United States Department of the Interior National Park Service

| | Name of Property |
|---|--|
| | County and State |
| mber Page | Name of multiple property listing (if applicable |
| SUPPLEMENTARY | LISTING RECORD |
| NRIS Reference Number: 15000582 | Date Listed: 9/8/2015 |
| Property Name: Jones - Pestle Farmstead (Agric | cultural Resources of Vermont MPS) |
| County: Washington | State: VT |
| This property is listed in the National Register of nomination documentation subject to the following notwithstanding the National Park Service certific documentation. | ing exceptions, exclusions, or amendments, |
| nomination documentation subject to the following notwithstanding the National Park Service certification. | ing exceptions, exclusions, or amendments, ication included in the nomination 9.8.225 |
| nomination documentation subject to the following notwithstanding the National Park Service certifications and the service certification of the service service certification of the service service service services and the service services are serviced as the service serviced as the service serviced as the service serviced as the service serviced as the serviced | ing exceptions, exclusions, or amendments, ication included in the nomination |
| nomination documentation subject to the following notwithstanding the National Park Service certification. | ing exceptions, exclusions, or amendments, ication included in the nomination 9.8.235 |
| nomination documentation subject to the following notwithstanding the National Park Service certification. Signature of the Keeper | ing exceptions, exclusions, or amendments, ication included in the nomination 9.8.235 |
| nomination documentation subject to the following notwithstanding the National Park Service certification. Signature of the Keeper Amended Items in Nomination: | ing exceptions, exclusions, or amendments, ication included in the nomination 9.8.235 Date of Action |

DISTRIBUTION:

National Register property file Nominating Authority (without nomination attachment)

OMB No. 1024-0018

582

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 of property Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property domain documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

JUL 2 4 2015

| 1. Name of Property Historic name: _Jones-Pestle Farmstead | Nat. Register of Historic Places |
|--|----------------------------------|
| Other names/site number: _n/a | National Park Service |
| Name of related multiple property listing: | |
| Agricultural Resources of Vermont | |
| (Enter "N/A" if property is not part of a multiple property listing | |
| | |
| 2. Location | |
| Street & number: 339 Bridge Street | |
| City or town: Waitsfield State: VT County: Washingto | on |
| Not For Publication: n/a Vicinity: n/a | |
| 3. State/Federal Agency Certification | |
| As the designated authority under the National Historic Preservation A | ct, as amended, |
| I hereby certify that this <u>X</u> nomination <u>request for determination</u> the documentation standards for registering properties in the National Places and meets the procedural and professional requirements set for | Register of Historic |
| In my opinion, the property X meets does not meet the Nation recommend that this property be considered significant at the following level(s) of significance: | |
| nationalstatewideX_local Applicable National Register Criteria: | |
| $\underline{X}A$ \underline{B} $\underline{X}C$ \underline{D} | |
| Lamo hoschmann | 7/9/15 |
| Signature of certifying official/Title: | Date |
| VT DIVISION FOR HISTORIC PRESERVATION | |
| State or Federal agency/bureau or Tribal Government | |
| State of Teachar agency/bareau of Tribar dovernment | |
| In my opinion, the property meets does not meet the Nation | onal Register criteria. |
| Signature of commenting official: | Date |
| Title : State or Fede | ral agency/bureau |

| Jones-Pestle Farmstead Name of Property | Washington, VT County and State | |
|---|------------------------------------|--|
| 4. National Park Service Certification | | |
| I hereby certify that this property is: | | |
| entered in the National Register | | |
| determined eligible for the National Register | | |
| determined not eligible for the National Register | | |
| removed from the National Register | | |
| other (explain:) | | |
| Jung July | 9.8.2015 | |
| Signature of the Keeper | Date of Action | |
| 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) x | | |
| District | | |
| Site | | |
| Structure | | |
| Object | | |

| Jones-Pestle Farmstead | Washington, VT |
|------------------------|------------------|
| Name of Property | County and State |

Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing 4 | Noncontributing 1 | buildings |
|----------------|-------------------|------------|
| 3 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 7 | 1 | Total |

Number of contributing resources previously listed in the National Register <u>0</u>

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

AGRICULTURE/SUBSISTENCE: agricultural outbuilding

AGRICULTURE/SUBSISTENCE: animal facility

AGRICULTURE/SUBSISTENCE: storage

Current Functions

(Enter categories from instructions.)

<u>DOMESTIC:</u> single dwelling <u>DOMESTIC:</u> secondary structure

| Jones-Pestle Farmstead | Washington, VT County and State |
|--|---------------------------------|
| Name of Property | County and State |
| 7. Description | |
| Architectural Classification | |
| (Enter categories from instructions.) MID-19 th CENTURY: Greek Revival | |
| | |
| | |
| | |
| | |

Materials: (enter categories from instructions.)

Principal exterior materials of the property: <u>STONE</u>: fieldstone; WOOD: weatherboard;

ASPHALT; METAL: steel; BRICK

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Jones-Pestle farmstead is located 1/3 mile southeast of the center of Waitsfield Village and is immediately adjacent to the Waitsfield Village Historic District (listed in the National Register 8/11/1983). The farmstead consists of four contributing buildings: a c. 1840 Greek Revival farmhouse, a c. 1885 horse barn, a c. 1885 granary, and a c. 1825 English barn. The Jones-Pestle Farmstead signals the transition from the densely populated Waitsfield Village area to the rural and agricultural setting of the surrounding countryside. Situated on 13 acres of land that includes a mix of small open fields and woodlots, the farmstead maintains its open, agricultural setting. The farmstead is arranged in typical 19th century fashion, with a core of residential and agricultural buildings straddling the main road (Bridge Street) and surrounded by farmland. The farmhouse is sited close to the road and oriented to it, facing southwest. The outbuildings are sited nearby, with the horse barn adjacent across the door yard and the main barn and granary located directly across the road, facing the house and horse barn. The principle barnyard is found behind the English barn on its southwest side. Beyond the English barn and to the north and east of the house lie the remaining agricultural fields. Though still open and still associated with the property, the south meadow is not

| United States Department of the Interior | |
|---|--------------------------------------|
| National Park Service / National Register | of Historic Places Registration Form |
| NPS Form 10-900 | OMB No. 1024-0018 |

| Jones | -Pest | le F | armstead | |
|-------|----------|------|----------|--|
| N 1 | <u> </u> | | | |

Name of Property

Washington, VT
County and State

currently in agricultural use. Extensive drainage ditches persist in the meadow, and a livestock watering trough dating to the 1950s stands where the meadow meets the barnyard. The large fields to the north and east of the house, though no longer associated with the property, are also still open and are used for agriculture. Collectively, the buildings comprising the Jones-Pestle Farmstead meet the registration requirements for the "Farmstead" property type as described in the *Agricultural Resources of Vermont MPDF*. The buildings maintain integrity of location, design, setting, materials, workmanship, feeling and association.

Narrative Description

1. Main House, c. 1840, contributing building

Exterior

The farmhouse sits approximately 25' northeast of Bridge Street and faces southwest, a common orientation for farmhouses that maximizes daylight at the front of the structure. It is a one-and-one-half story, eaves-front, two-by-three bay Classic Cottage style house on a Cape Cod plan. The main block is 44' x 24', with a 16' x 16' ell projecting northeast from the rear northeast corner of the house. The main entry is approached via a bluestone walkway and a large slab step.

The foundation is dry-laid fieldstone and rises approximately 8" to 16" inches above grade on each elevation. The timber frame structure is sheathed in narrow, painted wood clapboards. Wide, flat corner boards define the corners of both the main block and the ell, and they rise to meet a simple fascia below the raking eaves. The original roof was most likely made of wood shingles, but is now clad with asphalt shingles with a broad band metal flashing at the eaves. Narrow rectangular brick chimneys rise at the ridgeline near each gable end. With a few exceptions (noted below), the original 12/8 wooden sash windows have been replaced with 1/1 wooden sash. Most of the original sash, however, are currently stored in the horse barn. Window surrounds are uniformly plain with only a simple drip edge along the top member.

The front (southwest) façade is slightly asymmetrical and consists of three bays. The west bay is approximately three feet wider than the east bay, which results in the entry door and surround sitting slightly off center toward the east end. Two windows occupy each of the outer bays flanking the main entry. The windows in the west bay are both further away from the entry and spread further apart than those in the east bay to accommodate the larger bay width. The main entrance features a Greek Revival surround that is the strongest stylistic element of the house. The door is characteristic of the Greek Revival, with two vertical panels above a horizontal panel and two small square panels beneath. The panels are flat with broad ovolo moldings. The latch is mounted on the door stile adjacent to the horizontal panel The doorway is flanked by four-part side lights above raised-field panels with no moldings that rise to one-third the height of the door. Simple, flat pilasters enclose the door and

| J | lones | - | Pestle | F | armstead |
|---|-------|---|--------|---|----------|
| | | | | | |

Name of Property

Washington, VT

sidelights, and a plain, flat lintel meets the pilasters at square, flat panels. The lintel is capped by a non-historic entablature consisting of a very narrow frieze, dentils, and narrow cornice. Overall, the entry presents generally the flat, distilled aspect of the late Greek Revival period.

The northwest gable end of the house features five windows. Two closely-spaced openings light the second story, and the three windows on the first story are spaced irregularly. The opening towards the rear of the house is further removed from the two southerly windows, a design necessitated by an interior wall.

The rear elevation of the main block is nearly featureless. A single window is located near the ell at the east end of the façade on the first story. Above this window and tucked into the upstairs knee wall is a single sash, twelve-light window.

The northwest face of the ell, which extends perpendicular from the main block, features a sliding horizontal two-pane window pressed against the intersection with the main block. The top of the surround of this window is level with the tops of the standard 1/1 windows throughout the house. Another of these standard windows is located closer to the rear of the ell.

Like the main block, the ell features a gable roof with raking eaves, although the eave overhang is less than that on the roof of the main block. The rear elevation of the ell (facing northeast) is also irregularly fenestrated and historic 9/6 double-hung sash remain in place. One window on the first story is placed off center to the east, and a smaller dimension (but still 9/6) window is placed at center below the gable peak.

The southeast elevation comprises both the gable end of the main block and the ell, which is flush with the main block. Projecting southeast at an obtuse angle from the face of the ell is a c. 1950 covered breezeway, which connects to the horse barn. Windows on the southeast elevation of the main block are similar to those on the northwest elevation: a pair of closely spaced windows on the second story are centered below the gable peak, and three irregularly spaced windows of the same dimension are located on the first story. Two of the first story windows are paired near the intersection with the ell at the east end of the main block and a single window is centered in the front bay near the south corner.

<u>Interior</u>

The farmhouse is based on a modified Cape Cod plan. On the lower level, the main entry door leads to a small antechamber and the stair leading to the second floor. At the west corner is a dining room, slightly larger than the bedroom behind it at the north corner. A short, narrow hall leads behind the central stair to the kitchen, which has been expanded into the ell. The ell also includes a pantry and small storage area. The parlor is found at the south corner and opens into the stair antechamber. The second story is divided into four bedrooms and a storage area over the ell.

| United States Department of the Interior | |
|---|--------------------------------------|
| National Park Service / National Register | of Historic Places Registration Form |
| NPS Form 10-900 | OMB No. 1024-0018 |

Jones-Pestle Farmstead W Name of Property Co

Washington, VT

Interior details include similar five-panel doors, generally with flat panels, no moldings, and the latch installed in the door stile above the level of the meeting rail. Several late-19th century thumb latches may be found on both levels, with the remaining doors featuring ceramic knobs. An unusually narrow door leads to the first floor bedroom has two extremely elongated upper vertical panels with raised-field panels and moldings above a pair of vertical panels of the same profile below the meeting rail. The knob latch is installed at the meeting rail which sits well below center. The newel post is turned, elongated, and somewhat heavy, while the plain turned baluster supports a nearly rounded handrail.

Breezeway

The breezeway that connects the farmhouse and the horse barn is approximately 24' in length and has a gable roof with an off-center ridge pole. The ridge is pushed toward the front of the structure, making the roof pitch steeper to the front and shallower to the rear. The breezeway is constructed of heavy timber with mortise-and-tenon joinery and large hewn plates and cross girts. The frame is supported by smaller dimension hewn posts, and the roof is clad in asphalt shingle.

2. Horse Barn, c. 1885, contributing building

Like the farmhouse, the horse barn is oriented to the road, facing generally southwest and set back approximately 50' from Bridge Street. The eaves-front façade is irregular, and the one-and-one-half story barn has raking eaves, simple trimwork, and an asphalt-shingled roof. The front façade is punctuated by a gabled wall dormer and a single-story gable-roofed wing has been constructed at the east end. Window and door surrounds are plain, similar to those on the windows of the farmhouse. The horse barn is 52' wide and 20' deep, and connects to the main house via the breezeway on the northwest elevation.

The southwest façade features three entry doors. Near the west end is a man door leading into a storage area. At the center of the original barn is a wider, taller door to accommodate horses and wagons or coaches. A third entry door opens into the wing at the east end. Near the east end of the main block of the barn is a band of paired, fixed, six-pane windows that light the stable area.

The broad gabled wall dormer on the southwest façade breaks the eave at a point east of the center of the main block of the barn so that the west eave of the gable is situated directly above the center of the large entry door and the east eave of the gable is above the center of the string of 6-pane windows on the first floor. At the center of the cross-gable is a large hay door with a single six-pane fixed window above that lights the loft area.

The southeast elevation of the horse barn is formed by the end of the wing addition. The only feature of this elevation is a small louvered vent in the gable peak. A further wing – an open-sided shed used for firewood storage – has been removed.

Jones-Pestle Farmstead
Name of Property

Washington, VT County and State

The northeast (rear) elevation of the horse barn features three stall windows. Near the north corner is a single-pane window opposite the large entry door on the southwest façade. A single-pane window of the same dimension lights a stall near the center of the main block. Further to the east is a horizontal two-sash sliding window with one six-pane sash and one eight-pane sash. In addition, there is a small, square opening near the eaves of the wing addition that has been infilled with vertical boards. The rear of the barn features a set of false rafter tails supporting the eave that run the length of the façade.

3. Granary, c. 1885, contributing building

The granary is a one-and-one-half story, gable-roofed, gable-front structure with raking eaves and a balloon frame. Measuring 8'x12', the building is set on low stone piers at each corner. The granary is sheathed in clapboards, has simple corner boards and frieze, and has a relatively recent metal roof. The main entry is located in the northeast façade, facing the road, and consists of a centered plank door with modern strap hinges. Above the door is a fixed nine-pane window. At the rear gable end is a single 6/6 double-hung sash centered on the lower level. A band of four fixed six-pane windows on the southeast elevation represent the conversion of the building from a granary to a chicken coop. The northwest elevation is plain and features no fenestration.

4. English Barn, c. 1825, contributing building

The English barn sits adjacent to the granary and due south of the Main House, set back approximately 16' from Bridge Street. The main entry of the barn is 120' southeast of the entry of the farmhouse. The original portion of the barn is 30' in depth and 40' in width, is one-and-one-half stories, and features three bays and an eaves-front gable roof. A stable addition extends from the west corner of the original structure for an additional 12' in width and 36' in length. The barn has a fieldstone foundation, wood clapboard siding, corner boards, narrow frieze, plain door and window surrounds, and a metal roof.

The front (northeast) façade includes the large main entry door, reaching to just below the eaves and opening the entire center bay. The center bay and northwestern bay are slightly narrower than the northeastern bay. The northwestern bay features paired horizontal six-pane windows, probably dating to the construction of the stable addition. The sliding barn door consists of vertical tongue-and groove boards secured by horizontal boards at the top and below the midpoint. It is mounted on an exterior track, and hung by u-shaped mounts typical of the late 19th century.

The southeast elevation is plain except for a single fixed six-pane window below the gable peak and a small louvered vent built into the gable peak.

The southwest (rear) elevation features a man-door flanked by fixed six-pane windows in both the east and center bay. The stable addition projects southwest from the west corner of

| Jones-P | estle | Farmstead | |
|---------|-------|-----------|--|
| | | | |

Name of Property

Washington, VT County and State

the original barn, meeting the southwest elevation approximately 10' from the west corner. It extends 36' from the rear of the English barn and features two low, polygonal wagon bays that open nearly the entire southeast side of the addition to the barnyard. Above each wagon bay is a small door providing access to the storage loft above. The addition is approximately half the height of the English barn and has a gable roof perpendicular to that of the older structure. The ridgeline of the addition is pushed to the southeast, so that the southeast face of the roof is steeper than the northwest face.

The southwest end of the addition is 20' wide and features a single fixed six-pane vertical window that lights the storage area above the wagon bays.

The northwest side of the addition includes four irregularly spaced horizontal six-pane windows and a sliding door opposite the west corner of the English barn. This door, like the main entry door, is tongue-and-groove and supported by u-shaped hangers along a track. The addition meets the English barn at the center of the northwest façade, its roof reaching the gable end of the English barn just below the level of the eaves. The English barn has two additional horizontal fixed six-pane windows at the stable level and a smaller horizontal fixed six-pane window in the gable peak.

The English barn features a substantial timber frame and four bents with an open roof truss. Both eaves-side plates are 40' long and both gable-end plates and both cross girts measure 30'. Timbers and joinery are irregular and suggest scribe rule construction, in which each tenon is cut to fit a specific mortise in the frame. "Marriage marks" indicating how the framing members fit together are present on the southeasterly cross girt and near the entry door.

The center bay contains a tight threshing floor and a "scaffold", or loft, above the level of the entry door. The rear entry door is enclosed with sheathing and a man door and window open to the barnyard. The framing member connecting the second and third bent, formerly above the rear entry door, is still present. Both interior posts supporting the cross girt have peg ladders leading to the scaffold.

The southeast bay, which served as the hay mow, is the largest of the three. It is enclosed by a three-foot parapet wall topped by a hewn timber. The rear third of this bay has been enclosed to form a room used for bulls, heifers, or fresh cows. This room is whitewashed, has a pair of wooden stanchions, a door to the center bay, and a man door and window opening to the barnyard as described above.

The northwest bay has been fully enclosed and connected to the stable addition. Wood stanchions are in place in both the original space and the added space to the northwest. An interior door leads from the original space into the addition and another leads to the southwest into the open wagon bay portion of the addition. Near this meeting, an enclosed piggery bridges the space between the stable area and the wagon bays. A small stair leads from the center of the wagon bay area into the feed loft above.

| United States Department of the Interior | or |
|--|---|
| National Park Service / National Regis | er of Historic Places Registration Form |
| NPS Form 10-900 | OMB No. 1024-0018 |

| Jones-Pestle Farmstead | Washington, VT |
|------------------------|------------------|
| Name of Property | County and State |

5. Cabin, c. 1954, non-contributing building

Near the north corner of the Jones-Pestle Farmstead is a small recreational cabin, brought to the property in 1954. The cabin is a single-story, single room, hipped-roof, square structure with an attached screened porch that runs the full width of the building on its southeast façade. While it was not uncommon for farmers to operate roadside tourist cabins as a means of supplementing their income, this single cabin was moved onto the property from elsewhere and used for recreational purposes by the family. As such, it does not contribute to the significance of the farmstead.

6. North Field, contributing site

Located to the northeast of the Main House and Horse Barn is an agricultural field measuring approximately 4.5 acres. It was used for growing crops and/or mowing grasses and grains. This field remains open today and is historically related to farming activities on the Jones-Pestle Farmstead.

7. South Pasture, contributing site

Located to the southwest of the English Barn and the Granary is a former pasture measuring approximately 4.6 acres. It was used for grazing animals, so proximity to the English Barn is important. The pasture remains open today, and the drainage tile system dividing the pasture into thirds is clearly visible on the landscape. The South Pasture is historically related to farming activities on the Jones-Pestle Farmstead.

8. Woodlot, contributing site

Located at the southwest end of the South Field is a woodlot measuring approximately 2.8 acres. It provided household firewood as well as timber and cordwood for sale during the winter. The woodlot is historically related to farming activities on the Jones-Pestle Farmstead.

| Jones-Per Name of Pro | e Farmstead erty | Washington, VT County and State |
|--------------------------|---|---------------------------------|
| 8. S | tement of Significance | |
| | able National Register Criteria x" in one or more boxes for the criteria qualifying the property | ty for National Register |
| x | A. Property is associated with events that have made a signi broad patterns of our history. | ficant contribution to the |
| | B. Property is associated with the lives of persons significan | nt in our past. |
| х | C. Property embodies the distinctive characteristics of a type construction or represents the work of a master, or posses or represents a significant and distinguishable entity who individual distinction. | sses high artistic values, |
| | D. Property has yielded, or is likely to yield, information im history. | portant in prehistory or |
| | | |
| | a Considerations x" in all the boxes that apply.) | |
| | A. Owned by a religious institution or used for religious pur | poses |
| | 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 old or achieving significance within the | he past 50 years |

Washington, VT County and State

| Jones-Pestle Farmstead |
|---|
| Name of Property |
| |
| Areas of Significance |
| (Enter categories from instructions.) |
| ARCHITECTURE |
| Period of Significance c. 1825 - 1966 |
| <u>c. 1625 - 1700</u> |
| Significant Dates |
| <u>c. 1825</u> |
| <u>c. 1840</u> |
| <u>c. 1885</u> |
| <u>1966</u> |
| Significant Person |
| (Complete only if Criterion B is marked above.) |
| |
| |
| |
| Cultural Affiliation |
| |
| |
| Architect/Builder |

unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Jones-Pestle Farmstead is eligible for listing in the National Register of Historic Places under Criterion A for its representation of agriculture practices and Criterion C for the architecture and design of the farmstead. As it exists today, the Jones-Pestle Farmstead represents the design and evolution of a small, 19th century valley farm in Vermont. The Jones-Pestle Farmstead is nominated under the *Agricultural Resources of Vermont* Multiple Property Documentation Form (MPDF), in the contexts of *Diversified and Specialty Agriculture*, 1760-1941 and *Dairying*, 1850-1941. The property meets the registration requirements for the "Farmstead" property type as stated in the MPDF: it includes a farmhouse, barn, more than one

| Jones-Pestle Farmstead | Washington, VT |
|------------------------|------------------|
| Name of Property | County and State |

outbuilding, and integrity of setting; the most important character-defining features of each of the individual resources are still extant; the spatial organization of the farmstead is intact and the components and plan reflect agricultural practices in the period of significance. In addition, it retains evidence of historic field patterns and agricultural operations; and it retains the integrity and feeling of a small 19th century Mad River Valley farmstead. It is locally significant, and the period of significance begins with the date of construction of the earliest extant buildings on the property around 1825, includes the evolution of agricultural practices that induced changes to the design of the site and farm buildings throughout the late 19th and early 20th centuries, and concludes with the end of agricultural activities on the farmstead in 1966.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Property History

The Jones-Pestle Farmstead was likely constructed by Daniel Thayer, an early settler of Waitsfield. Thayer came to Waitsfield by way of Winchester, New Hampshire by 1823. He worked as a drover, bringing sheep and cattle to the Boston market, and built a complex of grist mills along the Mad River (just downhill from the Jones-Pestle Farmstead) in 1829-1830. Thayer left Waitsfield for Littleton, New Hampshire in 1853, and the farmstead came into the possession of Orvis Jones.

In 1909, Matt Bushnell Jones wrote of the place:

Just beyond us, on the other side of the street, is the house occupied for some years by Daniel Thayer, but better known to us as the home of "Uncle" Orvis Jones, whose rare humor, kindly sympathy, and quiet benevolence made his name blessed in the community.

Orvis Jones was the clerk of the Wesleyan Methodist Society and served as a Selectman in 1857. Jones continued to acquire other property in Waitsfield throughout the latter half of the 19th century. In 1901, Orvis Jones' widow Roxcy (Prentis) conveyed the property to their daughter Myra, who owned the property with her husbands Fred Carroll and Edwin Bates until her death in 1934.

Ray Pestle, Sr. and Cleora Rose McLurg Pestle arrived c. 1938 from Honeoye, New York, acquiring the property from Myra Bates' estate. Ray Pestle was the principal of the local high school, and continued to raise Jersey and Holstein cattle, chickens, pigs, and vegetables at the farm. The Pestles peddled butter locally, and butchered and smoked livestock on the farmstead. The last cow was milked in July of 1966, and the Pestle family has continued to use the farmstead as a residence to the present.

| United States Department of the | Interior | | |
|----------------------------------|----------------------|---------------|-------------|
| National Park Service / National | Register of Historic | Places Regist | ration Form |
| NPS Form 10-900 | • | OMB No. | 1024-0018 |

| Jones-Pestle Farmstead | Washington, VT |
|------------------------|------------------|
| Name of Property | County and State |

Criteria A: Agriculture and C: Architecture

Because the evolution of agricultural practices in the 19th and early 20th centuries directly influenced the design and use of the structures on the farmstead, the significance of the farmstead under both Criteria A and C is discussed concurrently in the following section.

The Jones-Pestle Farmstead is a fine example of a small farm in Central Vermont that evolved over the course of the 19th century and into the 20th century. The farmstead retains its two primary structures, the c. 1840 House and c. 1825 English Barn, as well as a horse barn and granary, both built c. 1885. The property straddles the road and maintains important landscape and plan features such as the front/door/barn yard system, meadows drained by tiled ditches, and the typical radiating system of farm core surrounded by meadows and pastures with woodlots at the extremes of the property. Each of the farm buildings embodies the changing domestic and agricultural practices over the period of significance. The house features an ell addition and attached transitional space that were (and continue to be) used for domestic chores and workshop activities, food storage, and equipment storage. The horse barn was expanded twice to meet domestic needs as well, and formerly featured a sawdust shed at the southeast end that serviced a now-missing ice house. The English barn (described more fully below) was converted to dairy use in the latter half of the 19th century as the agricultural industry in Vermont became more uniformly devoted to milk products, and the granary was converted to house poultry as the farm moved away from primary dairy production in the 20th century. Despite these changes, the farmstead has maintained its character and organization. As with many early 19th century farmsteads, most of the changes described above occurred in the latter half of that century.

The complex is a rare 19th century farmstead in the Mad River Valley, and the English barn individually is among the oldest surviving agricultural buildings in the area. Important design and workmanship changes occurred to English barns after the first quarter of the 19th century, and surviving barns constructed prior to 1840 are particularly rare. While Greek Revival classic cottages are common throughout central Vermont, the position of the farmhouse within the context of the farmstead contributes to its significance. Only two other intact farmsteads with early- to mid-19th century primary buildings persist in Waitsfield, and one example of this type can be found in each of the other Mad River Valley towns of Fayston, Moretown, and Warren. Evaluated as a farmstead demonstrating the character-defining features of that property type during its period of significance, the Jones-Pestle Farmstead is more significant than the sum of its component parts.

The farmhouse, though not a high-style example of the Greek Revival, is nevertheless a good example of its type and of the late period of its construction. Its decorative details are simplified, flat versions of earlier Greek Revival stylistic elements. Both interior and exterior doors, some latch hardware, and the newel post and baluster are appropriate for its date of construction. The house's plan, massing, and proportion are typical of the Cape Cod form, and it is a fine example of the vernacular Vermont "Classic Cottage" type that characterizes 19th century houses in much

| Jones-Pestle Farmstead | Washington, VT |
|------------------------|------------------|
| Name of Property | County and State |

of the state. None of the changes that have been made to the farmhouse substantially detract from its integrity or significance.

The English barn is particularly significant due to the scarcity of its type, its few contemporaries in the region and throughout the state, and its excellent demonstration of changes in agriculture in Vermont during its period of significance. It exemplifies most of the character-defining features of an early English barn, including asymmetrical three-bay arrangement, four bent open truss, scribe marks and scribe rule timber frame construction, large hay mow contained by a parapet wall, "scaffold" above the center bay, threshing floor, and enclosed stable area in the smaller gable end. Each of these features demonstrates the workmanship and design technology available to its builders as well as the agricultural practice of the early grain farming and diversified, small scale agriculture of the first quarter of the 19th century. The barn also features irregular and massive timber dimensions, including plates of 40' and 30' and cross girts of 30'. The roof structure consists of the boards-over-common-rafters system that is common in central Vermont and west of the Green Mountains. Loose barn board sheathing is present under the clapboard siding.

The changes to the barn, though altering the character of the original structure, demonstrate the progression of agriculture in Vermont in the 19th century from grain and diversified farming to increasingly intensive dairying. The rear entry door in the center bay has been filled, as it was likely unnecessary with the decline of the grain industry in Vermont in the early 19th century and the advent of tractors in the early 20th century. The stable addition was added in the latter half of the 19th century, a period that was characterized by technological advances in transportation that opened the markets of southern New England, New York, and Montreal to Vermont farmers. Likely contemporary to the addition was the full enclosure of the stable area of the main barn and the enclosure of part of the hay mow to accommodate bulls, heifers, or fresh cows. The wooden stanchions, fixed six-pane windows, and low wagon bays at the rear of the addition all suggest a date for the alterations shortly after the Civil War. These changes correspond to the first boom in dairy production in Vermont. The advent of a strong cheese market in the 1860s encouraged a move toward dairying, and a vast increase in production and herd size occurred after 1870 following improvements in the production and transportation of butter.

Nonetheless, the scale of agriculture at the Jones-Pestle property remained relatively small befitting its proximity to the village and its ownership in the 20th century by part-time farmers. The farmstead retained elements of the diversified agricultural practice of its inception, as evidenced by the conversion of the granary to a poultry house and the addition of a piggery to the space between the wagon bays and the cattle stable in the barn addition.

The granary, though converted house chickens, remains a good example of its type. Each of the most important character-defining features is still present: massing; single central entrance; clapboard siding; elevated sills on stone piers; and an opening above the door. While the conversion removed the important interior features of the granary, it also introduced character-defining features of a late 19th century chicken house- the string of southeast-facing windows

| Jones-Pestle Farmstead | Washington, VT |
|------------------------|------------------|
| Name of Property | County and State |

below the eaves. The granary is both an important component of the early diversified farmstead and also a demonstration of the evolution of the farm later in the period of significance.

Likewise, the horse barn retains most of the critical character-defining features of a horse or carriage barn constructed in the latter half of the 19th century. Its materials, openings, and details are consistent with its use and period of construction. The eaves-front entry is a recognized variation of the type, and the cross-gable with its central hay door contributes to its demonstration of the standard plan and function of 19th century horse and carriage barns. Other important extant features include the stalls, stall windows, and hay/grain storage area above the stalls. The lack of the ornate architectural detail that is often present in carriage barns is in keeping with the small-scale agricultural production at the farm throughout the period of significance.

The Jones-Pestle Farmstead is locally significant due to its scarcity as a property type, its demonstration of the history of agriculture in Vermont during its period of significance, its fine representation of farmstead design and the demonstrative quality of its component parts, and its integrity of design, workmanship, setting, and materials. It is particularly evocative of the feeling and associative qualities of a 19th century farmstead in central Vermont.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Beers, F.W. Atlas of Washington Co., Vermont. New York: F.W. Beers & Co., 1873.

Garvin, James L. A Building History of Northern New England. Hanover: University Press of New England, 2001. Print.

Jones, Matt Bushnell. *History of the Town of Waitsfield, Vermont.* Boston: George E. Littlefield, 1909. Print.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984. Print

Pestle, Ruth, Personal Interview, June 1, 2013.

Pestle, Ruth, Personal Interview, May 10, 2014

Simko, Annemarie and Dana Whittle Myers, ed. *Snapshots: Waitsfield, Vermont: 1789-1989, Bicentennial.* Waitsfield: Iota Press, 1989. Print.

Vermont, Waitsfield, Land Records.

Visser, Thomas Durant. Field Guide to New England Barns and Farm Buildings. Hanover: University Press of New England, 1997. Print.

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 # | |
| recorded by Historic American Landscape Survey # | |

2. Latitude: 44.18819

3. Latitude: 44.18761

4. Latitude: 44.18405

5. Latitude: 44.19405

6. Latitude: 44.18474

| Jones-Pestle Farmstead Name of Property | _ | Washington, VT County and State |
|---|-------------------------------------|------------------------------------|
| Primary location of additional data: _X | | |
| 10. Geographical Data Acreage of Property 13 | | |
| | | |
| Use either the UTM system or latitude/le | ongitude coordinates | |
| Latitude/Longitude Coordinates (decident Datum if other than WGS84: | imal degrees) Longitude: -72.82075 | |

Longitude: -72.81923

Longitude: -72.81784

Longitude: -72.81891

Longitude: -72.82116

Longitude: -72.82243

| United States Department of the Interior | |
|--|-----------------------------------|
| National Park Service / National Register of I | Historic Places Registration Form |
| NPS Form 10-900 | OMB No. 1024-0018 |
| | |

| Jones-Pestle Farmstead | Washington, VT |
|------------------------|------------------|
| Name of Property | County and State |

Verbal Boundary Description (Describe the boundaries of the property.)

Being the two parcels of land referenced in the Warranty Deed of Ray I. Pestle, Jr. and Annette L. Pestle to Ruth E. Pestle found in Volume 69, Page 176 of the Waitsfield land records, described as the Pestle homeplace, consisting of two parcels with about eight acres of land and the house and outbuildings lying on the northerly side of State Aid Highway #1 known as the East Warren Road and about five acres with barn lying on the southerly side of said highway.

Boundary Justification (Explain why the boundaries were selected.)

The Pestle homeplace as described above comprises the historic buildings and landscape associated with the period of significance of the Jones-Pestle Farmstead, including the house, horse barn, English barn, granary, pasture (with tile drains), meadow, and woodlot.

| lones-Pestle Farmstead Name of Property | _ | Washington, VT County and State |
|---|------------|---------------------------------|
| 11. Form Prepared By | | |
| name/title: <u>Joshua D. Phillips</u> organization: | | |
| street & number: <u>1 Pheasant Way</u> city or town: South Burlington_ | state: VT_ | zip code: 05403 |
| e-mail_jdp@scriberule.org | statev 1 | zip code03403 |
| telephone: <u>410-952-6083</u> date: March 30, 2015 | <u> </u> | |

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Additional items: (Check with the SHPO, TPO, or FPO for any additional items.)

Jones-Pestle Farmstead

Name of Property

Washington, VT
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Jones-Pestle Farmstead

City or Vicinity: Waitsfield

County: Washington State: VT

Photographer: Joshua D. Phillips

Date Photographed: May 2013 (Photos 1-3, 5-9, 11, 13-19); May 2014 (Photos 4, 10, 12, 20)

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 20. Main House (#1), southwest façade (left) and southeast elevation (right), camera facing north.
- 2 of 20. Main House (#1), southwest façade, camera facing northeast.
- 3 of 20. Main House (#1), northwest elevation (left), camera facing east.
- 4 of 20. Main House (#1), front entry door, camera facing northeast.
- 5 of 20. Main House (#1), interior four-panel door, camera facing northwest.
- 6 of 20. Main House (#1), newel post and central stair, camera facing north.
- 7 of 20. Main House (#1), Norfolk latch, interior door (2nd story).
- 8 of 20. Main House (#1), Suffolk latch, interior door (1st story).
- 9 of 20. Main House (#1), Suffolk latch, interior door (1st story).
- 10 of 20. Horse Barn (#2), southwest façade, camera facing northeast.

| Jones-Pestle Fa | armstead |
|-----------------|----------|
|-----------------|----------|

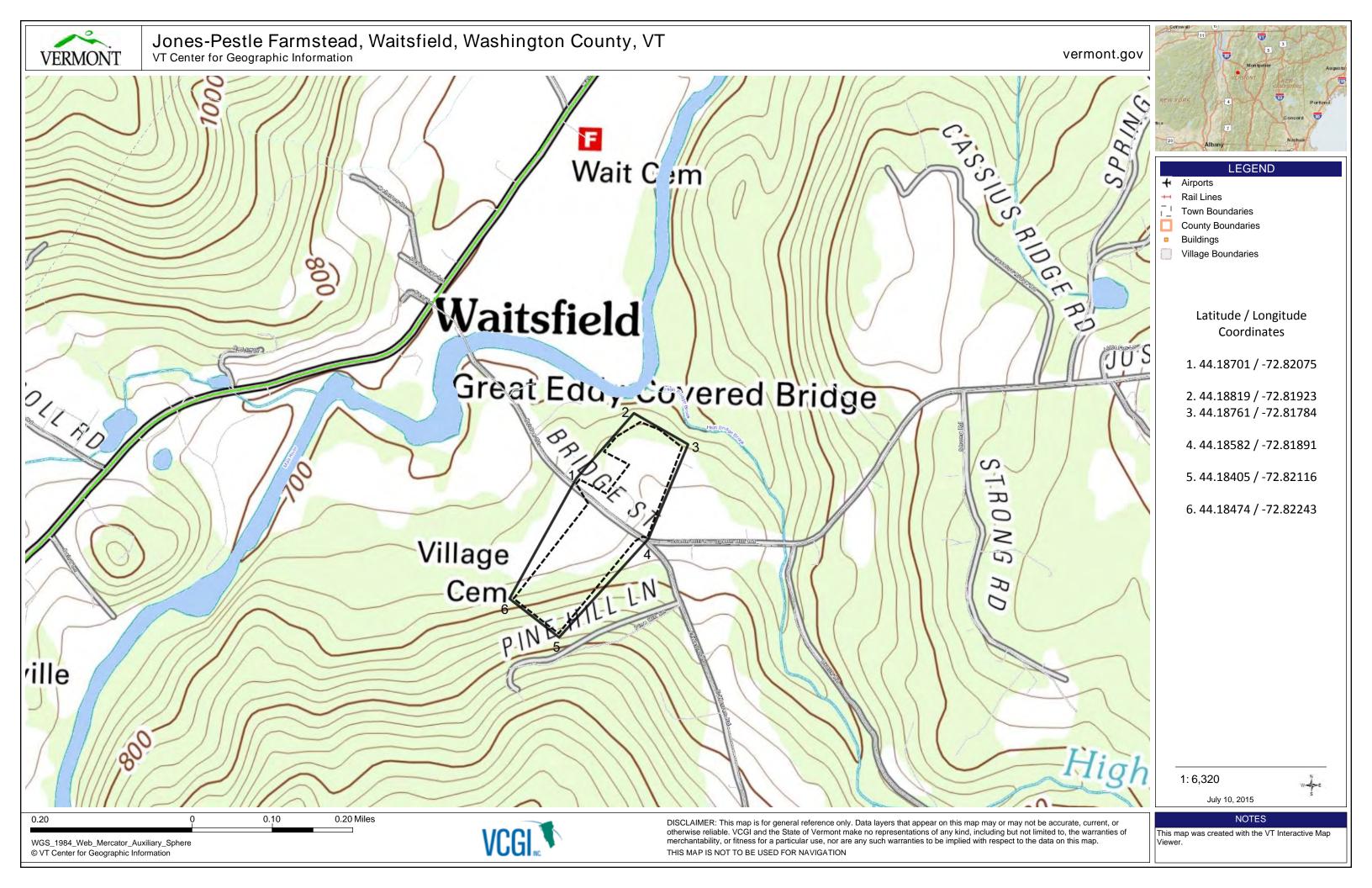
Name of Property

Washington, VT County and State

- 11 of 20. Horse Barn (#2), interior showing stables, camera facing northeast.
- 12 of 20. From left, northeast façade of Granary (#3), northwest façade of Granary, northeast façade of English Barn (#4), northwest façade of English Barn and stable addition, camera facing south.
- 13 of 20. English Barn (#4), interior showing center bay and threshing floor, camera facing southwest.
- 14 of 20. English Barn (#4), interior showing southeast bay, camera facing southwest.
- 15 of 20. English Barn (#4), interior showing wood cattle stanchions, southeast bay, camera facing northwest.
- 16 of 20. English Barn (#4), southeast elevation (left) and northeast façade (right), camera facing west.
- 17 of 20. English Barn (#4), wagon shed/stable addition (left), southwest façade (center), southeast elevation (right), camera facing north.
- 18 of 20. Granary (#3), northeast façade (left) and northwest elevation (right), camera facing south.
- 19 of 20. Granary (#3), southwest façade (left) and southeast elevation (right), camera facing north.
- 20 of 20. Cabin (#5), southwest elevation (left) and southeast elevation (right), camera facing north.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





Jones-Pestle Farmstead, Waitsfield, VT

Vermont Center for Geographic Information

vermont.gov



LEGEND

INDEX

= District Boundary

= Contributing Building

= Non-contributing Building

1 = Main House (contributing)

2 = Horse Barn (contributing)

3 = Granary (contributing)

4 = English Barn (contributing)

5 = Cabin (non-contributing)

6 = North Field (contributing)

7 = South Pasture (contributing)

NOTES

8 = Woodlot (contributing)

1:3,500 April 20, 2015

0.11 0.06 0.11 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere © Vermont Center For Geographic Information

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. VCGI and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.









































UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

| PROPERTY NAME: | JonesPestle Farmste | ad | | |
|-------------------------|--|------------|--|-------------|
| MULTIPLE NAME: | Agricultural Resource | s of Vermo | nt MPS | |
| STATE & CO | UNTY: VERMONT, Washin | gton | | |
| DATE RECEION DATE OF WE | VED: 7/24/15 TH DAY: 9/08/15 EKLY LIST: | DATE OF | PENDING LIST: 8/24/ 45TH DAY: 9/08/ | |
| REFERENCE | NUMBER: 15000582 | | | |
| REASONS FO | R REVIEW: | | | |
| OTHER: N | DATA PROBLEM: N LAN PDIL: N PER SAMPLE: N SLR | IOD: N | PROGRAM UNAPPROVED: | N N N |
| COMMENT WA | IVER: NRETURNREJ | ест 9.8 | -2015 DATE | |
| ABSTRACT/S | RETURNREJ UMMARY COMMENTS: eets Registration Requi | rements | of mps | |
| RECOM./CRI | TERIA Accept A + | C | | |
| REVIEWER_ | J. Gabbar | DISCIPLIN | E | |
| TELEPHONE_ | | DATE | | |
| DOCUMENTAT | ION see attached comme | nts Y/N se | e attached SIRYN | |
| | ation is returned to t is no longer under co | | | |

CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION PRELIMINARY REVIEW & RECOMMENDATION SHEET

Please scan and email the completed form to Devin Colman at devin.colman@state.vt.us.

| Name of CLG | For completion by CLG Commission: | | | | | |
|---|---|--|--|--|--|--|
| Mad River Rural Resource Commission Name of Property Proposed for Nomination | Materials Reviewed: ☑ Survey Form(s) ☑ Map(s) ☑ Photographs □Other | | | | | |
| Jones-Pestle Farmstead | Date materials received by CLG: 1/6/15 | | | | | |
| Address | | | | | | |
| 339 Bridge Street, Waitsfield VT | Date reviewed by CLG: <u>1/6/15</u> Did CLG members make a Site Visit? □ Yes ☑ No | | | | | |
| Owner | | | | | | |
| Ruth Pestle | Date comments sent to Division: 4/9/15 | | | | | |
| Review requested by VT Division for Historic Preservation | | | | | | |
| 2. National Register Criteria Met:Criterion A: EventCriterion B: Person | ☑ Criterion C: Design/Construction□ Criterion D: Information Potential | | | | | |
| 3. Criteria Considerations Apply: □ A: Religious Properties □ B: Moved Property □ E: Reconstructed Properties □ C: Birthplaces or Graves □ F: Commemorative Properties | | | | | | |
| 4. Level of Significance: ☑ Local ☑ State □National | | | | | | |
| 5. Retains Historic Integrity: ☑Yes ☐ No | | | | | | |
| 5. Additional Comments: Members present read through the application and endorsed the property as an intact farmstead at the edge of the village. It serves as a gateway, through its placement on both sides of the road, and supports both the agricultural and village elements of Waitsfield. | | | | | | |

7. PRELIMINARY DETERMINATIONS:

- ☐ The property does not appear to meet National Register Criteria for Evaluation and should not be nominated.
- ☑ The property does appear to meet National Register Criteria for Evaluation and should be nominated.

8. SIGNATURE

CLG Commission Representative 4/9/15
Date



State of Vermont
Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501
www.HistoricVermont.org

[phone] 802-828-3211 [division fax] 802-828-3206 Agency of Commerce and Community Development

RECEIVED 2280

JUL 2 4 2015

Nat. Register of Historic Places National Park Service

July 10, 2015

J. Paul Loether National Park Service National Register of Historic Places 1201 Eye Street, NW 8th floor Washington, DC 20005

Re: Nomination to the National Register of Historic Places for Property in Vermont

Dear Mr. Loether:

The enclosed disks contain a true and correct copy of the nomination for the Jones-Pestle Farmstead located at 339 Bridge Street in Waitsfield, VT, to the National Register of Historic Places.

Notification

The property owner(s), Chief Elected Official and Regional Planning Commission were notified of the proposed nomination on April 9, 2015.

| | No objections to the nomination were submitted to the Division during the public comment period. All parties agreed to waive the 30-day comment period. | | | | |
|-------------|---|--|--|--|--|
| | An objection to the nomination was submitted to the Division during the public comment period. A copy of the objection is included on Disk 1. | | | | |
| | A letter of support for the nomination was submitted to the Division during the publicomment period. A copy of the letter is included on Disk 1. | | | | |
| Certi | fied Local Government | | | | |
| | The property being nominated is not located in a CLG community. | | | | |
| \boxtimes | The property being nominated is located in a CLG community, and a copy of the local | | | | |

commission's review is included on Disk 1.



| Rehabilitation | Investment | Tax | Credits |
|-----------------|-----------------|-------|------------|
| I CHADILLE COLL | III A COCILICIE | · wes | CI C 01163 |

☑ This property is not utilizing the Rehabilitation Investment Tax Credits.

☐ This property being rehabilitated using the Rehabilitation Investment Tax Credits. A copy of the Part I – Evaluation of Significance form is included on Disk 1.

State Review Board

The Vermont Advisory Council on Historic Preservation reviewed the draft nomination materials at its meeting on April 23, 2015. The Council voted that the property meets the National Register Criteria for Evaluation under Criteria A and C, and recommends that the State Historic Preservation Officer approve the nomination.

If you have any questions concerning this nomination, please do not hesitate to contact me at (802) 828-3043 or devin.colman@state.vt.us.

Sincerely,

VERMONT DIVISION FOR HISTORIC PRESERVATION

Devin A. Colman

State Architectural Historian