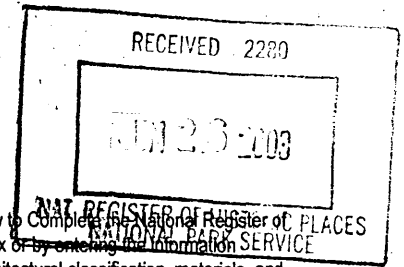


United States Department of the Interior
National Park Service

1737



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 or by entering the information requested. If any 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: Park Farm

other names/site number: Desrochers Farm

2. Location

street & number 26 Woodchuck Hill Road not for publication N/A
city or town Grafton vicinity N/A
state Vermont code VT county Windham code 025 zip code 05146

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally X statewide X locally.
(See continuation sheet for additional comments.)

Suzanne C. Janelle, National Register Specialist, 6-23-03
Signature of certifying official 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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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 Keeper Date of Action 8/4/03

=====

5. Classification

=====

Ownership of Property

(Check as many boxes as apply)

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

Number of Resources within Property

Contributing	Noncontributing
<u>7</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u>3</u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>10</u>	<u>0</u> Total

Category of Property

(Check only one box)

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

Number of contributing resources previously listed in the
National Register NA

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

Agricultural Resources of Vermont

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u>Agriculture</u>	<u>Animal Facility</u>
<u>Agriculture</u>	<u>Agricultural outbuilding</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u>Agriculture</u>	<u>Agricultural outbuilding</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Federal

Materials (Enter categories from instructions)

foundation stone

roof standing seam metal

walls weatherboard

other

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

See continuation sheets (7-1 through 7-15)

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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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.)

See continuation sheets (8-1 through 8-11)

9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Areas of Significance

(Enter categories from instructions)

- Agriculture
- Architecture
- Exploration/Settlement

Period of Significance

c. 1820 – 1953

Significant Dates

- c.1820
- c.1840
- c.1870
- c.1880
- c.1890
- c.1908
- c.1930

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other :Name of repository: Grafton Historical Society

=====
10. Geographical Data
=====

Acreage of Property 65 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone Easting Northing	Zone Easting Northing
1	<u>18 692,633 4784,908</u>	3 <u>18 692,963 4784,781</u>
2	<u>18 692,932 4784,964</u>	4 <u>18 693,075 4784,669</u>

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 Lyssa Papazian, Historic Preservation Consultant

organization _____ date 4/8/03

street & number 13 Dusty Ridge Road telephone (802) 387-2878

city or town Putney state VT zip code 05346

=====
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) –Copies of historic photographs, maps, and documents

=====
Property Owner
=====

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

name Richard and Martha Park Desrochers

street & number 26 Woodchuck Hill Road telephone (802) 843-2301

city or town Grafton state VT zip code 05146

=====
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 the 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 Project (1024-0018), Washington, DC 20503.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Park Farm
name of property
Grafton, Windham County, Vermont
Town, County and State
Agricultural Resources of Vermont
name of multiple property listing

The Park Farm on Middletown Road in Grafton, Vermont is an example of a very well-preserved, detached farmstead with a connected 1 ½-story Cape Cod farmhouse (#1a), a 1-story wing (#1b), and an attached 2-level carriage shed (#1c) that date from the early nineteenth century as well as a collection of detached farm buildings, along both sides of the road that date from the late nineteenth century. These include a c. 1870 1 ½ -story chicken house (#3), a small c. 1890 1-story equipment shed (#2), a c. 1880 1 ½-story banked English-style horse barn (#4), a c. 1880-90 1-story sheep shed (#5), and a large 3-level main dairy barn made up of two earlier barns: a c. 1830-40s English-style barn expanded and reconfigured in the 1930s into a gable front barn (#6a), and a c. 1880 barn also reconfigured somewhat in the 1930s (#6b). The surrounding 65 acres of farmland includes hay fields, orchard, pasture, and woodland that are defined by their original stone walls and lines of sugar maples and still function much as they did in the nineteenth century. The property also includes a stone culvert (#9) and two spring fed wells (#s 7&8). The farmstead is situated on Middletown Hill, approximately 1 ½ miles north of Grafton Village in the area of the town's first settlement. The original 110 acres that John A. Park bought in 1842 includes the present 65 + or - acres as well as a 35-acre former pasture to the northeast of the farm presently under separate ownership that has reverted to woods and contains a house lot. The remaining buildings and property continue to evoke the original diversified hill farm function and significance with regard to integrity of location, design, setting, materials, workmanship, feeling, and association.

A plaque at the head of Middletown Cemetery Road gives the location where the various original town buildings were located. The Park Farm is located a few hundred yards north of this location at an early intersection of Middletown Road and Woodchuck Hill Road. Approaching the farm from Grafton along Middletown Road, Woodchuck Hill Road bears left and Middletown Road continues on straight. The farmhouse with attached wing and attached carriage shed ell sits between the two roads. The farm buildings are mainly arranged along the east side of Middletown Road just past the intersection. From south to north, the first building is the chicken house, and then twenty feet north is the horse barn. Across from the horse barn, just west of the road, is a small equipment shed. A brook passes under Middletown Road only a few feet from the shed. Just past the brook on the east side of the road is the sheep shed and beyond that about twenty feet is the large dairy barn. Between the sheep shed and dairy barn is the barnyard in which there once was an old wooden water trough fed from springs piped down as well as an old corn crib that are both gone now.

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CONTINUATION SHEET

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Park Farm
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Across the Woodchuck Hill Road from the house, looking south, is a small lot of about 1/2 acre, surrounded by stone walls. At the west end of the lot is a laid stone well. The present owners have recently planted some apple trees nearby. Just south of this lot is a large hay field with a drainage ditch in the middle. The entire field is surrounded by stone walls. This field is still hayed today.

At the northwest corner of the field, about 100 feet south of Woodchuck Hill Road, flows a brook. The brook runs easterly a short way and then turns north through a laid stone culvert under Woodchuck Hill Road. It then turns easterly, runs behind the house and crosses under Middletown Road. It then turns again to the southeast and flows behind the horse barn and chicken house. It then runs through a large 12-15 acre pasture behind the dairy barn, sheep shed, horse barn, and chicken house. This pasture is also surrounded by stone walls.

On the north side of the house and west of Middletown Road is another open sloping field. The lower end next to the Middletown Road contains an old apple orchard which still has some old trees standing with a stone gate post near the road. The owners have also planted some new apple trees to replace old ones that have died off. About 3/4 of the way up the slope the land flattens out quite a bit. At the top there is a view looking down on the layout of the farm buildings and fields as well as the road. This field is also lined by stone walls. At the north end of the field, a row of sugar maples follows the wall all the way to the road. Just beyond the apple orchard is a laid stone spring. The owners have also put in two other dug springs. To the north of this field is a large section of woodland, mostly pine and hemlock. It too is surrounded by stone walls.

The farm land that the Desrochers currently own consists of about 65 + or - acres. The topsoil is rich and runs quite deep. There is plenty of water on the property. Beyond the 65 acres the owners bought with the farm, they have inherited over 120 acres that was not part of the original farm but borders it just to the south. Although not included in the Park Farm's National Register boundaries, this land was owned in the 20th century by Avery H. Park, tenth generation of the Park family.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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Park Farm
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1a. FARMHOUSE, c. 1820

The main house is a one and a half story, post and beam, frame Cape Cod house with wooden clapboard siding and a later one story wing to the west that is described separately below. The simple, Federal style house has a gable roof with standing seam metal roofing. It originally had a wood shingle roof. The present owners have pictures that show that roof. It has a two flue center chimney, down about two feet from the ridge on the south side. The house is 37 1/2 feet long and 28 1/2 feet wide. The main entrance is on the south facade which faces Woodchuck Hill Road and is centered on the main façade flanked by two large windows on each side. The windows have twelve over twelve wood double hung, plain rail sash that appears to be quite early or possibly original. The house sits on a stone foundation. This is typical on all sides of the house.

The east side, facing Middletown Road, is a broad gable façade 28 1/2 feet wide with simple cornice returns at the eaves and plain corner boards. There are four large windows with twelve over twelve wood sash symmetrically placed on the first floor and two smaller twelve over twelve windows in the attic level. The top of the gable has a triangular louvered vent.

The western wing attaches to the west façade flush with the north façade and deeply recessed from the south façade. The gable of the west façade extends above the wing and there is one large twelve over twelve window on the first floor and a small twelve over twelve window offset in the gable above the wing roofline. Instead of a cornice return at the eave on this gable façade, there is a curved cornice board springing up from the corner board along the rake.

The north facade of the house has three large windows, irregularly spaced. The east end of the facade has no windows, there are two windows in the center section and one spaced farther to the west end. This side of the house also has a brick and "metal-bestos" chimney within the lower section of the roof, which was built by the present owners for a furnace in the cellar. The west end abuts the north façade of the wing flush and divided by a plain corner board. The north facade faces the brook and old apple orchard as well as the hillside field.

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NATIONAL REGISTER OF HISTORIC PLACES
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Park Farm
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Farmhouse Interior

Front Hall or Vestibule

Centered on the south side, is a large c. 1908 wood door with three horizontal panels on the bottom, a 22 x 26" glass panel just above, and one more wood panel above that. Above the door is an original 12 1/2 x 37 1/2" rectangular, five light, wood transom. The door opens into a 4 foot by 5 1/2 foot hall or vestibule. Straight ahead is a small panel door about eye level, with shelves behind. Behind that is the chimney. The walls are plaster and the ceiling has sheetrock. The door and window casings are deeply molded double architraves of Federal style design which is typical throughout the house.

Living Room or Parlor

The southeast corner room is the living room or parlor and opens directly from the front vestibule through an original Federal style six panel wood door with c. 1820s Norfolk style thumb latch hardware. On the west wall is a fireplace with a 3' x 3' x 14" deep opening, a soapstone hearth, and Federal/Greek Revival style surround. The wood mantel shelf is thin and elongated with thin layers of receding moldings underneath and is 6" wide by 5 1/2' long. The wood fireplace surround beneath it is fairly simple with a wide flat frieze framed by flattened, fluted columns. The columns have a very simple capital and base and are punctuated by a horizontal molding at the level of the bottom of the frieze. To the right of the fireplace is another, Federal style six-panel wood door with shelves behind. The south wall has two large 32" x 60" twelve over twelve wood sash, typical throughout the house. The sash is mortised and pegged and Federal style muntins divide the wavy glass panes. The east wall also has two large similar windows. The ceiling and walls are plastered. The floor is either spruce or hemlock wide-board flooring, nailed with square-cut nails. The floor boards are unique because one end is wider than the other and in this room they extend under the walls directly on top of the sills. In the northeast corner of the room is another Federal style six-panel door that enters into the northeast chamber, a bedroom.

Northeast Chamber

The northeast bedroom has two large windows facing east. There are no windows on the north wall. The walls and ceiling are plastered. The flooring is wide-board with square-cut nails. The room is 9' by 12'. The west wall of this room has a doorway opening into a 3' x 11' closet. A somewhat simpler four-panel door with a flat door casing leads into a center bedroom. The simpler door and casing is typical of the rear rooms in the house.

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Center Chamber and Northwest Chamber or Bathroom

This center chamber or bedroom has two large twelve over twelve windows in the north wall. Many of the windows throughout the house still have the old glass. The room is 12' x 12' in size. The flooring is wide-board with square-cut nails. The walls and ceiling are plastered. On the southwest corner of the south wall is a four-panel door which enters into the dining room. On the northwest corner of the west wall is another four-panel door. This enters into the northwest chamber or bathroom which may have been originally another bedroom. The bathroom is 9' x 12', the walls are sheetrock, and the ceiling is plastered.

Southwest Chamber or Dining Room

To the west of the entry vestibule is the dining room. Measuring 16' x 16,' it is the biggest room in the house and was originally the kitchen. On the east wall is a large, original cooking fireplace with a beehive Dutch oven. The cast iron door on the Dutch oven has an inscription that reads "C. Rich Patent, Shoreham VT." [Charles Rich owned a nail factory in Shoreham that was supposed to have been built in 1797. When he died in 1824, he still owned the property but it had been converted into a cloth factory at an unknown date. Possibly, the iron doors were a short-lived business c.1800-1820.] To the right of the brick oven is the cooking fireplace. The fireplace opening is 45" wide by 38" high by 15" deep with flared sides and a back that curves inward as it rises up toward the flue. The hinged wrought iron crane is still in place. The entire cooking fireplace and oven are framed by a simple wooden surround and flat frieze with a thin mantel shelf above. The hearth is made of laid field stones. The wall around the fireplace has modern wooden paneling. The room has two large windows on the south wall and one large window on the west wall. The flooring is a narrow matched wood, an unidentified soft wood. The walls are pine paneled half-way up and the upper half is sheetrock, as is the ceiling. The sheetrocking was done before the present owners bought the house and is the only room in the house that does not have plaster of any kind. The north wall has a door next to the bedroom doorway which leads to the cellar. On the north side of the west wall is a large doorway, probably originally an outside entrance on the west side of the house. Opposite this doorway is another six panel door at the staircase that leads to the second floor.

Attic Level

At the top of the enclosed stairs is a finished bedroom. When the present owners bought the farm, it was an open attic. The west wall has one large window. The floor is also made of the old wide boards. The east end of the second floor is another finished bedroom with two large windows on the east outside wall. On the north side of the room is a plastered walk-in closet the length of the room with a door at each end.

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Cellar

Under the house, the full size cellar has a floor that is half cement and half dirt. There is a laid stone foundation and the north and east foundation walls are double walls. The inside walls are set in about 12"-18" and filled with dirt in between. The inside walls are stone half-way up and brick the upper half. In the southwest corner of the cellar is a laid stone well that is flush with the floor with mortared brick above the floor about 18". The well is original and still in use. The west wall of the cellar, where the wing attaches to the house, is about 2/3 of the height. There is crawl space beneath the wing. In the center of the cellar is a large, rough plastered, brick structure which serves as the foundation of the chimney and has two chambers with openings on the west facing wall. One opening on the north is quite large and at the bottom of the chamber bricks are laid in a circle, about 12" deep with a small opening in the brickwork below the "pit." It appears to have supported a wood-fired kettle. The other opening is smaller and rectangular under a wooden lintel set in the brick. It may have been a smoke chamber and have had a door at one time. The cellar with its double walls, areas of differing temperatures, interior well, kettle, and heated chamber, may have served to process as well as store various farm products.

1.b. THE WING, c. 1830s, c.1908

The wing is a one-story, post and beam wood structure that is attached to the west end of the house and was fully enclosed [c.1908]. It was originally a long, open shed at the western end according to historic photographs and only enclosed nearest the house. The wing is 43 1/2' long and 17' deep and has two finished rooms, one after the other, and contains the present kitchen. The two rooms have a normal height finished ceiling with an unfinished attic above them. Beyond these rooms, on the west end, is a large unfinished shed space open to the rafters. The north wall is flush with the north wall of the house. The south wall is recessed from the main house, set in 11 1/2' from the south wall of the house. The north wall sits on a stone foundation and the south wall sits on a block wall because of a water and drainage problem. The wing has a gable roof and a single flue brick chimney. It originally had a wood shingle roof based on historic photographs. The roof is now standing-seam metal construction. The south side has three large, 2 over 2 windows, one small, modern, one over one window on the western shed end, and two entrance doors. The eastern door enters the finished space and is a glazed, multi-paneled c. 1908 door similar to the present main front door. The western door enters the enclosed shed space, which was likely created earlier than the 1908 remodeling based on the style of the

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Park Farm
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door. It is a barn-type door with diagonal, beaded siding in panels framed by chamfered flat boards. In front of the eastern door is a large round well capstone with a square hole in the center. It is set flush with the ground and serves as a stepping stone.

The north wall has five large 2 over 2 windows and one small, modern, one over one window on the western shed end. Historic photographs from c. 1910 show that the entrance door to the wing gained an attached porch c. 1908, as did the south entrance to the main house.

Interior

The interior of the wing has two finished rooms, a pantry, and a large, enclosed shed.

Kitchen

The room next to the house is now used as a kitchen and was likely converted c. 1908 or later. It is 9' wide by 16' long. The walls have wainscoting half way up and plaster on the upper half. The ceiling is sheetrock. A c. 1908 hard wood floor is now covered by carpet. The north wall has two large windows, 2 1/2' wide by 5' tall with two over two wooden sash. This is typical throughout the wing. The south wall has one large window in the center of the wall. The east wall next to the house has a modern, built-in sink with cabinets overhead. When Avery H. Park, father of owner Martha Park Desrochers, lived here as a child, he said this room was used as his bedroom. The west wall has a door in the southwest corner of the room leading into the next finished room.

Western Room

This room, also 9' x 16' with c. 1908 hard wood floor, wainscoting and plaster on the walls, has Masonite fastened by exposed strapping on the ceiling. The north wall has two large windows. Under the windows, two holes are bored through the floor. The owners think that the room was used as a kitchen at one time and may have been the summer kitchen augmenting the main hearth in warm weather using a cooking stove in the mid to late nineteenth century. The east wall has a curious partial chimney in the center. The brick part, with an infilled stove thimble, comes down from the ceiling about 22" into the room and is supported from there to the floor by a wood structure with three shelves. The south wall of this room has one large window and one entrance door from the outside. This room also has a hard wood floor. A door in the northwest corner of the west wall leads to a pantry. In the southwest corner, another door leads to an enclosed shed. This very small room has four doors.

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Pantry

The pantry measures 6' x 9' and is finished entirely with beaded paneling on walls and ceiling. There is one large window on the north wall and several shelves.

Shed

The large, enclosed shed on the western end of the wing is open to the rafters and reveals the post and beam structure. All of the roof rafters are of wooden pole construction. It also reveals that the south side was open at one time. The north wall is of a typical post and beam structure with wide board sheathing. The south wall was closed in, c.1908, with rough sawed 2 x 4's and narrow board sheathing. The south wall has one large window and an outside entrance door. Originally, the west end of the shed contained the privy, however these last ten feet of the wing were cut off by a modern dividing wall when the present owners purchased the property. They have rebuilt this end and it is now part of a separate woodworking shop which they have extended with a 16' shed-roofed addition that is hidden from the road by the carriage shed.

1c. BARN/CARRIAGE SHED, c. 1830-40

A small, c. 1830-40 bank barn is attached to the southwest corner of the wing. It was converted during the 1908 remodeling of the wing and house into a carriage shed and has entrances on the gable end near the road and on the lower portion of the eastern facade nearest the attached shed wing. It is 15 1/2' wide and 26' long, with the long sides facing east and west. The east-facing wall next to the wing has a 8' x 5' high opening to an open bay. The south facing wall has an 8' x 8' sliding door for access to another open bay from the road. The west wall has no openings. The north wall has one window just below the peak of the roof and in the center. The shed has a hand hewn post and beam structure and sits on a stone foundation. It has a gable roof with asphalt shingles. It, too, had a wood shingle roof at one time. The east and south wall have wide board vertical sheathing with clapboard siding. The north wall is vertical board and batten. The west wall now has a pressure treated sill and T-111 plywood siding, replaced because of rot. The floors of the shed are dirt in both bays. The shed has an upper level, accessed through a square hole in the southwest corner of the building and probably used for overhead storage.

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CONTINUATION SHEET

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Park Farm
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2. EQUIPMENT SHED, c.1890

An equipment shed sits just below and a little north of the house. The north side sits next to the brook and the east side sits a few feet just west of Middletown Road. The shed is 18 1/2' wide by 15 1/2' deep and has no windows. An open wall faced east at one time and now is enclosed with two sliding doors. The shed rests on a stone foundation and has a dirt floor. It is built of different sizes of materials with 8" x 8" hewn sills (apparently salvaged from an earlier building) and a combination of 2 x 4's and 3 x 4's for the side walls and roof rafters. The shed is open to the roof which is now covered in metal but once had wood shingles. It has horizontal board sheathing and clapboard siding. The shed is used today to house a tractor and brush hog.

3. CHICKEN HOUSE, c. 1870

The chicken house sits a few feet east of Middletown Road just north of the intersection with Woodchuck Hill Road. The small, gable front 1 1/2 -story barn has a post and beam structure, 14' wide and 16' deep, that rests on a stone foundation on three sides with wide board vertical sheathing and clapboard siding. The gable roof was once wood shingled but now has metal roofing. The building is located on a sloped bank with a scuttle underneath. The north wall has no windows. The west wall has a door on the south side and two large window openings (64" wide and 30" high) on the lower and upper levels. These large window openings take two barn sash side by side, but presently have no sash. The south wall has one large window opening and a small trap door at the bottom, probably used to let chickens in and out. The east wall has two small window openings, 32" x 30" about 18" apart. The upper level has one large window opening in the center. The east wall has no stone foundation so there is access to the scuttle area below the barn. The entrance to the upper level is a 2' x 3' opening in the upper floor, accessible only by a ladder. The upper level still has the chicken roosts on the south wall. The interior walls on both levels have been boarded inside with what appear to be used clapboards. The building is not being used at the present. Wood and wire fencing extend from both sides of the barn along the road forming the chicken yard.

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4. HORSE BARN, c.1880s

The eaves-front horse barn is 20 feet north of the chicken house on the east side of Middletown Road and contains the farm shop. It sits on a sloped bank with a stone foundation on three sides around a manure basement where, according to Norman Lake who grew up there, pigs were kept. The east side is open underneath, which is ideal for removing manure. The barn is 34 1/2' wide by 24' deep. The exterior has horizontal board sheathing with clapboard siding. It has a gable roof with a small gabled frame cupola/ventilator in the center. The original roof had wood shingles, but now has a metal roof installed by the owners. The sills are hewed timbers and the remaining structure is built of sawn dimensional lumber including 2 x 4, 2 x 6, and 2 x 8 pieces. The wide, double door entrance is centered on the west façade facing the road with an earthen ramp leading up to the large, double leaf doors. They are held closed with a wooden drop-down latch. The doors are flanked by two double hung windows and just under the eaves on each end of the wall are two small 3' x 3' loft doors which access the upper level. A c. 1910 photograph shows the horse barn with 12 over 12 double hung sash in both windows. Presently, the left hand window has a single original 12-light sash over a wooden panel where the lower sash once was. The right hand window has a replacement 2 over 2 light sash. The historic wooden eave gutters are extant, but are currently in storage. The south wall has only one double hung window centered under the peak with a 12-light original sash over a wooden panel below. This façade borders the chicken yard. The east wall has two symmetrical double hung windows about ten feet from each end. This wall sits high above the opening into the manure basement below. The north wall has one double hung window in the gable and one small stable window, 18" x 18". At the bottom of the north wall there are two small framed openings on either corner, likely to provide light to the pigs once housed under the barn.

Inside, the north side of the barn is divided into two horse stalls by a wall running west to east ending in an alley along the eastern side. A sliding wood door in this partition near the western side allows entrance to the stalls and the partially divided space behind them. To the west, behind the stalls is a clean out area with a scuttle in the floor and a wall on which to hang the harnesses. The wooden hangers are still there. In the stable service area there is a wooden crate with a homemade door fastened on with leather hinges is nailed on the wall that still holds old medicine bottles. Along the west façade, there is a walkway behind the harness wall to the loft access. This access is about 3' x 4' with a push-up door. A ladder is needed for access and part of the old ladder is still there. The upper level was probably used just for hay storage. It has a window facing west. The southeast corner of the barn is partitioned off creating farm workshop space with a window on the east wall. . Along the east wall of this section is a large workbench,

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about 3' wide x 12' long. An old vise is attached to it. This shop area still has a lot of old tools and miscellaneous hardware. The western shop wall has a doorway and storage bins. The northern shop wall also has a doorway as well as a shelf with small wooden partitions used to store nuts, and bolts, etc., and hangers and nails to hang all kinds of miscellaneous parts. On the north side or stable side of this wall is a wooden grain box and the base of an old cream separator. This barn has played an important role in the operations of the Park Farm over many generations.

5. SHEEP SHED, c.1880 -1890s

The sheep shed is located just north of the horse barn on the east side of Middletown Road. The brook runs between the two buildings. The 1 ½ -story shed-roofed barn sits on a stone foundation and is 12 1/2' wide by 34 1/2' long. It is built with sawn dimensional lumber such as 2 x 4 and 2 x 6 pieces. The roof now has metal roofing but like most other farm buildings once had wooden shingles. The long length of the shed runs east and west and the higher front is oriented north facing the barnyard and the main dairy barn. The building has horizontal wood board sheathing with clapboard siding. It has one entrance door on the west end of the north wall as well as a 3' square loft door in the center of the wall just under the top of the roof. This door has a wood drop-down latch. The west wall faces Middletown Road with no doors or windows. The east wall facing the pasture has one entrance door on the north end. The south wall as seen in a c. 1910 photograph had one small barn window near the western end but now has six barn sash with six-light glass along its length. When the present owners purchased the property, this building was in bad shape, and a decision had to be made to tear it down or try to save it. They decided to save it. The sills were rotted, the floor and floor joists were rotted, and the overhead floor was rotted as well. They replaced most of the sills, put in new floor joists and new flooring on both levels. They were able to save the roof rafters and the wall studs, but had to reframe the windows and install new barn window sash. The first level interior is now open without the partitions it once had and is now used as a woodworking shop. The building was saved and the exterior looks much the way it always has.

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DARY BARN

The dairy barn is located about 25' just north of the sheep shed and about 15' just east of Middletown Road. The barn is made up of two barns put together into one. Both barns are of equal size and are 30 1/2' wide by 44' long. (They will be referred to as two separate barns, 6a and 6b, because each barn is laid out differently.)

6.a. WEST DAIRY BARN, c. 1830-40s, c. 1930

The west dairy barn is closest to Middletown Road with the longer of the two dimensions going east. It is a converted English or Early Barn that now has a gable entrance and a raised roof. The barn sits on a stone foundation and is a post and beam frame structure. It has a gable roof with metal roofing that dates to the c. 1930 conversion. The exterior has wide board vertical sheathing with clapboard siding. The north wall has only two small windows with wooden barn sash. The west wall, facing Middletown Road, is the main entrance to the barn. It has two large sliding doors which is the access to the barn floor. Years ago, based on a c. 1910 photograph, the entrance was on the south wall with only a small, stall window on the west wall. The south wall now has a walk-in door in the center of the wall. On each side of the door are two large windows which are 56" long by 27 1/2" high. It has two wooden barn sash side-by-side with six-light glass in each. The east wall is the one that butts up to the east dairy barn (6b). Entering the west barn (6a) from the west, the doors lead to a large wood planked floor. Just overhead is a scaffold in the middle of the floor. The beams that hold up the scaffold run the full width of the barn. An old handmade ladder is built onto one of the upright beams for access to the scaffold. The post and beam framework is hand hewn with mortise and tenoned joints. The roof rafters are large long poles battened together at the peak. On one side of the central bay, a 10' high horizontal board wall runs the length of the barn, in 12' from the south wall. A door in the center of this wall leads to a four foot walkway to the outside walk-in door. On each side of the walkway are two open areas of equal size with just a four foot door opening. Both areas have a raised wooden platform with one area having two drop-down doors from the barn floor side for access to the mangers. Behind the platforms, the floor is cement. Each area also has two large windows facing south.

Shortly after the Desrochers purchased the Park Farm they went to work on the barn. The sills on the south wall had rotted, and the barn had settled about eight inches. They had the barn jacked up and replaced the sills with 8 x 8 pressure treated wood because the barn sits so close to the ground, creating a real moisture problem. They wanted to use materials that would prolong the life of the barn. They also built a new walk-in door on the south wall because that, too, had

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rotted. The east wall has a walk-in door that enters the east dairy barn (6b), stepping down about 18". It also has an overhead scaffold that runs along the entire east wall. A scaffold also runs over the two open areas of the south wall. The peak of the east wall has a large opening to the east dairy barn (6b).

6b. EAST DAIRY BARN, c. 1880s, c. 1930

The east dairy barn (6b) is the same size as the west dairy barn (6a), 30 1/2' wide and 44' long and is of the Early Barn type although constructed in late nineteenth century. It is a ground level, gable roofed, livestock barn with a high hayloft above that originally was probably entered on the barnyard eaves side where a wooden silo was added around 1908. It has a stone foundation and metal roofing over an older wood shingle roof. The west wall of this barn butts against the east wall of the west dairy barn (6a). The barn is a sawn post and beam structure with wide board vertical sheathing and clapboard siding. The north wall has one walk-in entrance door from the pasture and only one small window on the entire wall. The east wall has one walk-in door and three small windows. This is the only wall that has vertical board and batten siding. The south wall presently has one walk-in door in the center. East of the door are two large windows, 56" long and 27 1/2" high. Each window has two wooden barn sash, side by side with six lights of glass in each. To the west of the door are three smaller windows, 27 1/8" x 27 5/8" with wooden barn sash. Between the door and the windows just west of the door is a c. 1908 wooden stave silo with round metal bands and a wooden gable roof that is attached to the main barn roof. The south barn entrance leads onto a wood plank floor. Just to the west is a sliding door and narrow walkway to the silo. The tag on the silo says, "The Green Mountain Silo--made by the Creamery Package Mfg. Co.--Rutland, VT--Patented Aug. 6, 1901."

To the west of the silo walkway is a box stall where the present owners stable one of their horses. A raised wooden platform with wooden stanchions used to be here. They had to be removed in order to replace a rotting floor and presently stored in the barn. On the eastern end is a raised wooden platform with the old wooden cow stanchions still in place. The stanchions are held shut with wooden pins. Just north of these stanchions is another box stall rebuilt by the present owners where an earlier one was that may originally have housed the oxen or other livestock. In this area there is an old wooden grain box that is still in use today. Next to the grain box is an old ladder that is used to access the hay loft above. This entire area has a low ceiling with hay loft above. The ceiling is framed with a combination of timber and round poles. Whitewash is still on the woodwork. To the west of the grain box is a sliding door that enters into a large open

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area on the north side of the barn. The timber frame construction and large long pole roof rafters are visible from here. Below the peak of the west wall is the large opening to the west dairy barn (6a). In the peak of both barns is the loose hay fork along with its metal track.

This barn appears to have been built as a dairy barn and was likely originally entered from the southern eaves elevation where the silo is now and two small doors remain. It was modified substantially c. 1930 when the west barn was moved and renovated to abut directly against its western gable façade. At that time, according to an interview with Norman Lake, the cow stalls were re-oriented from north-south to east-west. The north-south orientation was more in line with the eaveside main entrance the barn probably had originally. The present Green Mountain Silo appears to have been added at that time, possibly in the location of an earlier high entrance. After the renovation, there is no way to drive a wagon into the barn, rather the overhead loose-hay fork and track lead from the west barn through a gable opening directly into the hay loft area of the east barn, where a small loft door allows the hay to be fed out into the yard. At the time of the barn renovation, the west barn, which historic photos show as narrower than the east barn, was made wider on the south and a new concrete floor added to create additional animal housing here. A completely new metal roof was then built over the widened west barn to match the height of the east barn roof, which received new metal roofing over its existing shingles at the same time. The west barn was re-oriented from eaves side entry to gable entry and several timbers were replaced with sawn lumber. In the areas where the new central aisle was created, there are sawn off tennons which once supported cross beams. The main object of the renovation was to expand and improve the commercial dairy operation. The small concrete milk house near the road was built at this time as well, but is no longer extant.

7. SPRING-FED WELL, early 19TH century

This stone lined well is at the far end of the orchard north of the farmhouse and used to feed the wooden water tub in the barnyard across the road through pipes. The round well of laid stones is 24" across and 4' deep with a large flat stone cover.

8. WELL, c. 1780

This stone lined well sits in the orchard south across Woodchuck Hill Rd. from the house and was likely built in association with Jonathan Gibson's c. 1780 house and c. 1790 tavern that once stood near Middletown Road in this small, 1/2-acre lot bounded by a stone wall. The round well

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of laid stone is 30" across and 10' deep with a large flat stone as a cover. The present owners added a small wooden stand with a pump drawing from the spring-fed well.

9. STONE CULVERT, c. 1800

This stone culvert carries Woodchuck Hill Road over the brook that runs down from the corner orchard behind the house and under Middletown Road. The culvert is 4' wide, 4' high and 16' long and is made entirely of dry laid field stones. The road is carried by very large flat cover stones.

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The Park Farm on Middletown Road and Woodchuck Hill Road in Grafton, Vermont is architecturally and historically significant at the state and local levels as an outstanding example of a late nineteenth century detached farmstead. It was an early hill farm that was developed over the 19th and early 20th centuries by the Park family into a complex of detached, specialized farm buildings housing the various functions of a diversified agricultural operation. The present 65 acres represents the core farm around the house and barns and retain their historic features and configuration of stone walls, culverts, and wells, field patterns, and vegetation types. The rare survival in Vermont of the entire detached farmstead with its farmhouse, many barns, and surrounding fields is significant at the statewide level. The property is being nominated to the National Register of Historic Places under the Agricultural Resources of Vermont multiple property submission. It meets the registration requirements for the farmstead property type.

The buildings and landscape features are unusually well-preserved and extant through the attentive care and maintenance of only two families since 1842. The farmstead, on Middletown Hill, is located in the area of Grafton's eighteenth century village, but its primary local significance derives from its long association with the Park family whose presence in Grafton goes back to 1782. In 1842, John Avery Park (the 7th generation of the Park family in America), acquired this farm with 110-acres. The farm is now owned by the 11th generation of the Park family. It has fluctuated during the Park family's long ownership to include between 90 and 200 acres of orchard, hay fields, pasture, and woodland and was transformed by them from a simple farmhouse with connected service wings into the significant detached farmstead it is today.

Background History

Chartered originally as "Thomlinson," Grafton's first main settlement developed on Middletown Hill, in the vicinity of the Park Farm. The town was surveyed and laid out in 120-acre lots and the Park Farm is located within Lot 9 in the 7th Range. The whole of this lot was owned in 1785 by Ensign Jonathan Gibson who had a tavern and house there and also sold small lots near the road where other early Grafton settlers built houses and businesses. The village that developed was comprised of a church, burying ground, common and pound, parsonage, two stores, school, tavern, tannery, potash works, and many farmhouses. However, by the early nineteenth century a lower village began to develop nearer the valley's water power. After the Congregational church moved to a new building constructed in 1833 in the lower village, the Grafton town center and many inhabitants relocated there too. By the 1840s the former Middletown Hill village was largely abandoned to the few farmers who remained and consolidated their agricultural land from the earlier smaller parcels. Of the many (approximately 25 to 30 by 1820) early structures clustered in this late eighteenth and early nineteenth century village center, the

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present Park farmhouse is one of three to survive. It is not entirely clear from the present research which early owner built it nor exactly when, but it has been in the Park family for 150 years (with a short twentieth century gap). Although the many members of the Park family to live in Grafton since 1782 have had several farms in town, the present Park Farm is the only one still owned by the family. Indeed most Park properties are no longer standing. As is reflected in the recent town history *Five Dollars and a Jug of Rum*, the present farm now represents the Park family's long legacy in Grafton.

When John A. Park bought this farm in 1842, some of the land had once been a tan yard with an "old bark barn" on it and other farmhouses and village buildings still stood nearby. Now the farmstead buildings stand alone along the road. The Park family holdings consolidated from earlier village lots were developed by the Park family into a classic example of the integrated, diversified New England farm that depended upon several crops and farm products rather than on a single source for income. In this case, the small connected farmhouse/ell/woodshed/barn was soon to be augmented by a large collection of detached specialized outbuildings along the road which have survived intact and represent an unusual state of preservation for this type of extended farmstead.

Vermont's agricultural census of the 1850-1880 period describes in some detail the elaborate farming operation of the Park family which included crops such as corn, hay, apples, and potatoes, livestock such as sheep and cows, and products such as butter, maple sugar, cordwood, and wool. The farm was typical of the many other Grafton farms listed but the Parks always maintained a large sheep herd (50-127). In the Park family genealogy, *The Park Record*, John A. Park is listed as a stock dealer, likely in sheep and needed buildings to house his animals. The farm buildings were greatly expanded by John Avery's nephew, Isaac L. Park after he bought the farm in 1858. Isaac continued to add specialized buildings such as the c. 1870 chicken house, the c. 1880 horse barn, sheep shed, and east dairy barn, throughout his tenure. By 1900, the farm had all its extant buildings. In the twentieth century interior modifications to the farmhouse and wing updated their use. The Lake family, who owned the farm from 1914 to 1958, modified the main barns to modernize and expand the dairy operation. However, the farmstead's overall nineteenth century appearance has been well-preserved by both the Lakes and the Parks.

The land has contributed to the farm's long existence. The top soil is rich and runs deep to hold moisture, making it excellent for growing the many different crops recorded in nineteenth century agricultural census records. Apple trees do very well on the land and there are still several very old trees living on the property that could date back to John Avery Park's operation

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in the 1850s. The land also has an excellent water supply, which at first attracted the water dependant tanning business and later was essential for good farming and livestock management. A brook runs through the property and several springs in different locations provide ample water that had been piped into an old wooden trough in the barnyard.

Park Family History

The first generation of the Park family arrived in this country from England on June 12, 1630, landing in Salem, Massachusetts. Hezekiah Park (1740-1776) of the fifth generation lived in Groton, Connecticut and married Martha Kinney also of Connecticut. Hezekiah fought in the Revolutionary War and died of wounds he sustained at the battle of White Plains, leaving Martha, a young widow with seven children. Martha's father, Thomas Kinney, had moved to Grafton, Vermont where he purchased many lots starting in 1781. Martha followed her father to Grafton bringing her large family to Vermont sometime after Hezekiah's death. Thomas Kinney sold lots to his grandsons including Thomas Kinney Park (1761-1826), who became the first Park to own land in Grafton.

On July 9, 1782, 6th generation Thomas K. Park bought Lot #8 in the 11th Range of 120-acre lots in what was then called Thomlinson. In 1792, his brother, Robert Park (1771-1826), bought a 62-acre tract of land in Grafton near the northern border of the town (parts of Lot 11 and Lot 12 in the 12th range). These two Park brothers married sisters Rebecca and Anna Gibson, who were the daughters of Isaac Gibson, another early Grafton settler. (As it happens the sisters' brother, Jonathan Gibson, originally owned the present Park Farm property.) The town histories as well as Park family lore report that the two Park brothers were famous for having adjacent farms. A 1795 deed from Robert Park to Thomas Kinney Park supports this, making a reference to the "farm I [meaning Robert] now live on," indicating by description that Robert settled adjacent to his brother's farm rather than on his 1792 land. Grafton Grand List records of the period 1800 to 1820 are evidence of the wealth and prosperity of the two Park brothers' farms relative to the rest of the farms listed. With considerable land, high house values and very large numbers of livestock, these two Park farmsteads must have been quite impressive but unfortunately neither survives today. They were located in the vicinity of West Hall Branch Road.

The Park family in Grafton was very large by the 1840s and inheritance of the prosperous Thomas K and Robert Park home farms was not a possibility for most descendants. Some moved west or north, others married and settled in nearby towns, but several settled in Grafton by buying their own farms. Like their father and uncle, Robert's two youngest sons (Castanus

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Blake and John Avery) married sisters Elzina and Eleanor Tenney of Londonderry in 1832 and 1837 respectively. According to the Park genealogy, after the marriages the brothers and their wives shared a house in Londonderry. However, in 1842, John Avery Park (1811-1882) returned to Grafton and bought the present Park Farm, then about 110 acres, from Calvin Oak (a local gunsmith who appears to have lived in the lower village). It was not near his father's farm but further south, in the early settlement on Middletown Hill in Lot 9 of the 7th range. Castanus Blake Park remained in Londonderry and operated grist, saw, and cloth mills on Derry Pond.

After 16 years on the Grafton farm he purchased in 1842, John Avery Park, the seventh generation in the American Park family, like many other Parks, moved his family west in 1858. His children including his oldest son, Luther then 19, all went west with their parents, so John Avery sold the farm to his 21-year old nephew Isaac Leonard Park (1837-1908). Isaac Leonard Park, the eighth generation, was the son of Isaac Stickney Park (1804-1850), a brother of John Avery. Isaac Stickney lived on a farm "near Grafton" according to the family genealogy and died in 1850. Isaac Leonard had one other brother, but neither of them appeared to have taken their father's place on the home farm. The genealogy does not give a death date for Isaac Stickney's widow, Laura and she may have continued to reside on the home farm. The young Isaac Leonard, newly married in 1858, bought his Uncle John Avery's farm with 100 acres and operated it until his death in 1908. During Isaac's long, fifty year tenure on the farm he added many outbuildings and also acquired some adjoining fields shaping it into an impressive detached farmstead, the significant core of which survives today.

After Isaac's death, the homestead was turned over to his son Charles L. Park, Sr. (1867-1945) and his wife Hattie Holland. Charles and Hattie moved to Elgin Illinois after their marriage in 1888 and lived there for some time but returned to Vermont for the sake of Charles' health. They were the grandparents of Martha Park Desrochers who is the present owner. Charles L. Park, Sr. was the ninth generation of the Park family. After updating the farmhouse, wing, and attached barn and managing the place for several years as "Brook Farm," he sold it in 1914 to Henry Lake, the first time the farm had been out of the family in 72 years. The Lakes were a young family when they bought the farm and made their living primarily through dairy farming. Henry Lake, Jr. took over the farm from his father in the 1940s.

After 44 years out of Park family ownership, the Lakes sold the farm to George and Ann Park Kuusela in 1958. Ann is an eleventh generation Park, a granddaughter of Charles L. Park, Sr. and the daughter of Charles L. Park, Jr. (1909 - 1977) In 1962, they sold the property to her father, Charles L. Park, Jr., who used the farm part-time. In 1966, he sold the farm to his niece,

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Martha Park, another eleventh generation granddaughter of Charles L. Park Sr., and the daughter of Avery H. Park (1901-1984) who had recently married Richard Desrochers. The Desrochers continue to own and enjoy the farm today.

Early History of the Farmstead

Despite extensive research using deeds, grand list and census records, Park family archives, historic photographs, the collection of the Grafton Historical Society, the several written histories of Grafton, genealogical records, and physical examination of the farm, the early history of the farm and its buildings is not entirely clear. According to the 1842 deed from Calvin Oak to John Avery Park, the property is referenced as "The Whipple Farm" and Calvin Oak had gotten it from Joel Whipple in 1840. Before that, the main part came from Jonathan Gibson, Jr. in 1833 and a smaller part from John Williams, in 1837. The property had been in the Gibson family since 1785. Despite the appellation in the deed, it is unlikely that Joel Whipple built it. The simple, Federal style farmhouse appears to date earlier than 1833, as it contains decorative trim work, hardware and an oven door that likely date to the 1820s. Based on its construction details, the house appears to have been built while in the ownership of the Gibson family.

The farm is part of the original 120-acre parcel laid out in Thomlinson's first survey as Lot 9 in the 7th range. The early settlement along Middletown road that became the first main Grafton village with church, burying ground, first school, common, and pound was located primarily in the two 120-acre lots numbered "9" spanning the 6th and 7th ranges. Lot 9 in the 7th range was purchased by Ensign Jonathan Gibson of Fitchburg, Mass. in 1785. The earlier owners of the lot were not Vermont residents and documents suggest that Jonathan Gibson was the first owner of the lot to settle in Grafton. Jonathan Gibson and his father Isaac Gibson both fought in the Revolutionary War and both afterward moved to Grafton from Massachusetts along with their families. Some of Isaac's grown sons stayed in Massachusetts, but among his children who came to Grafton were Anna and Rebecca (the Gibson sisters who married the Park brothers Robert and Thomas K.). The Gibson family genealogy, *John Gibson and His Descendants*, indicates that Jonathan had a farm as early as 1786. A document that is transcribed in the book was a formal arrangement between Jonathan and his parents (Isaac and step-mother Abigail) to share his house (divided east and west, "from the saller to the garrot") and care for them in exchange for furniture, livestock and farming supplies. Isaac died in 1797 and Abigail in 1808. Town histories also report that Jonathan held town offices and had a house and tavern by 1791 where Town Meeting was held that year. The present Park farmhouse does not appear to have been either a double house, divided east and west, or a tavern nor does it appear to be as old as 1786 or even 1791.

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A document from the Park family archives suggests that the main Gibson house and tavern were south of the present farmhouse. An undated sketch of the early Middletown Road settlement was drawn by Martha Desrochers' great-aunt Etta Park Hall, who was born on the Park Farm in 1859, a time when many of the early buildings could still have been standing. In the drawing, Mrs. Hall labeled as Jonathan Gibson's a house across Woodchuck Hill Road in the present orchard lot, west of Middletown Road. Indeed there is a well in the upper part of this lot and what appears to be a cellar-hole depression in the lower part near the road where the sketch indicates a house. Mrs. Hall labeled a building "tavern" (presumably Gibson's) that is located farther south along Middletown Road from the Gibson house and on the same side. In addition, the sketch shows a separate house on the location of the present farmhouse, that she labels "Whipple-Park." Ensign Jonathan Gibson's house was more likely the one across Woodchuck Hill road that is no longer standing.

In 1795, Gibson started selling small pieces near the road and town common that had established near his property. He sold land for an early store and houses as well as for a tannery. On the brook, east of Middletown Road Henry Blood, who bought an acre from Gibson in 1802, built a tan yard with a bark barn and paid taxes on 3 acres and a house by 1808. This piece eventually came to John Williams, of Dorchester, Mass., and was reunited into the main farm again in 1837 by Joel Whipple. John Williams paid taxes on a house from 1822 to 1828 (when there is a break in the Grand List records); however there is no longer any trace of a house on the east side of Middletown Road. It is possible the old bark barn was re-used as a farm barn.

The Park farmhouse which appears to date from the 1820s may coincide with a deed transfer in 1824 from a "Jonathan Gibson" to a "Jonathan Gibson, Jr." The Gibson genealogy unfortunately does not follow this branch of the family so only limited information is available about Ensign Jonathan's descendants and possible heirs. The genealogy records only that Isaac's son Ensign Jonathan, who died in 1817, had three children: Abigail (b. 1803) who moved to Londonderry, Jonathan (b. 1787) and Nathan (b. 1795). Ensign Jonathan's wife, Bathsheba, died the same year as her husband - 1817. The Grafton Grand List records strongly suggest that Nathan Gibson took over his late father's estate in 1818. Nathan was not listed in 1816 but in 1818 had exactly the same list that his father Jonathan had in 1816. Meanwhile, Jonathan Jr. is first listed in 1812 at the age of 25 with a small amount of money but no property. Over the next several years, he continued to be listed with no house or land but with a varying amount of cash and some livestock. In the 1824 Grand List, Nathan disappears but Jonathan Jr. has what appears to be Nathan's estate. The 1824 deed may inaccurately record Nathan as "Jonathan" and be the

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transfer of his portion of his father's estate to his brother. The deed reads "All my right title and interest in the farm on which I now live, it being one undivided half of all I now own of Lot 9 in the 7th range. ... About 100 acres" This was a typical way of one heir buying out another.

Although Grafton Grand List records from 1829-1841 appear to be missing and so additional information is not available to support the theory, it seems likely that one of Ensign Jonathan Gibson's sons built the Park farmhouse in the 1820s. The wing and attached barn were added a little later, quite possibly by Joel Whipple. The construction details of the west dairy barn date it to the first half of the nineteenth century so it could have been built by the Gibsons, Joel Whipple, or even by John Avery Park. However, local references to the property as the "Whipple Farm" or "Whipple-Park" suggest that Whipple was responsible for some expansion that would have turned the property into a larger farming operation.

Owners of the property:

1785 Ensign Jonathan Gibson, Sr.
{1802 -1837 Small Part sold to Henry Blood (tanner) – John Williams, later reunited with main farm}
(1817 Nathan Gibson, likely by inheritance)
1824 Jonathan Gibson Jr.
1833 Joel Whipple
1840 Calvin Oak
1842 John Avery Park
1858 Isaac Leonard Park (nephew of John A.)
1908 Charles L. Park, Sr. (son of Isaac)
1914 Henry Lake (not a member of the family)
1958 George and Ann (Park) Kuulsula (granddaughter of Charles L., Sr.)
1962 Charles L. Park Jr. (Ann's father and son of Charles L. Park)
1966 – pres. Richard and Martha (Park) Desrochers (niece of Charles L., Jr. and granddaughter of Charles L., Sr.)

Farmstead Construction History

The Park family transformed the small early nineteenth century hill farm into a diversified operation more typical of Vermont agriculture in the late nineteenth century. Some of the farm and domestic buildings have primarily hand hewn framing and likely predate John Avery Park. The house, wing and carriage barn are c. 1820-30s and the west dairy barn may be earlier as well

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or might have been built by John Avery Park in the 1840s. In Isaac L. Park's subsequent fifty year tenure at the farm, he added the other several outbuildings that distinguish this farmstead today as an unusually well-preserved collection of specialized agricultural buildings. These include the c. 1880s east dairy barn, c. 1880s horse barn, c. 1870 chicken house, c. 1890 sheep shed, and c. 1890 equipment shed. Between 1870 and 1880, he also added 100 acres to the farm that included a 40 acre wooded section expanding the maple sugar and wood production.

The house and farm buildings are also significant architecturally as they convey a real sense of Vermont's farming history. The placement and orientation of the buildings reflect the traditional way in which Vermont hill farms developed in the landscape. The most "lived-in" part of the house faces south with several windows to take advantage of the sun. This is also true of the dairy barn where the cattle were housed which also faces south with several windows. The large dairy barns formed a weather barrier to the north that sheltered the barnyard and smaller livestock barns. The cellar of the house also played an important part in the farm life. The dirt floor was an excellent place to preserve the fruits and vegetables and insulated walls and brick chimney foundations created storage of differing temperatures and moisture levels to allow storage of a wide variety of other farm products. Today it is still useful in that manner.

The c.1820 farmhouse was likely constructed by the Gibson family, possibly Nathan or Jonathan, Jr. The subsequent owner, Joel Whipple probably expanded the main cape by adding the attached c. 1830s wing and small c. 1830-40 barn (later converted by Charles L. Park, Sr. into a carriage shed). The earliest farm outbuilding is the west half of the main dairy barn - originally an English style barn. The property had been used as a tannery on the east side of the road around the brook, most likely in the area now comprising the barnyard. Early deeds reference an "old bark barn" which was part of this tanning operation and may have served as one of the early farm barns. When John Avery Park acquired the farm in 1842, it most likely contained the farmhouse, wing, and attached barn, and may have included the English barn and/or bark barn, if still extant. However, it is also possible that Park may have built the English barn in the 1840s.

According to the Park family genealogy, John A. Park was a stock dealer, grain dealer, and hardware merchant. The 1850 Vermont Agricultural Census records John Avery Park's farming operation which boasted higher than average farm and livestock values compared to other Grafton farms. The farm had 82 improved acres and 18 unimproved which yielded 60 bushels of "Indian Corn," 20 bushels of oats, 8 bushels of peas and beans, 80 bushels of "Irish potatoes," 50 pounds of maple sugar, \$25 worth of orchard products, and 45 tons of hay. Park was likely a sheep stock dealer with his larger than average flock of 129. The farm also had 4 "milch cows,"

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2 working oxen, 4 other cattle, and 3 swine, which yielded 350 pounds of butter and \$50 worth of animals slaughtered. Butter processing and product storage was likely done in the connected farmhouse-wing as was typical in nineteenth century Vermont. The extensive livestock operation would have been housed in the large English barn (now the west dairy barn) and possibly in another barn as well no longer extant such as the old bark barn referenced in early deeds.

The next agricultural census of 1860 records the operation of John's nephew, Isaac Leonard Park, who held less sheep, grew more corn, and no oats, but maintained a vigorously diversified farm. Although on average for Grafton, the farm was small it maintained its high value. Even with half the flock of John Avery, Isaac still had more sheep and twice as much corn as the average Grafton farm, continuing the tradition of stock raising and grain dealing. In 1860, the farm had 100 improved acres and 15 unimproved which yielded 100 bushels of corn, 75 bushels of potatoes, 100 pounds of maple sugar, \$10 worth of orchard products, and 25 tons of hay. There were 65 sheep, 1 horse, 3 "milch cows," 2 oxen, and 2 swine which yielded 200 pounds of wool, 300 pounds of butter, and \$20 worth of slaughtered animals. There are no extant farm buildings which appear to date from this time. When the Desrochers bought the farm in 1966, there was an old corn crib still standing which has since fallen down that might have dated to this period. No sugar house remains on the farm, although sugaring continued through the early 20th century.

The census of 1870 comes at a time of crisis in Vermont's agricultural history. The decline of profitable markets for wool and even for sheep stock and the difficulty of competing successfully with western grain led to a period of hardship and re-focus on other products that touched all parts of the state. The statewide trends to re-focus are apparent in the 1870 census record of the Park Farm which had less acreage, produced more maple sugar (a uniquely northeast crop) and shifted from sheep to cows in livestock holdings. The farm's 80 improved acres and 10 unimproved acres yielded 40 bushels of corn, 50 bushels of oats, 40 bushels of potatoes, \$50 worth of orchard products, 150 pounds of maple sugar, and 25 tons of hay. The 50 sheep, 1 horse, 4 milk cows, 10 other cattle, and 1 swine yielded 300 pounds of wool, 200 pounds of butter and \$65 worth of animals slaughtered. The chicken house dates to c. 1870, and the next census records a large flock.

In 1880, the Park farm appeared to be quite prosperous and maintained a diversified operation with a large sheep herd, chickens, twice the amount of maple sugar, a 200-tree orchard, and small cattle herd. Despite western competition grain continued to be an important crop for Isaac L. Park and he added acreage and buildings and had five weeks of hired labor. The 1880 census

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was more detailed than the earlier ones and gives a very clear picture of Isaac's operation. The farm had 4 tilled acres, 156 improved acres, and 40 woodland acres that yielded 40 bushels of corn, 60 bushels of oats, 6 bushels of beans, 50 bushels of potatoes, 100 bushels of apples worth \$30, 300 pounds of maple sugar, and 30 tons of hay. From the flock of 67 sheep, they sold 24 live lambs and slaughtered 2, and got 335 pounds of wool. The rest of the livestock included 1 horse, 2 oxen, 3 milk cows, 5 other cattle, 1 swine, and 18 chickens that yielded 300 pounds of butter and 144 dozen eggs. During the 1880s the large east dairy barn, sheep shed, and horse barn were added. During the 1890s, the small equipment shed was built.

As shown by historic family photographs, the attached barn and farmhouse wing underwent some re-configuration by Charles L. Park, Sr. after his father's death. There are c. 1906 photographs (reliably dated based on the people in them) showing the farmhouse wing largely as an open shed with only small enclosed section nearest the house. The photograph shows wood stacked on the far end of the wing shed and an open bay on that end of the attached barn. A later c. 1910 photograph shows the farmhouse wing fully enclosed and finished with clapboards. This photograph also shows that the barn which formally had vertical board siding has been clapboarded and gained a one-story shed along the eastern side connecting to the wing with an open bay. According to a 2002 interview with Norman Lake who grew up at the farm, the outhouse was on the far end of the enclosed woodshed and the small room next to the wing's kitchen was his childhood bedroom.

It is clear from another c. 1910 photograph of the farm buildings that Charles L. Park, Sr. took great pride in the spruced up farmstead which he named "Brook Farm." The photograph is striking because nearly 100 years later the only major change on the farm is an alteration to the west dairy barn. It shows the horse barn looking just as it does today bearing the large sign "Brook - C.L. Park - Farm." There are loose chickens in front of the horse barn in the photograph and an open door in the hen yard fence leading to the south from the barn's southwest corner, indicating the presence of the chicken house to the south. The sheep shed can be seen next down the road looking very similar to the way it does today but with only one window on the west end. Beyond the sheep shed the two main barns can be seen with separate roofs instead of the connected roof they have now. In the photograph, the west barn is a side entry, English style barn and the gable façade seen facing the road has only one small stable window in the center of the ground floor level. The higher roof of the wider east barn appears to be the same as today.

Norman Lake recalled in an interview that his father, Henry Lake reconfigured the two barns into

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the present main barn around 1930. The two joined halves were an English barn on the west and a somewhat later and larger barn on the east. The barns were about three feet apart and the west barn was moved to abut the eastern barn directly and reconfigured with a new entrance door on the front gable, a new higher and wider roof matching that of the east barn, and a new south wall relocated to be flush with the east barn's south wall. Lake, who bought the farm from Charles L. Park, Sr., renovated the interior of the barns as well, turning the mid to late nineteenth century diversified farm into a primarily commercial dairy operation. He changed the north-south orientation of the cow stanchions in the east barn to east-west so more could be added in an efficient milking line. Milk cans were kept in the house cellar where a stone lined well still serves the owners. Henry's son, Henry, Jr. fully brought the dairy into the 20th century by building a small, detached concrete milk house in front of the sheep shed in the 1940's. This small building had a spring or stream-fed cistern where the milk cans were kept cool. The farm never made the next major Vermont dairy farming transition to a refrigerated bulk tank in the 1960s and the spring fed milk house is no longer standing.

The Park Farm is a good example of how Vermont agriculture changed and adapted over time from the early nineteenth century when connected farmsteads were popular in southeastern Vermont through the various markets and shipping opportunities of the later nineteenth and twentieth centuries that generated the specialized buildings of the detached farmstead.

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Historic photographs from the collection of Grafton Historical Society

Historic photographs and documents from the collection of Richard and Martha Desrochers.

MacIntire, Susan H. of Shoreham, VT, Letter addressed to Mr. Eli Prouty, Grafton VT. (August 16, 2000), response to inquiry about the history of iron oven doors marked "C. Rich, Shoreham VT." (Courtesy Grafton Historical Society)

Lake, Norman, interview in his home, Grafton VT, August 2002, conducted by Lyssa Papazian and Richard Desrochers

Survey records from the office of DiBernardo and Assocs., Rockingham, VT.

Vital, Grand List, and Land Records, Grafton Town Offices

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UTM References Continued

Zone-Easting-Northing

5. 18-693105-4784547
6. 18-693273-4784405
7. 18-693024-4784344
8. 18-692714-4784273
9. 18-692739-4784822
- 10.18-692663-4784822

Verbal Boundary Description

The boundaries of the Park Farm follow the present property lines for Grafton tax parcel # 00-50-69. The farmhouse is also known as 26 Woodchuck Hill Road, located at the northwest corner of the intersection between Middletown Road and Woodchuck Hill Road in Grafton, VT. The property contains 65 ± acres including the 1-acre house lot, a 1-acre lot across Woodchuck Hill Road that is defined by a stone wall, the 12-acre orchard on a slope north of the house, the 12-acre pasture (including barnyard) east of Middletown Road, the 11-acre hay field south of Woodchuck Hill Road and west of Middletown Road, and the 28-acre woodlot on the northern edge of the property and west of Middletown Road.

Boundary Justification

The present property boundary, used as the National Register boundary, contains the core farm and has remained consistent since 1966. The acreage included is still used agriculturally for pasture and hay land.

The farm acreage historically fluctuated between 90 and 200 acres throughout the nineteenth century but had remained at 100 acres through the first half of the twentieth century. The 100 acres had included a 35 acre parcel to the north and east of the present pasture. This parcel was reserved by Charles Park, Jr. when he transferred the main farm to Martha and Richard Desrochers in 1966. The 35 acres were originally mostly a steep open pasture rising to the east as seen in several turn of the century photographs. It contained the famous "Serpentine Rock," an enormous serpentine boulder that was a popular 19th century picnic spot. The parcel is now wooded and the Serpentine Rock is no longer visible from the road. At the northern end, two house lots have been created and developed. Therefore, these acres, under different ownership,

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have lost much of their farmland integrity, do not have a functional relationship to the present farm any longer, and are excluded.

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Photograph Labels

The following information is the same for all photographs, except as noted below for #16:

Name of Property: **Park Farm**
Location: **Grafton, Windham County, Vermont**
Credit: **L. Papazian; (*for # 16: R. Desrochers)**
Date: **April 2002; (*for #16: November 2002)**
Negative Location: **Filed at Vermont Division for Historic Preservation**

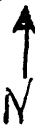
<u>Photo. #</u>	<u>View Looking</u>	<u>Description</u>
1	north	Intersection of Middletown and Woodchuck Hill Roads
2	southeast	Overview: (l. to r.) main barn, sheep shed, equipment shed, horse barn, chicken house, farmhouse with fields
3	southwest	Fields/outbuildings: (l. to r.) chicken house, horse barn, farmhouse, equipment shed with pasture fencing
4	northeast	Farmhouse with attached wing & carriage barn on left
5	south	Rear facades of farmhouse, wing & woodshop
6	west	Farmhouse, east gable facade
7	northeast	Carriage barn & shop with farmhouse beyond
8	northeast	Chicken house (r.) & horse barn (l.) with sheep shed beyond
9	northwest	Equipment shed, south & east facades
10	northeast	Pasture fencing, sheep shed (r.) & main barn (l.)
11	southeast	Sheep shed, north & west facades
12	northeast	Main barn, front gable facade of "west half"
13	northwest	Main barn: so. facade, "west half" (l.), wood silo, & "east half" (r.)
14	south	Main barn: north facade, "east half" (l.) & "west half" (r.)
15		Detail: wooden cow stanchions, main barn interior ("west half")
16*	southeast	Stone culvert under Woodchuck Hill Rd.

5-57
27.6 AC. (S)

5-57.2
1.4 AC. (S)

5-66
2.8 AC (P)
2.8 AC (SL)

5-67
1.8 AC (P, SL)



5-70
24.0 AC (P, GL)

5-68
35.9 AC (S)

5-69
47.8 AC (P)

5-69

5-72
11.2 AC (S)

5-70
2.3 AC (S)

5-69

5-77
11.4 AC (S)

MIDDLETON
ROAD

5-71
2.8 AC (S)

5-89

5-73
2.2 AC (S)

5-76
13.6 AC (S)

5-67.1
11.5 AC (S)

5-74
1.1 AC (S)

5-91
2.4 AC (S)

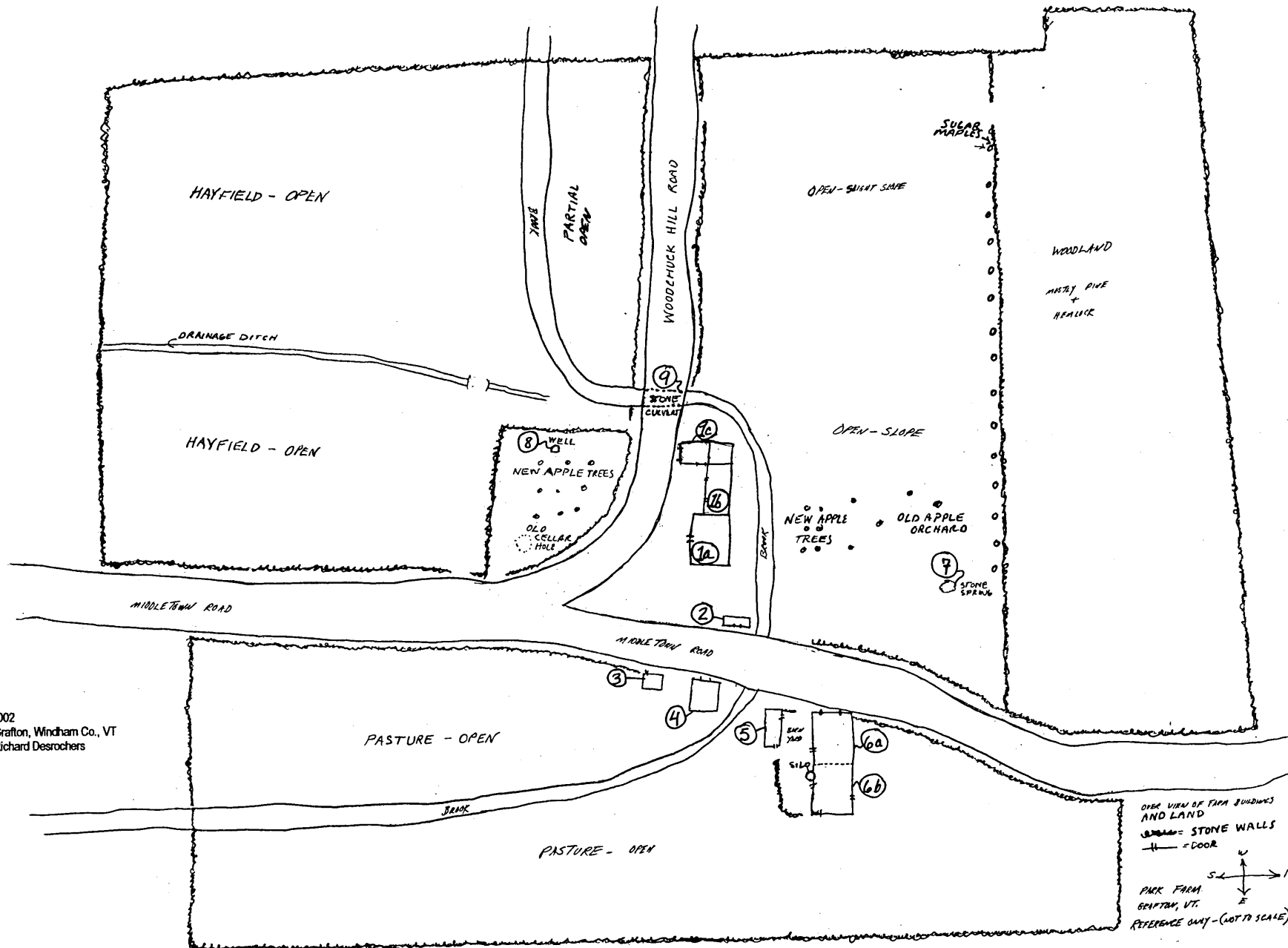
5-80
7.5 AC (S)

5-10.0 Grafton Tax Map #5, 2002
Parcel # 00-05-69
Park Farm Grafton, Windham Co., VT

SEE 8-2

SEE
8-2

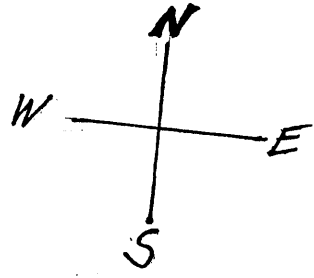
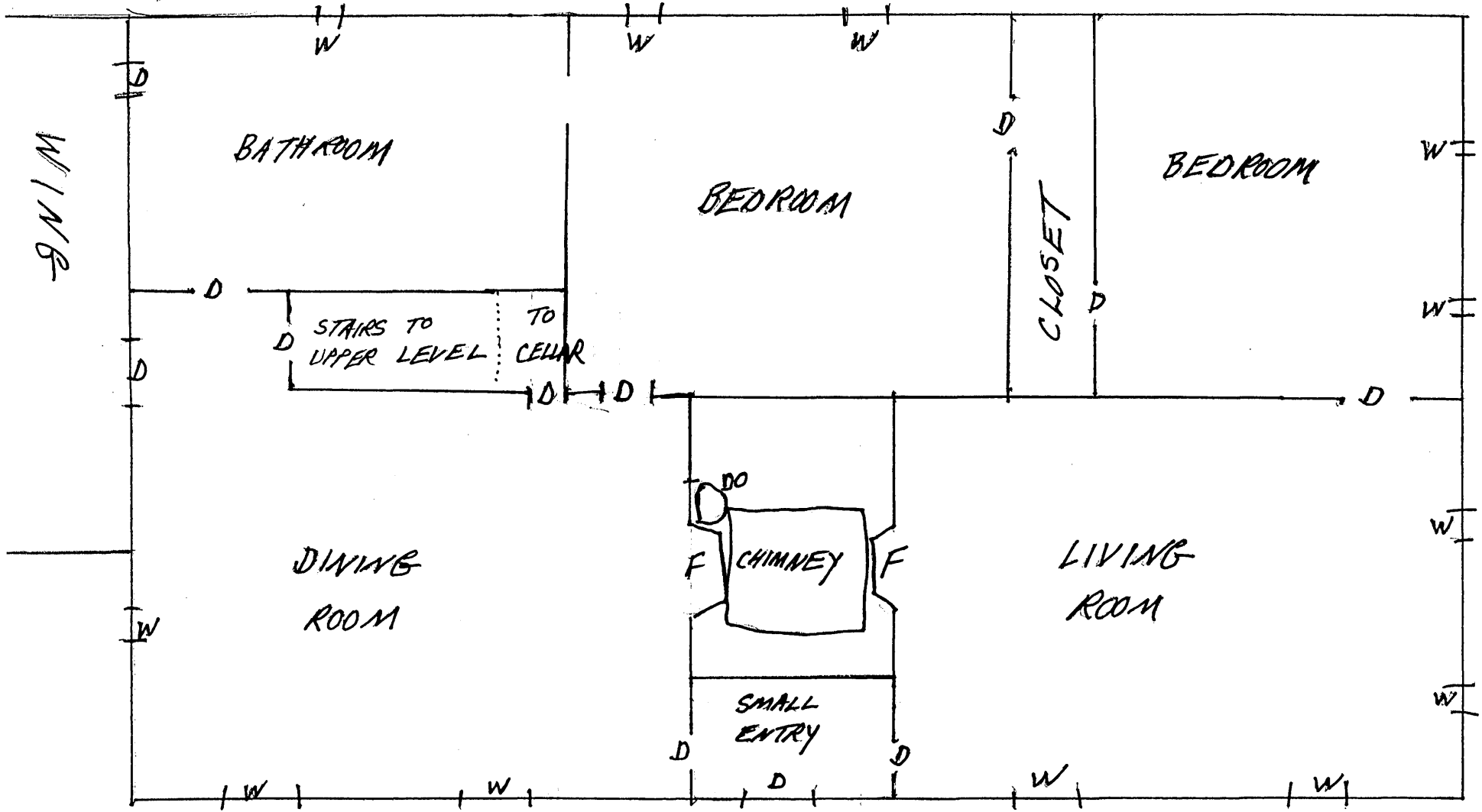
SEE 8-4



Site Map, 2002
 Park Farm Grafton, Windham Co., VT
 Sketch by Richard Desrochers

HOUSE LAYOUT (FIRST LEVEL)

Floor Plan, 2002
1a. Main House
Park Farm Grafton, Windham Co., VT
Sketch by Richard Desrochers

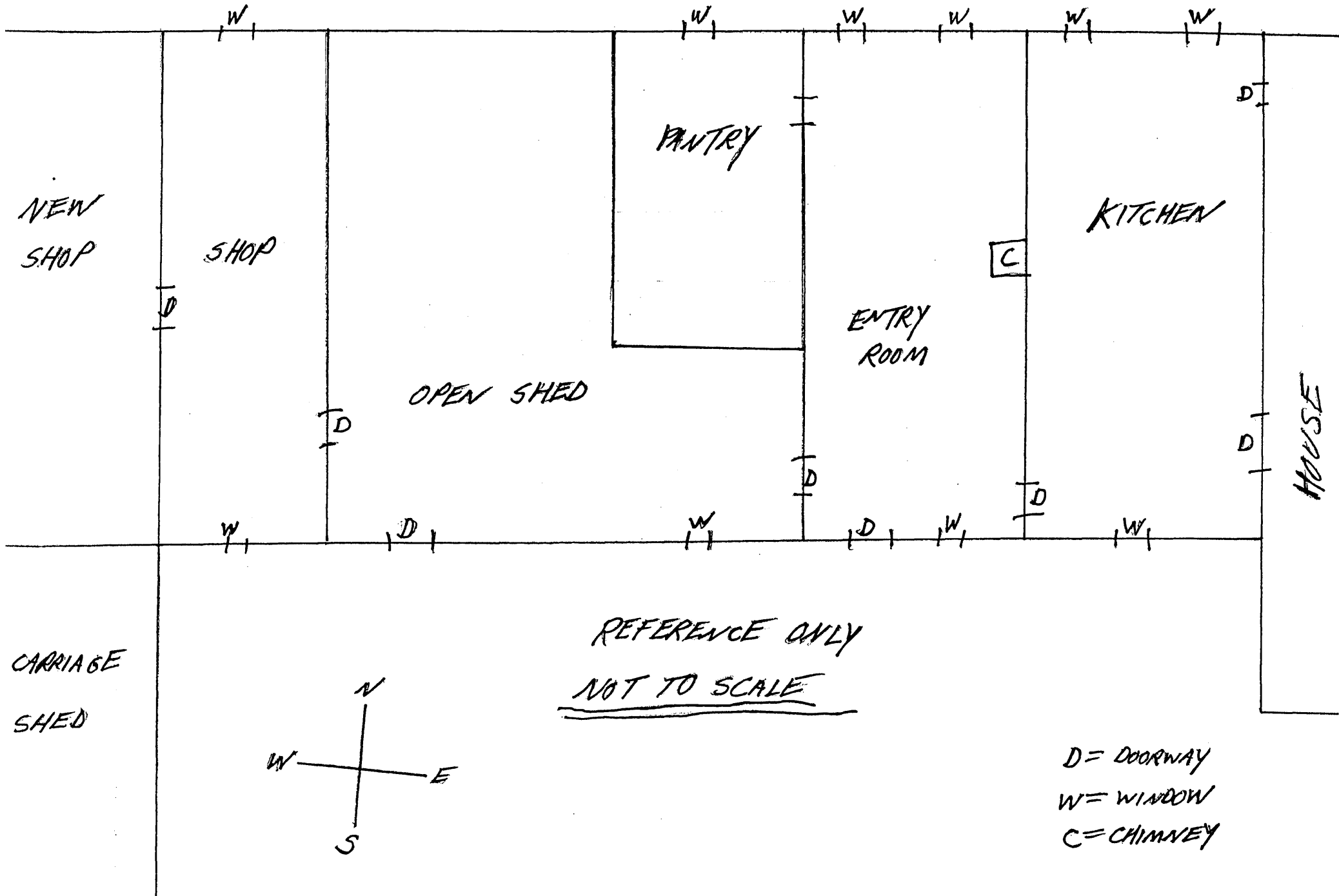


REFERENCE ONLY
NOT TO SCALE

D = DOORWAY
W = WINDOW
F = FIREPLACE
DO = DUTCH OVEN

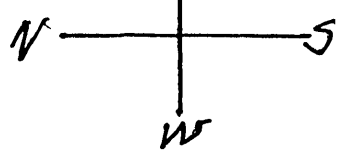
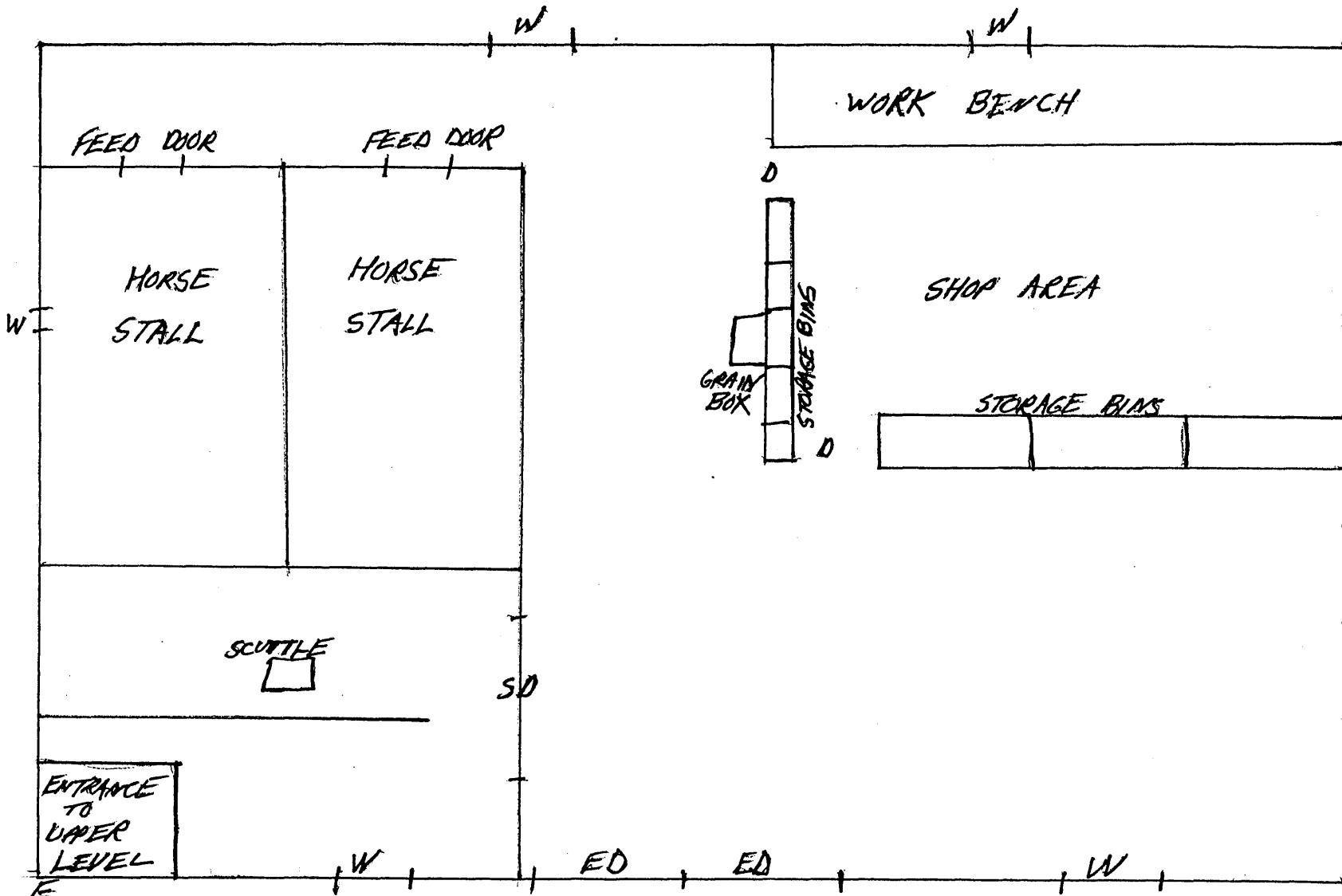
LAYOUT OF WING

Floor Plan, 2002
1b. Wing
Park Farm, Grafton, Windham Co., VT
Sketch by Richard Desrochers



HORSE BARN LAYOUT

Floor Plan, 2002
 4. Horse Barn: Entry/Ground Level
 Park Farm, Grafton, Windham Co., VT
 Sketch by Richard Desrochers

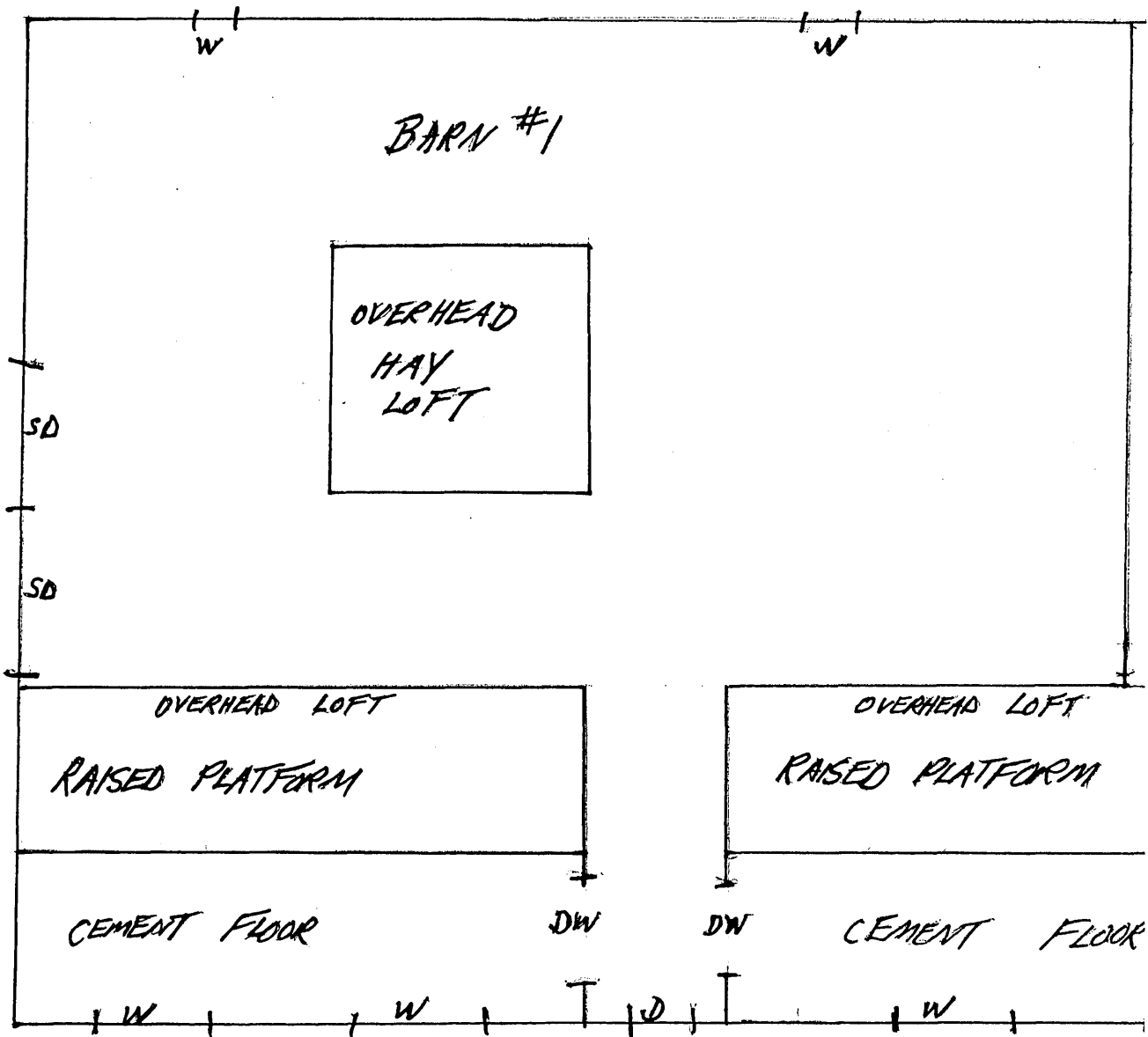
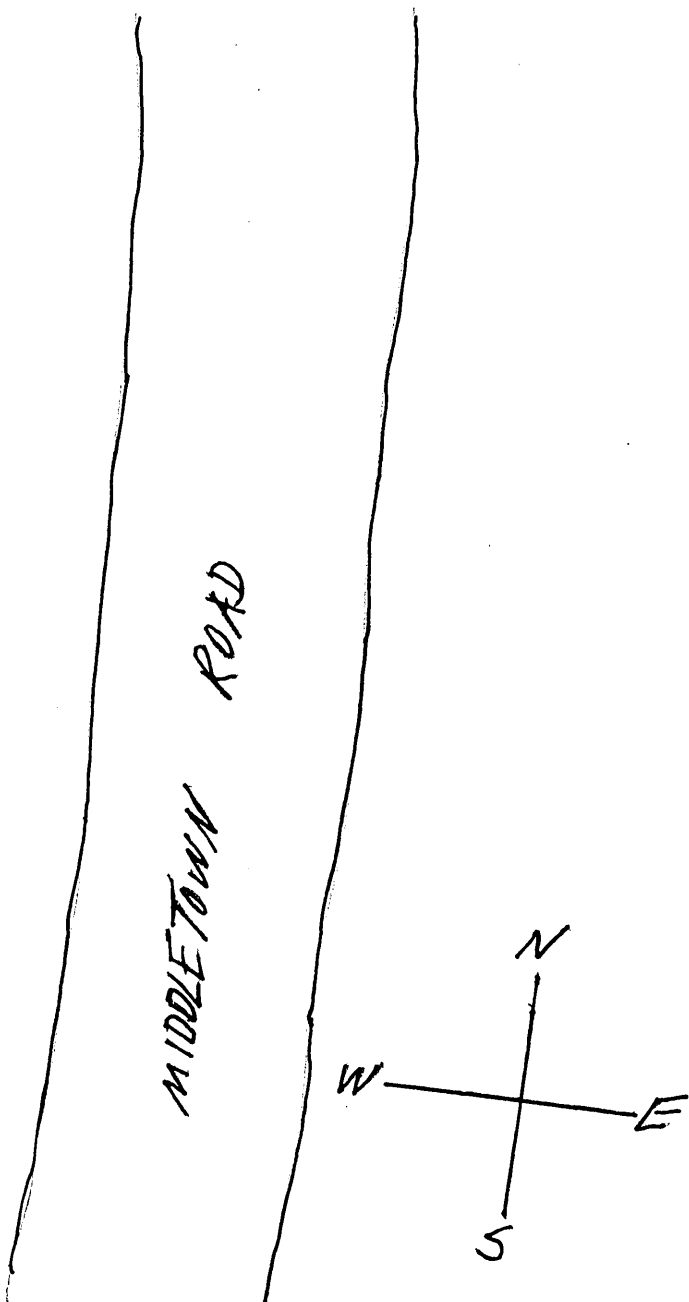


REFERENCE ONLY
NOT TO SCALE

W = WINDOW
 D = DOORWAY
 SD = SLIDING DOOR
 ED = ENTRANCE DOORS

DAIRY BARN LAYOUT

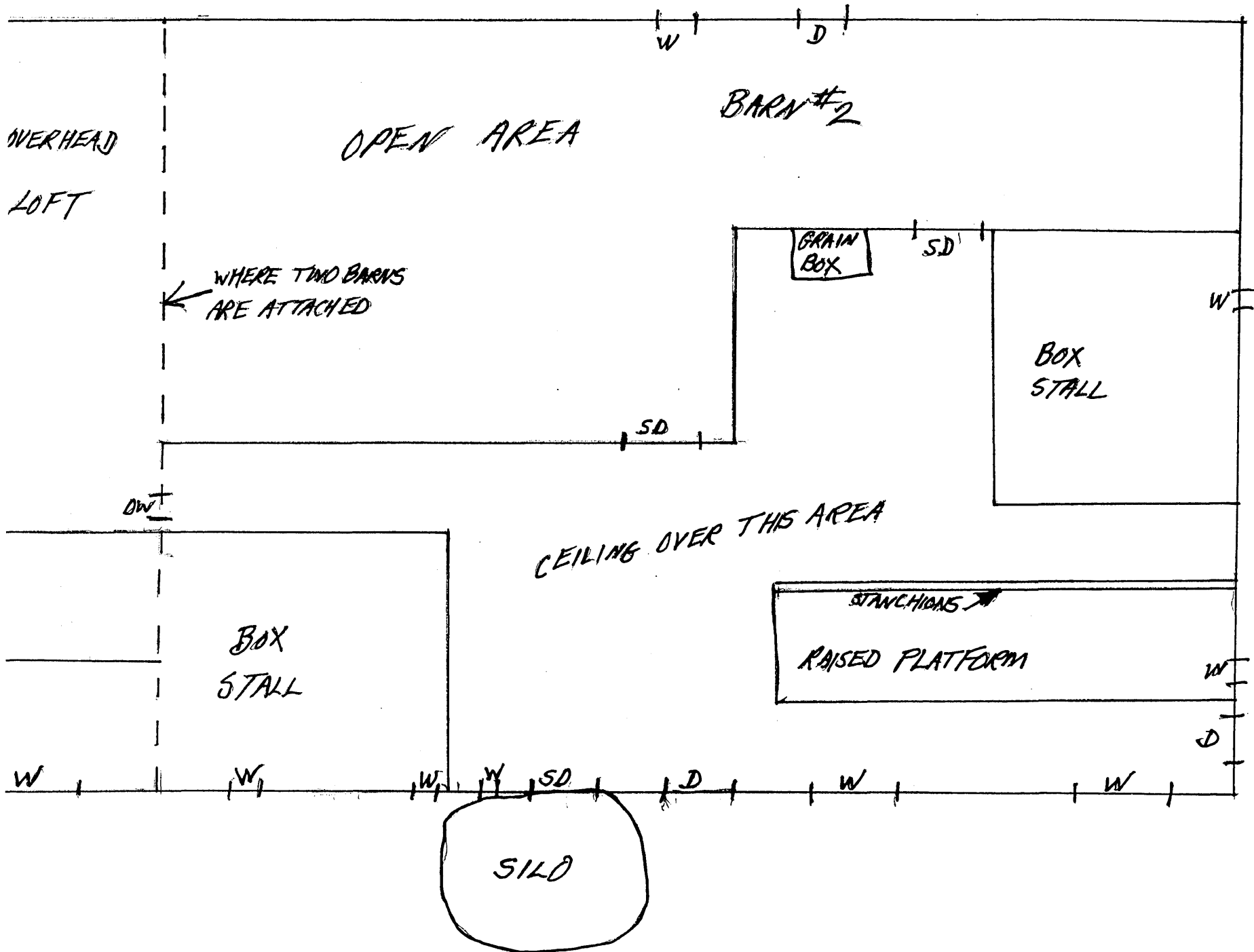
Floor Plan, 2002
 6a. West Dairy Barn: Entry/Ground level
 Park Farm Grafton, Windham Co., VT
 Sketch by Richard Desrochers

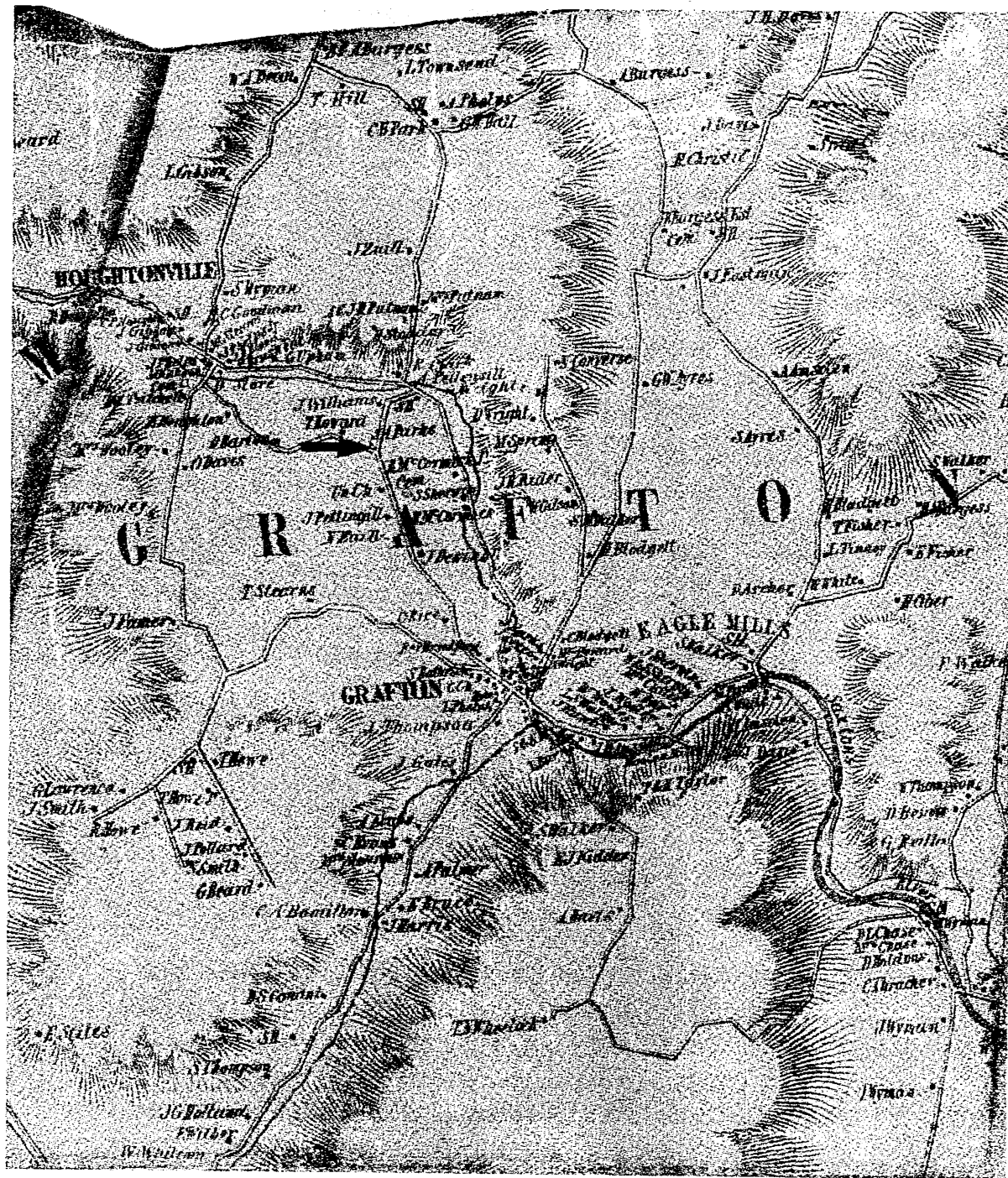


W = WINDOWS
 D = DOORS
 SD = SLIDING DOOR
 DW = DOORWAY (NO DOOR)

REFERENCE ONLY
NOT TO SCALE

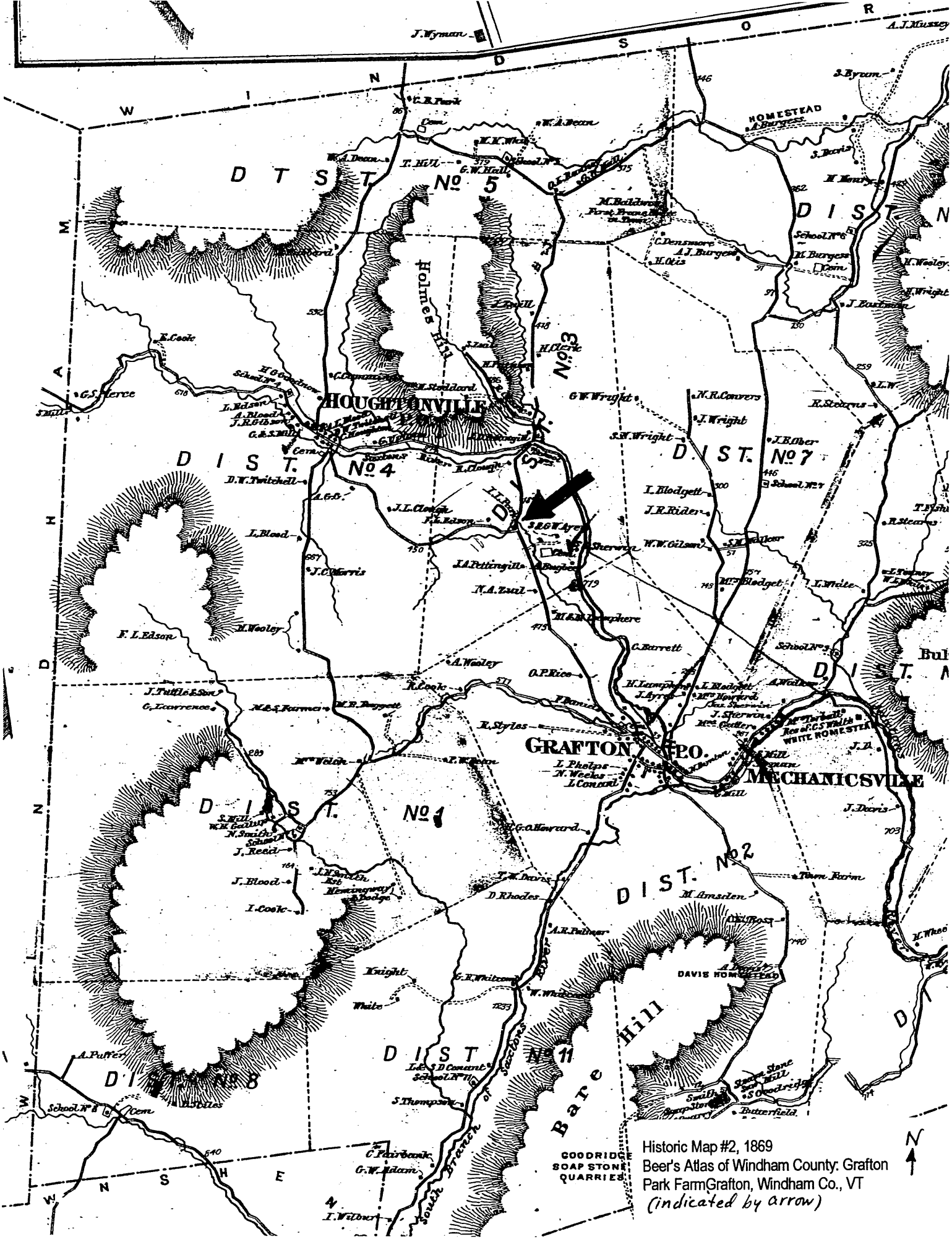
Floor Plan, 2002
6b. East Dairy Barn: Entry/Ground level
Park Farm Grafton, Windham Co., VT
Sketch by Richard Desrochers





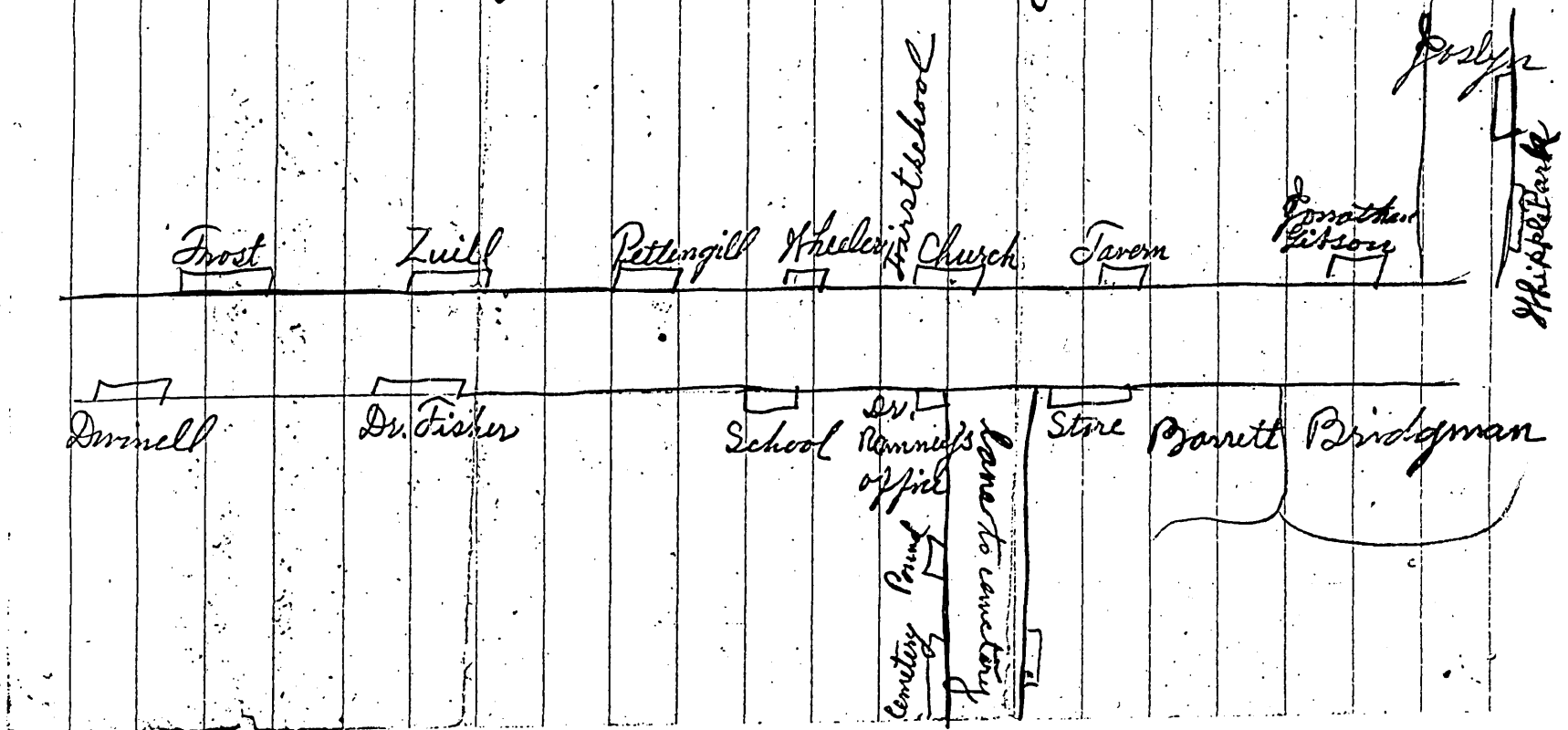
N
4
1

Historic Map #1, 1856
McClellan's Map of Windham County: Grafton
Park Farm Grafton, Windham Co., VT
(indicated by arrow)

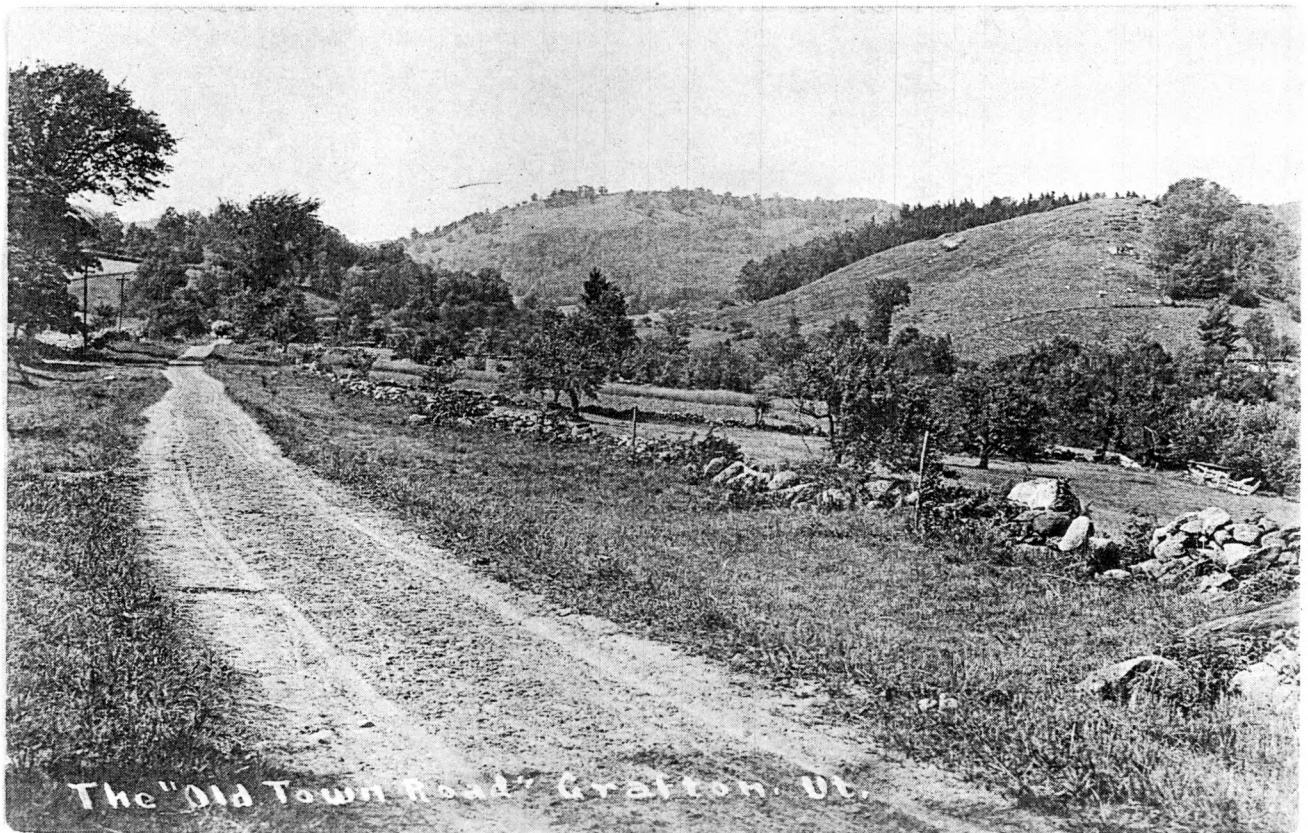
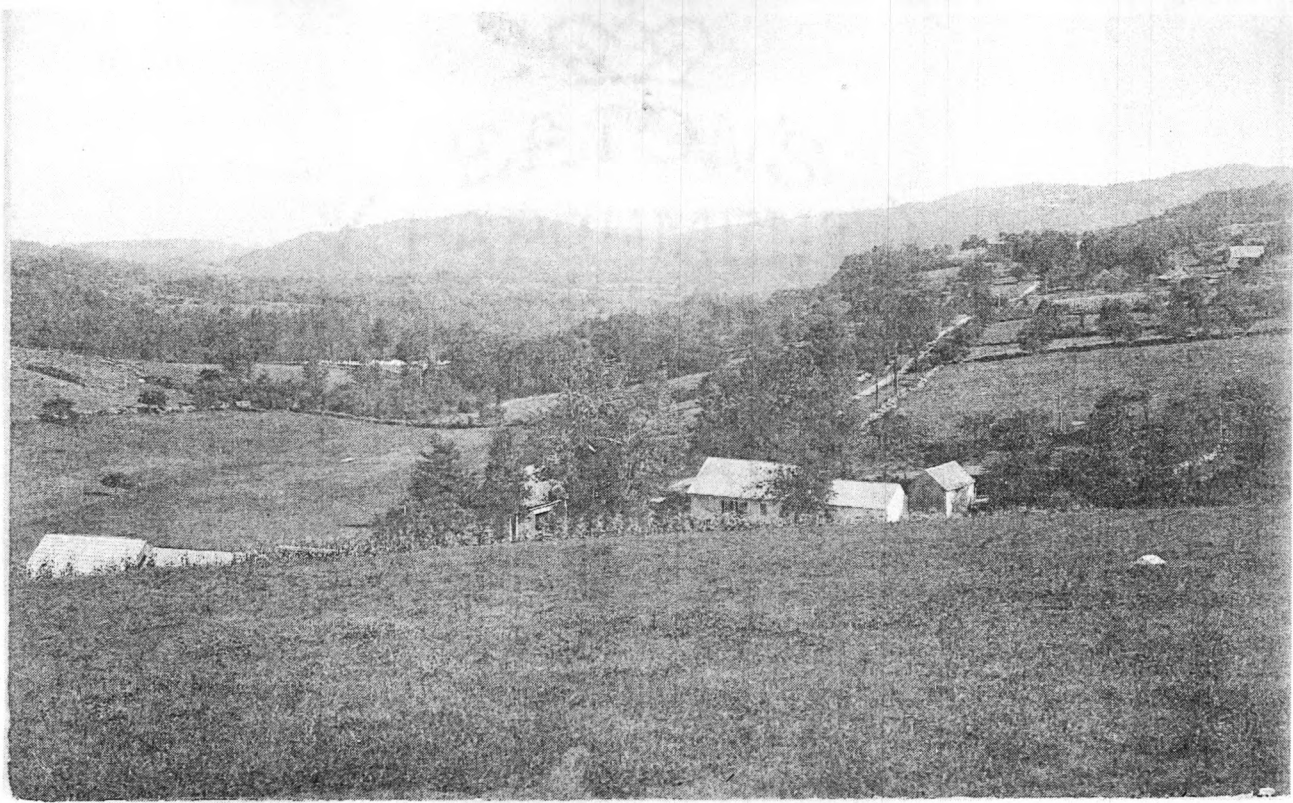


Historic Map #2, 1869
 Beer's Atlas of Windham County, Grafton
 Park Farm Grafton, Windham Co., VT
 (indicated by arrow)

This is a map of the homes and names
 of the people who lived in Middletown
 drawn for Mrs. Bolander by Mrs. Etta Hall.



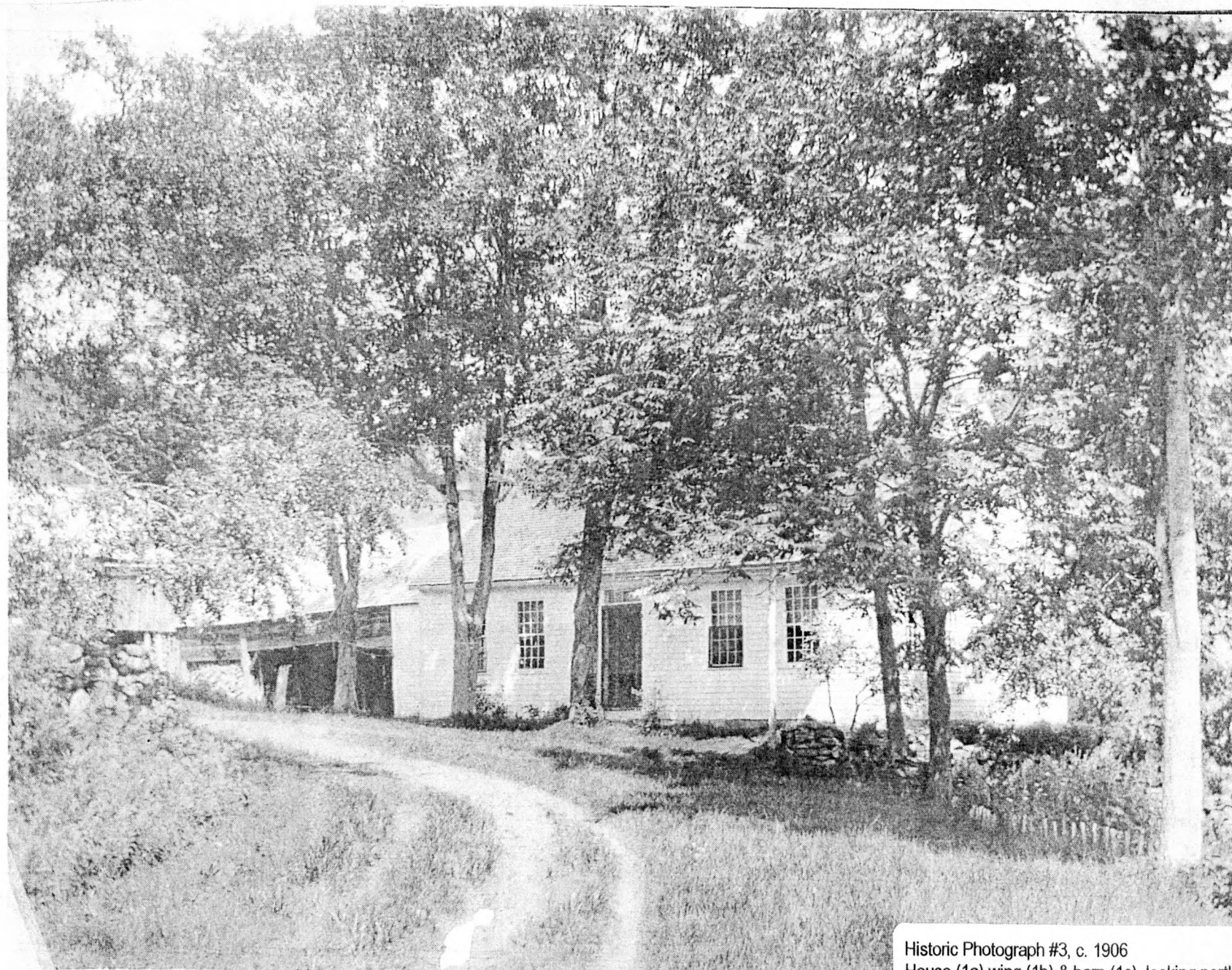
Historic Document, n.d. (before 1941)
 Hand Drawn Map of Early Middletown Hill
 Settlement
 Park Farm Grafton, Windham Co., VT
 by Mrs. Etta Park Hall, Courtesy Richard &
 Martha Desrochers, Grafton VT



The "Old Town Road" Grafton, Vt.

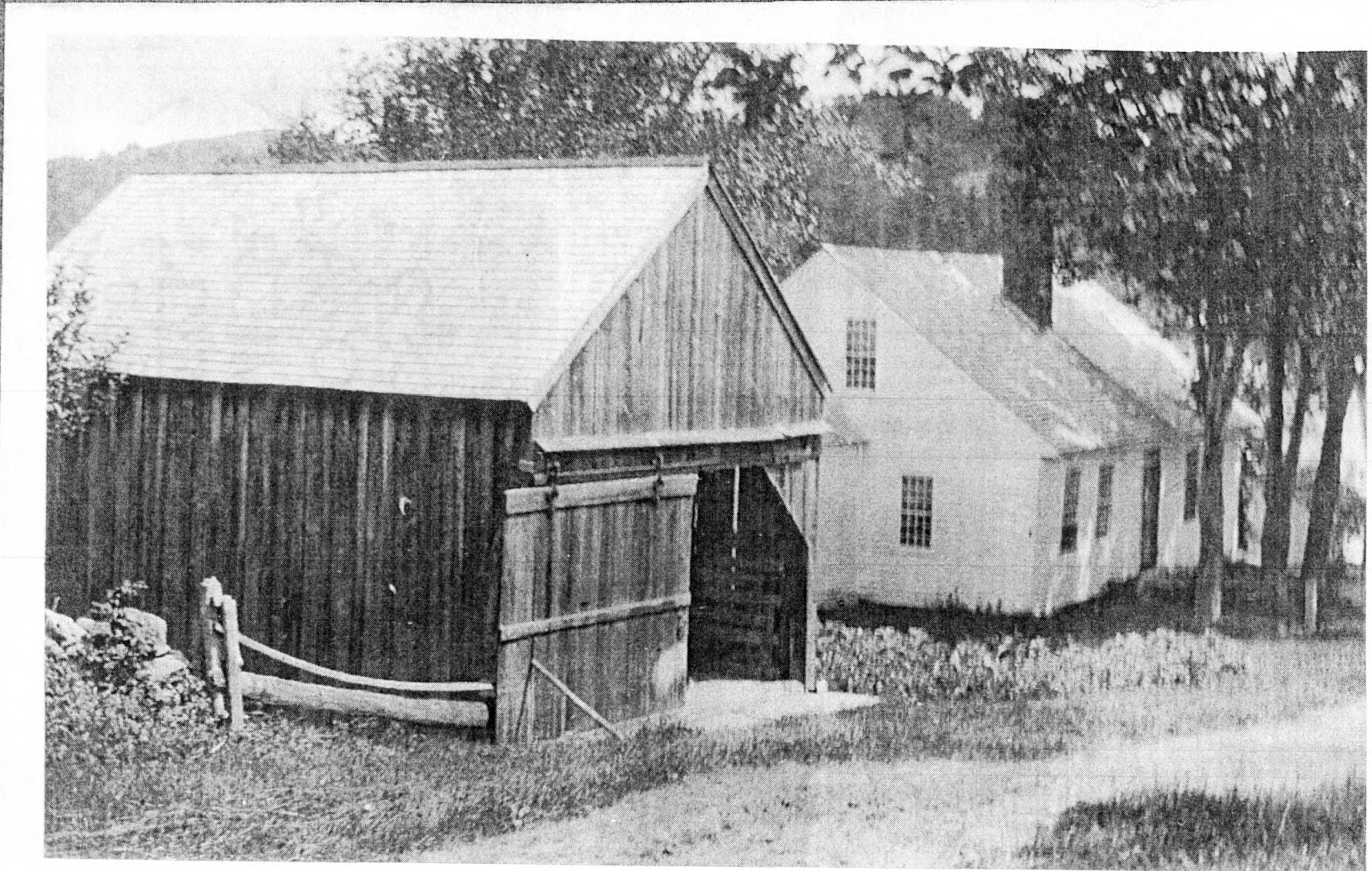
Historic Photograph #1 (top), c. 1906
Overview of Farm & Middletown Rd. from field
north of house

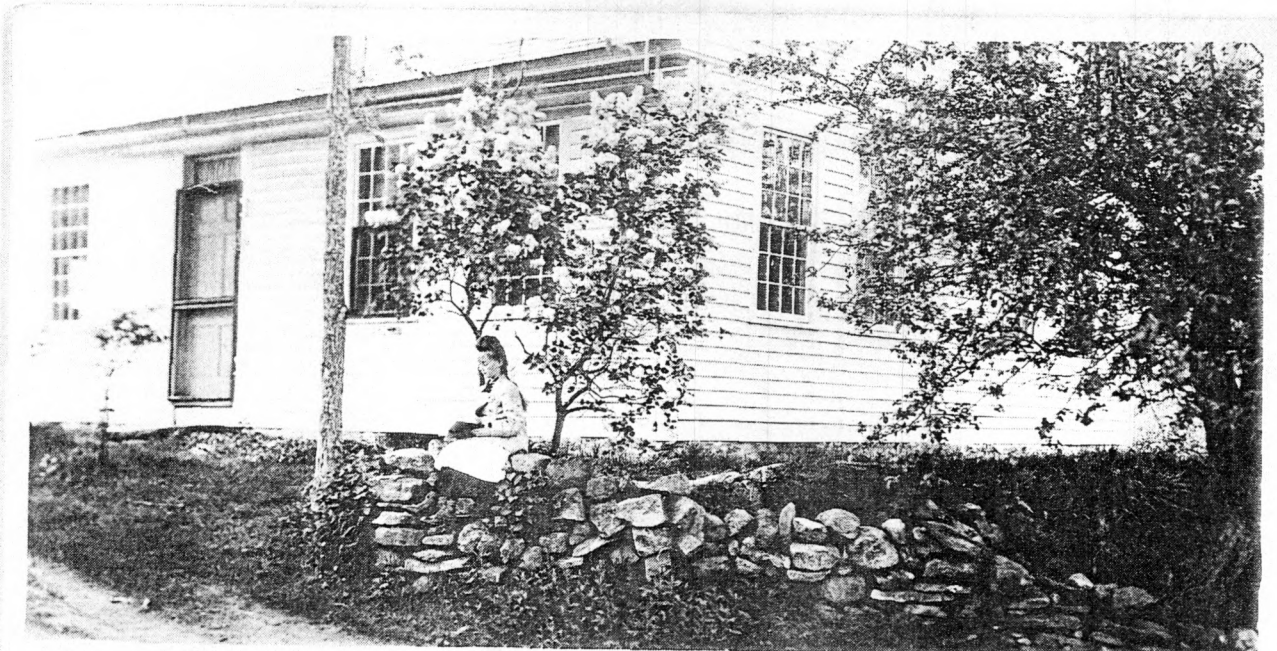
Historic Photograph #2 (bot.), c. 1900
Looking north along Middletown Road
Park Farm, Grafton, Windham Co., VT
Courtesy Richard & Martha Descrochers



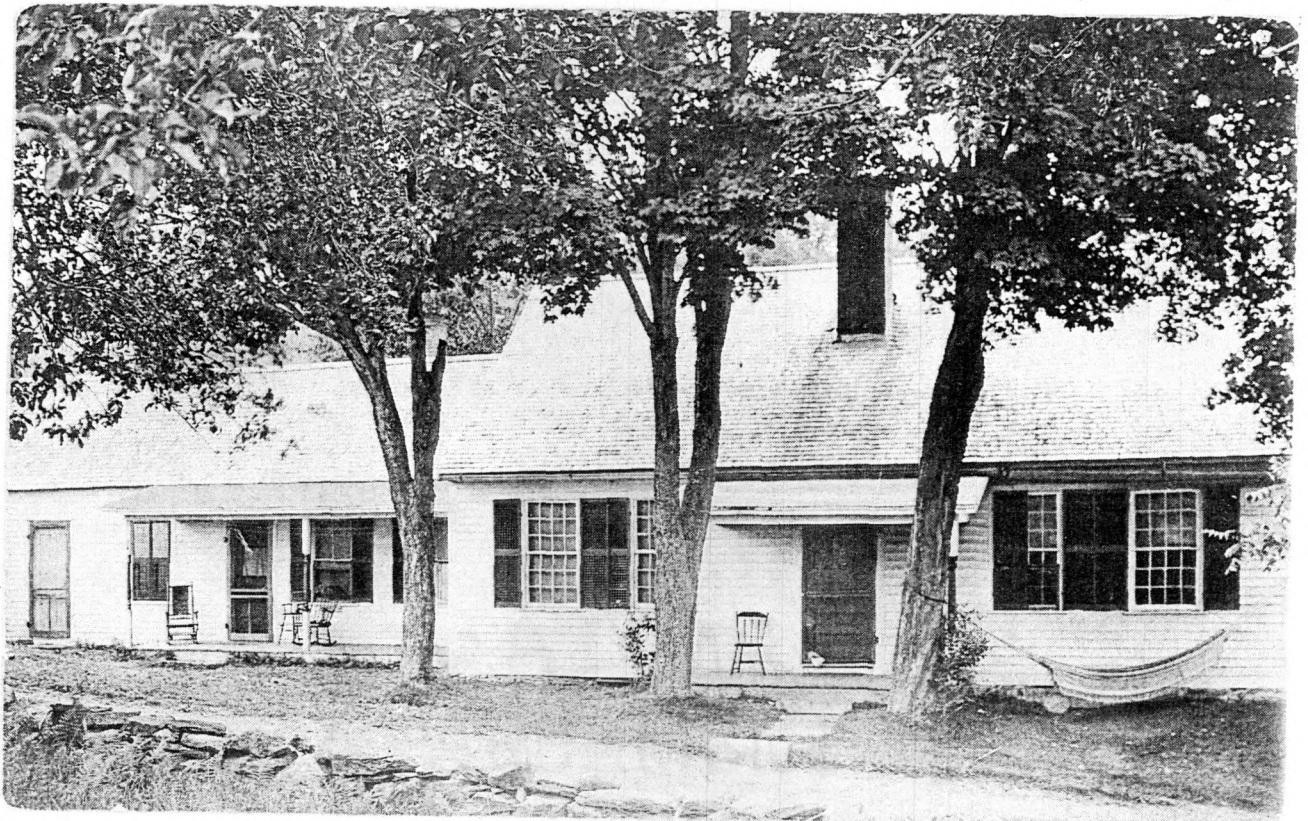
Historic Photograph #3, c. 1906
House (1a), wing (1b) & barn (1c), looking north
Park Farm Grafton, Windham Co., VT
Courtesy Richard & Martha Descrochers

Historic Photograph #4, c. 1906
Barn (1c) & house (1a), looking east
Park Farm Grafton, Windham Co., VT
Courtesy Richard & Martha Descrochers





Dear aunt Etta: - Grafton 10 June 11
 I am glad to have you back in New Hampshire.
 Can you come up the very first day of July and
 be here the 4th. Carrie Park.

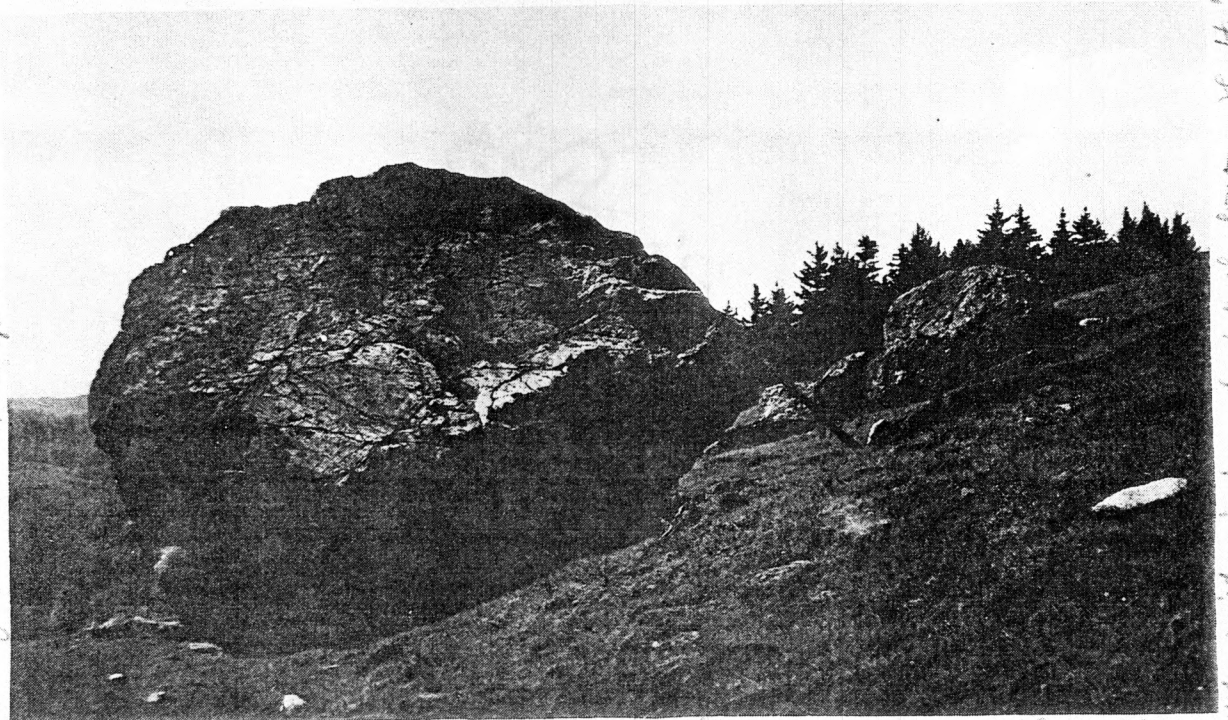


Historic Photograph #5 (top), 1906
 Carrie Park (aged 10) & house (1a), looking
 northwest

Historic Photograph #6 (bot.), c. 1910
 House(1a) & wing (1b) after remodeling
 Park Farm Grafton, Windham Co., VT
 Courtesy Richard & Martha Descrochers



Avery Park (?)



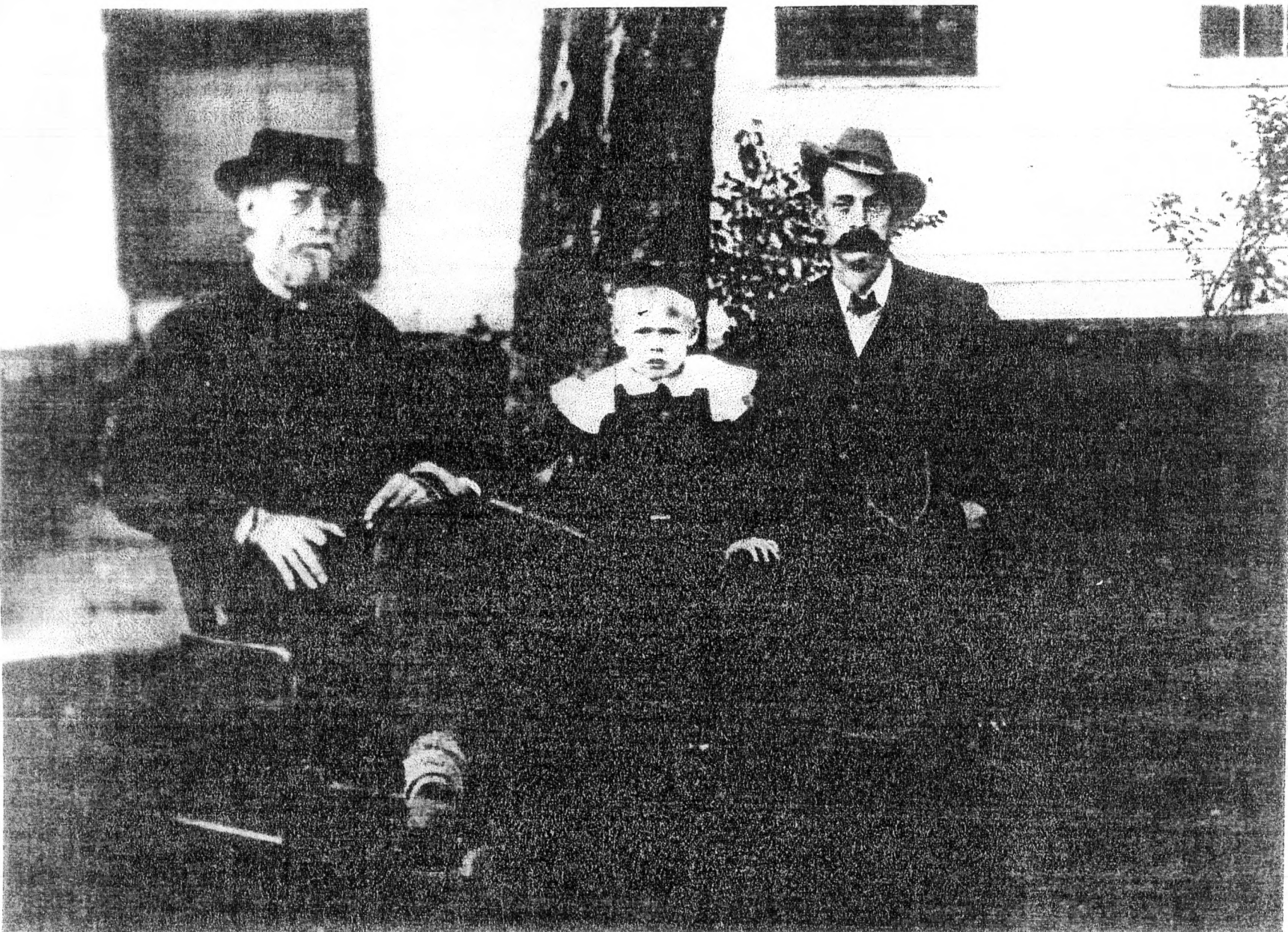
Grafton Vt. Aug 9 - 1906

up with him to the top of town - scattered

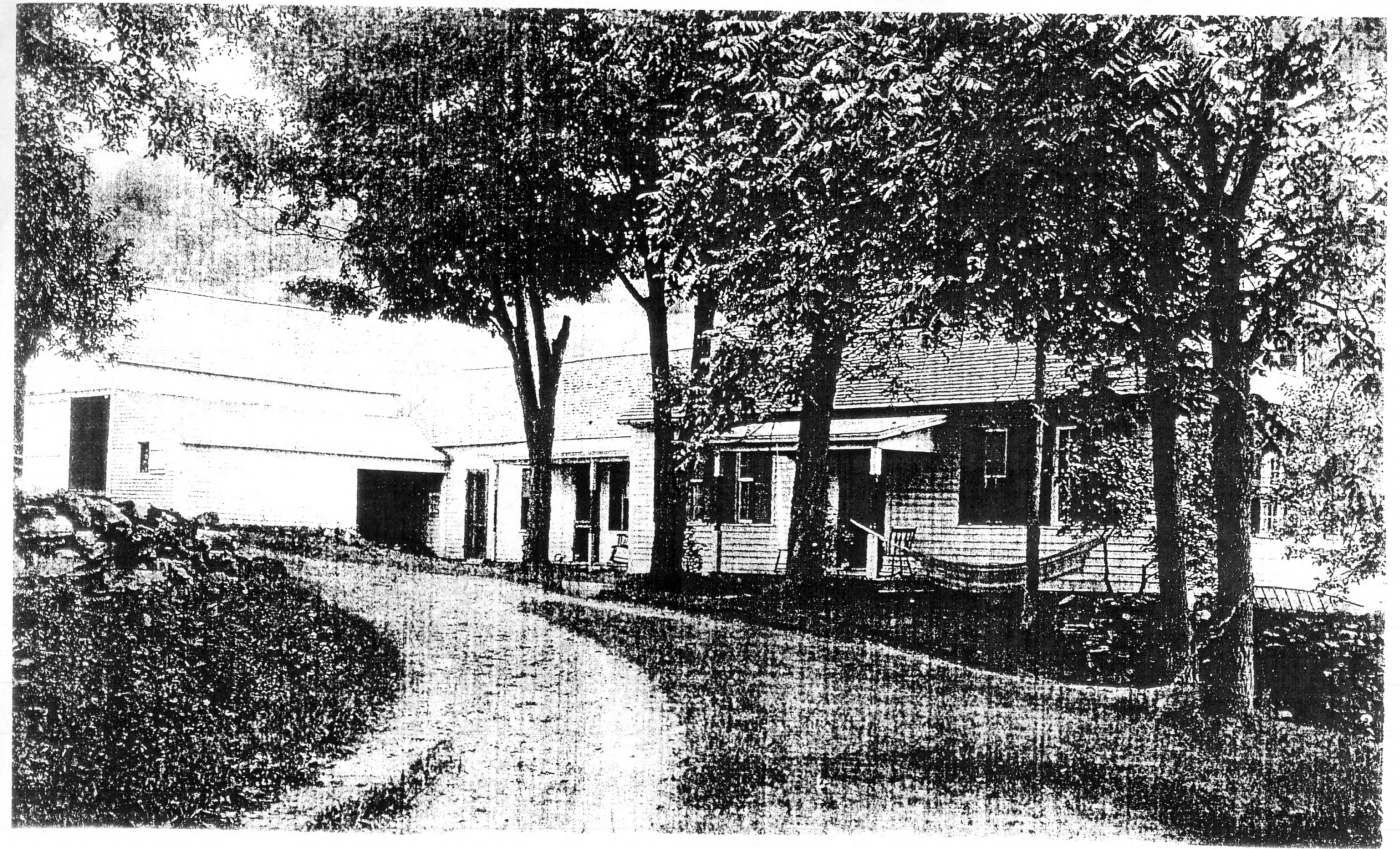
Dear Alice, your card rec'd yesterday - we are all well as usual - Father's P. has been down this afternoon - Amey's well

Historic Photograph #7(top), c. 1906
Avery H. Park (aged c. 5) in buggy in front of house (1a), looking northeast

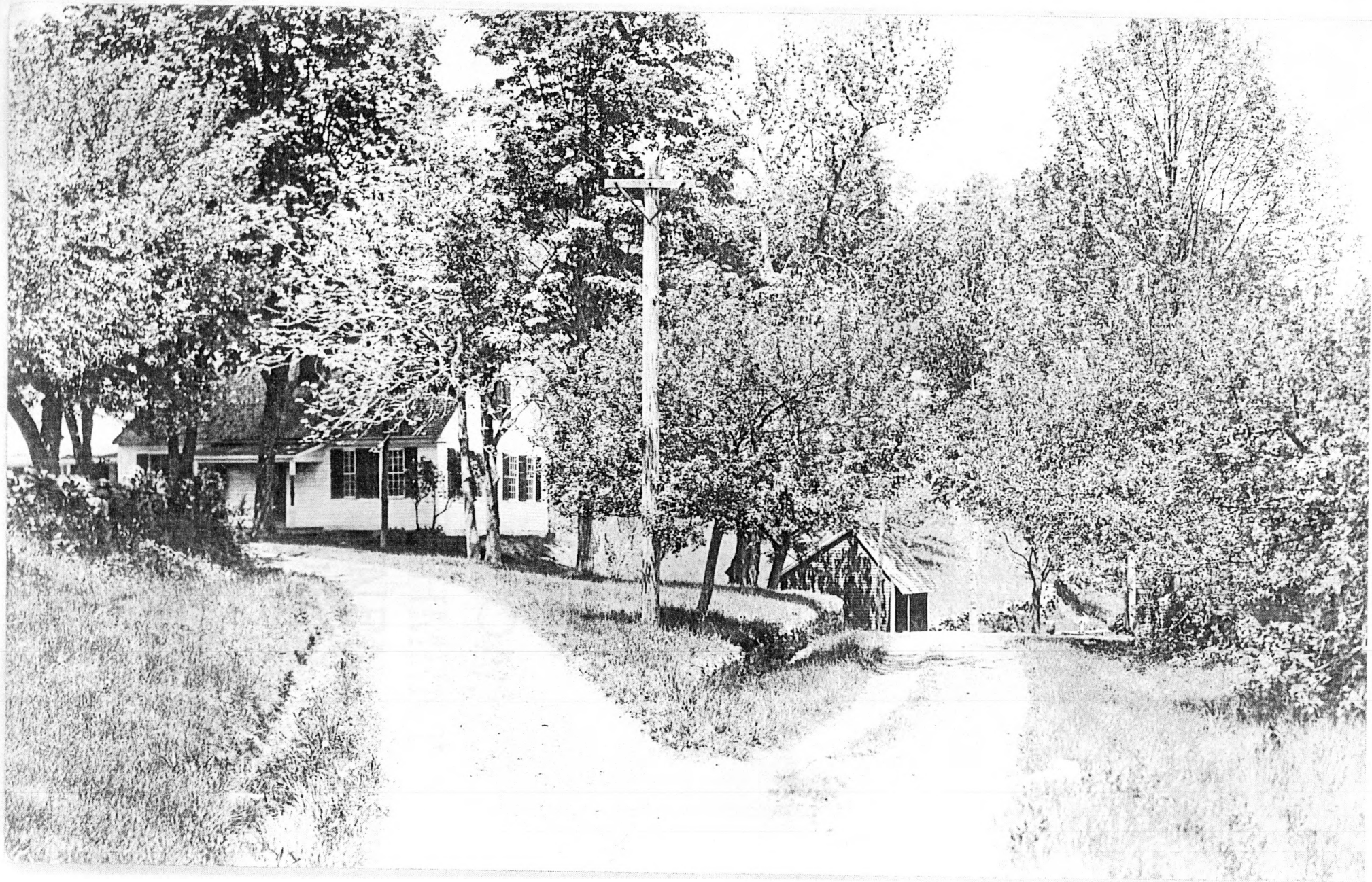
Historic Photograph #8 (bot.), 1906
Serpentine Rock in north pasture (outside NR Boundary) with ladder
Park Farm Grafton, Windham Co., VT
Courtesy Richard & Martha Descrochers



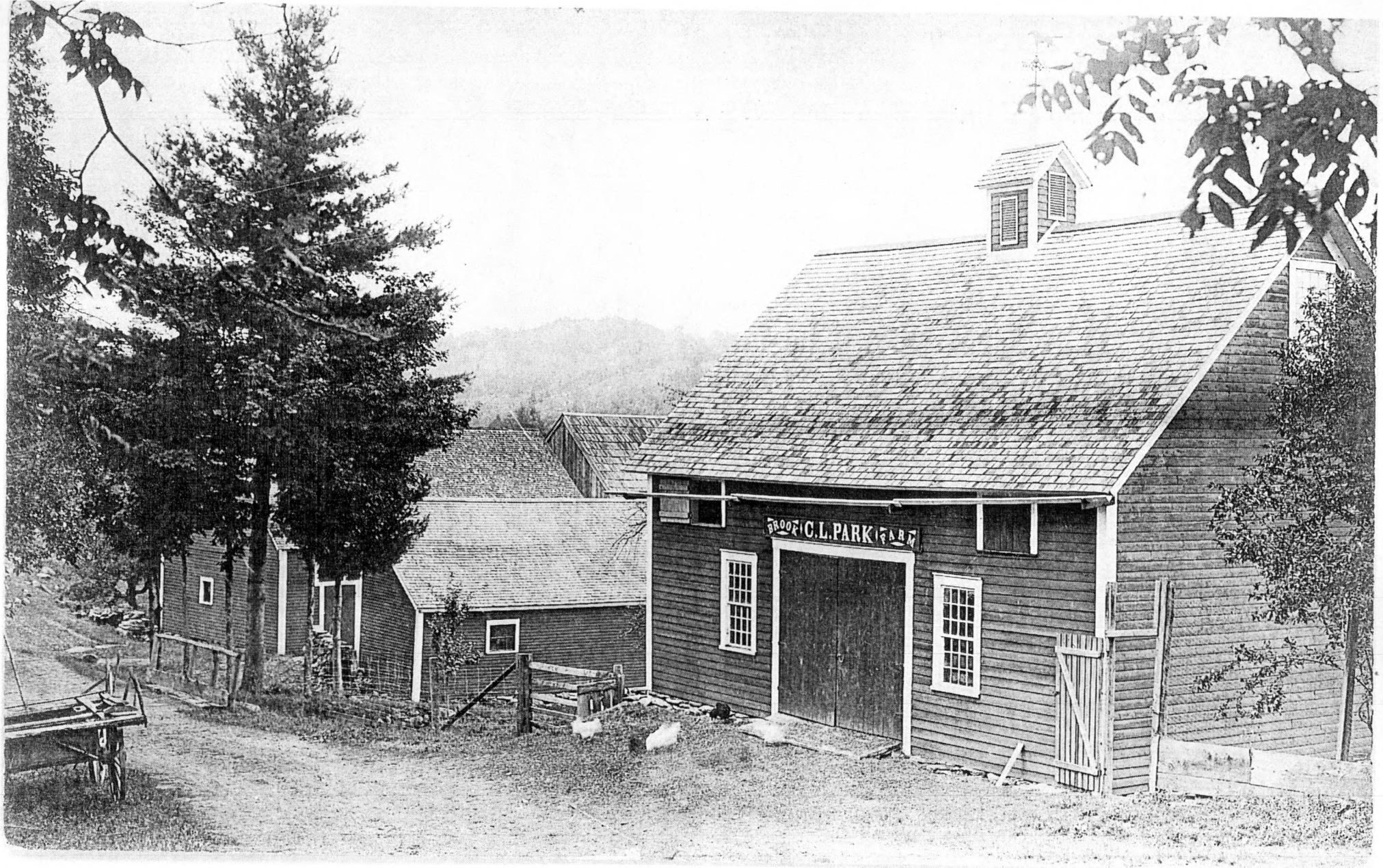
Historic Photograph #9, c. 1906
Isaac L. Park (l.), Avery H. Park (c., aged 5), &
Charles L. Park Sr. (r.)
Park Farm Grafton, Windham Co., VT
Courtesy Richard & Martha Descrochers



Historic Photograph #10, c. 1910
House (1a), wing (1b) & carriage shed (1c) after
remodeling, looking west
Park Farm Grafton, Windham Co., VT
Courtesy Richard & Martha Descrochers



Historic Photograph #11, c. 1910
Intersection Middletown Rd. & Woodchuck Hill
Rd., looking north
Park Farm Grafton, Windham Co., VT
Courtesy Richard & Martha Descrochers



Historic Photograph #12, c. 1910
Horse barn (4), sheep shed (5) & dairy barns (6a
& 6b), looking northeast
Park Farm, Grafton, Windham Co., VT
Courtesy Richard & Martha Descrochers