures, layout, size, and the arrangement of the facilities on the Fenn Farm is typical of many farms throughout Vermont and Addison County, and they tell a vibrant



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story of nineteenth and twentieth century farm life.

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Fenn Farm Timeline

1828 The land, owned by Robert Torrance, is cleared by Noah Stearns and Justus Hier. Swift's History of Middlebury and Brainerd's map show this parcel of land to be on pitch #31.

1850 The US Census shows Daniel Sessions to be the owner of the property. There is no record of the sale between Torrance and Sessions. The farm in 1850 had 160 acres of improved land, 40 acres of unimproved. The value of the farm was \$3,600. Either Torrance or Sessions built the main block of the farmhouse and the first barn across the road from the house. The farm has horses, cows, oxen, other cattle, swine, and 80 sheep, indicating a market for wool nearby. The farm produced wheat, rye, corn, oats, potatoes, butter, cheese, and hay in great volume.

1854 James P. Fenn and his partner Chesterfield Hooker buy the farm from Daniel Sessions for \$2,300. James' father Chester Fenn lived with him and had a cobbler's shop in the southeast corner of the house. (This room is still evident in the front parlor) Sometime around this year the horse barn was built SW of the house.

1860 The Agricultural Census shows the value of the farm to be \$3,500 and shows the farm to have 123 acres of improved land, 7 acres of unimproved. This is a 70 acre discrepancy from the 1850 census. There are no sheep listed on the inventory, indicating that the wool market may have collapsed.

1866 Noble Fenn is born to James and Nancy . He will eventually take over the farm from his father. Also, in this year James Fenn buys out Hooker and owns the farm outright. The granary is built.

1870 The Agricultural Census shows 98 acres of improved land and 40 acres of unimproved! The value of the farm has grown to \$6,000.

1875 Chester Fenn dies.

1880 Pig pen built SW of the granary.

1890 Elmer Fenn born to Noble and his wife. Elmer would lease the farm from his father in 1932 and eventually take over the farm. Elmer greatly expands the dairying operation on the farm.

1910 The dairy barn is built.

1917 Robert Fenn, the current owner, is born to Elmer and Jessie Fenn.

1920 Elmer Fenn builds the garage, probably for the new motorcar.

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1927 The first addition is built to the dairy barn, making room for more cows and more hay storage.

1939 Noble Fenn dies. He had moved off the farm into Middlebury Village to live.

1944 Elmer buys the first milking machine. Prior to that all milking was done by hand. Also, about this year, Elmer gets the first family tractor, replacing horse and oxen power in the fields.

1947 Robert Fenn takes over the family farm from his father, though Elmer continues to work on the farm until his death 4 years later. Rob increases the milking operation even more, having 35 milkers and as many young stock. Another addition is added to the dairy barn.

1950 A hurricane destroys the farm's original barn across the road.

1951 Elmer Fenn dies. He and his wife had been living at her family's place since 1947. Robert Fenn builds a new silo from wood cut on the land to replace the farm's original silo, built in 1917 and rebuilt in 1935.

1959 The bulk tank for milk storage is installed in the new milk house. No more transporting the milk to the milk plant in cans.

1963 A new silo replaces the 1951 silo which rotted out.

1972 The equipment shed was built. It burns down in 1975, is rebuilt in 1976.

1979 Robert Fenn retires from farming and sells off the herd, 125 years after James P. Fenn, his great-grandfather, bought the farm. His hired man buys the herd and the machinery and leases the farm and keeps it running.

1982 Another silo is erected, presumably by the lessee, Lynn Bascom. A chicken house and rabbitry are built by Robert and his wife, who continue to keep animals.

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Inventory of the Fenn Farm, 1850, 1860, and 1870 showing the livestock owned, crops grown, and commodities produced (Source: U.S. Census of 1850, Vermont Agricultural Census of 1860 and 1870)

	W. Sessions, owner 1850	J. Fenn, owner 1860	J. Fenn, owner 1870
<b>Livestock</b>			
Horses	4	6	3
Milk Cows	12	4	2
Oxen & Other Cattle	52 (2 Oxen)	10 (other cattle)	5 (Other cattle)
Sheep	80	0	20
Swine	7	2	2
<b>Crops Grown</b>			
Wheat, bushels	54	65	18
Rye, "	75	220	100
Corn, "	250	100	100
Oats, "	100	240	275
Peas & Beans, "	2	20	0
Potatoes, "	300	250	100
Hay, tons	60	40	40
Buckwheat, bu.	0	0	25
<b>Commodities Produced</b>			
Butter, lbs.	600	500	250
Cheese "	1100	150	0
Honey "	0	50	0
Wool "	no record	0	90
Orchard Products, value in dollars	\$10	\$10	\$10

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Sources:

Sheldon Museum Farm Survey done in June of 1987. The survey was done by Polly Darnell and Margaret Sunderland. Their research included:

Swift's History of Middlebury

Smith's History of Addison County

Child's Gazetteer

US Census 1850

An interview with the Fenn's in March and April of 1987

The Agricultural Census of 1860 and 1870

An interview with the Fenn s, March, 1994

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UTM references, continued:

- |                          |                          |
|--------------------------|--------------------------|
| 5. 18 / 651820 / 4870885 | 6. 18 / 651700 / 4870885 |
| 7. 18 / 751700 / 4871110 | 8. 18 / 651290 / 4871315 |

Verbal Boundary Description:

The boundaries of the Fenn Farm are the legal boundaries of 2 adjoining parcels of land identified in the Town of Middlebury tax maps as Parcel #63, tax map 8, comprised of 56.2 acres, and parcel #8, tax map 9, comprised of 37.7 acres. Parcel #63 lies to the west of VT Rt. 116, parcel #8 to the east.

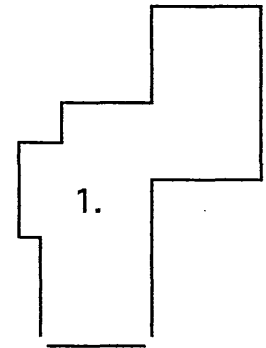
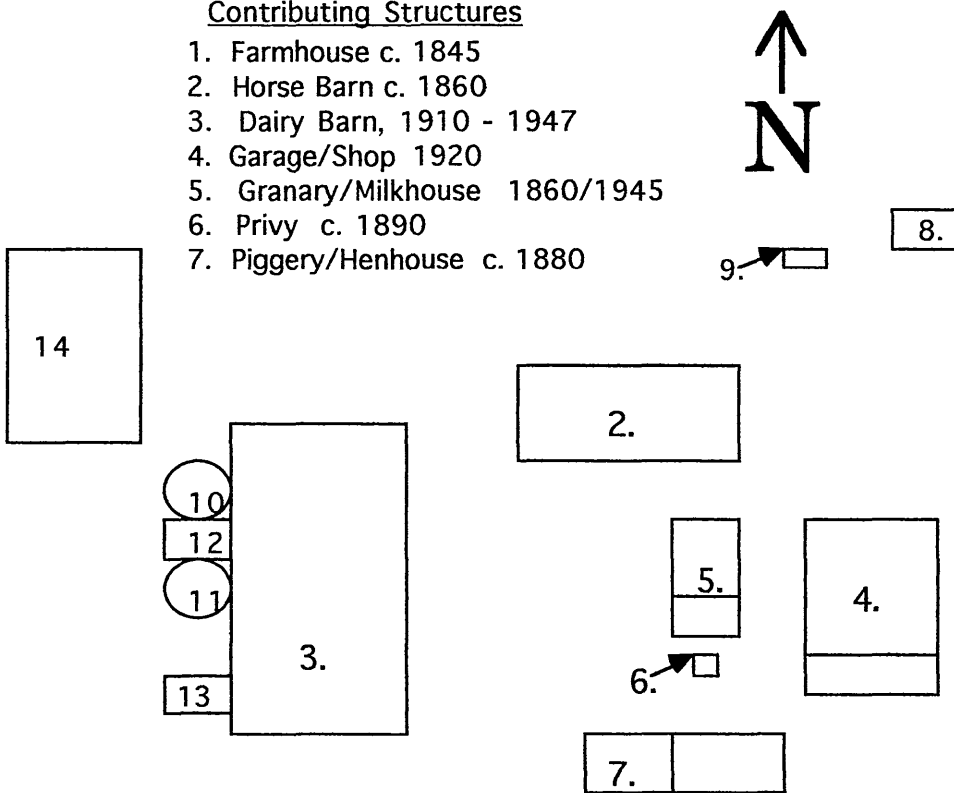
Boundary justification:

The boundary includes the farmhouse, outbuildings, fields, pastures and woodlots that have historically been part of the Fenn Farm and that have retained historical integrity. That parcel of land to the east of parcel #8, tax map 9, which was once a part of the farm, has been excluded since it has been sold and made into airport property and into houselots.

Fenn Farm, Middlebury, Addison County, Vermont  
 Scale Approximately 1/2" = 20'

Contributing Structures

1. Farmhouse c. 1845
2. Horse Barn c. 1860
3. Dairy Barn, 1910 - 1947
4. Garage/Shop 1920
5. Granary/Milkhouse 1860/1945
6. Privy c. 1890
7. Piggery/Henhouse c. 1880

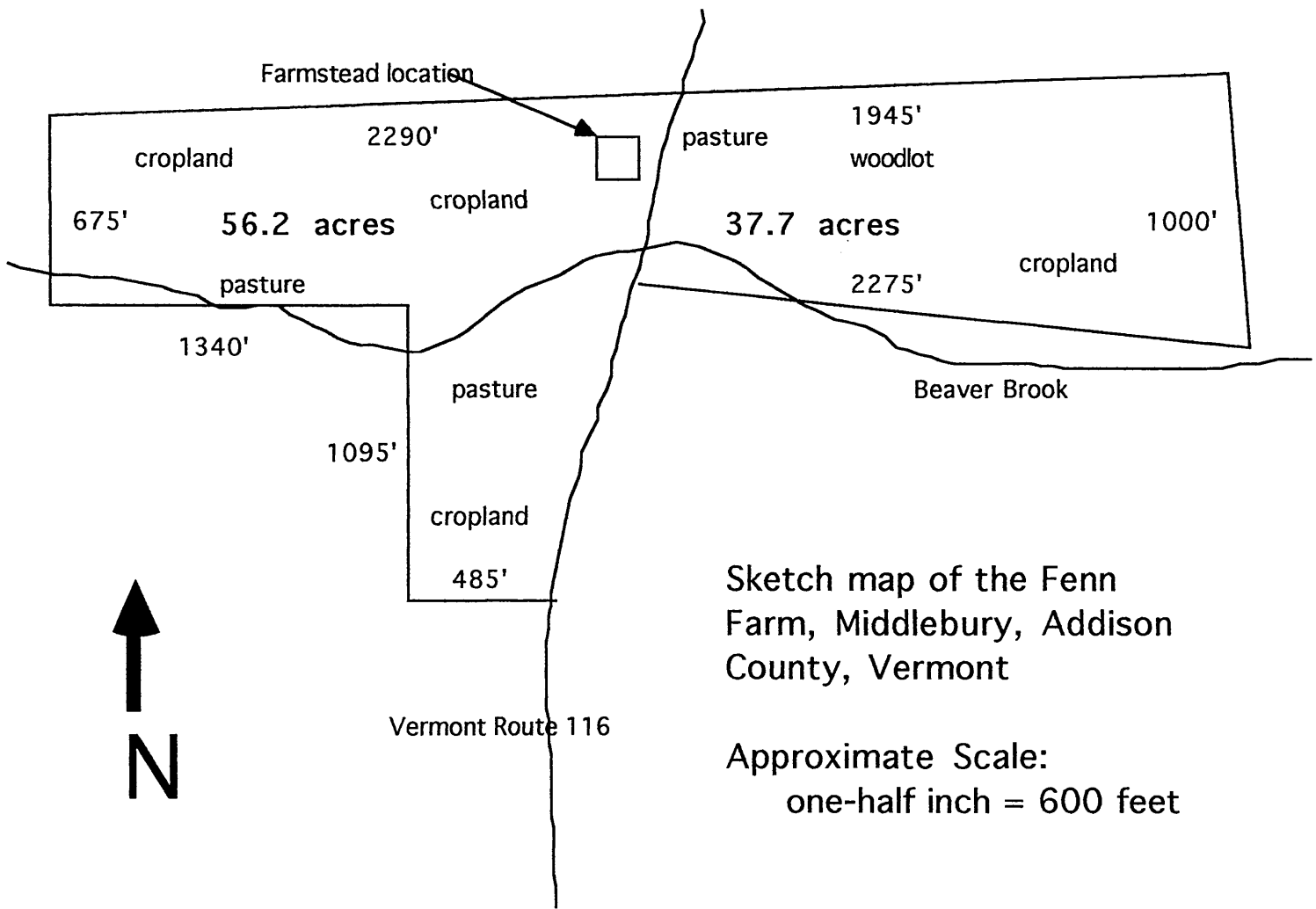


Non-Contributing Structures

8. Chicken House c. 1980
9. Rabbit Pen c. 1980
10. Silo 1963
11. Silo 1982
12. Silo Room c. 1963
13. Milk House 1959
14. Equipment Shed 1976

Vt. Rt 116





This sketch map is based on tax maps at the Lister's Office, Town of Middlebury, VT. The farm currently is two parcels; west of VT Rt. 116 is Parcel #64, tax map 8. East of VT Rt. 116 is Parcel #8, tax map 9.