

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box 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 PEACHAM CORNER HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number Bayley Hazen Road, Main Street, Church Street, Academy Hill, Old Cemetery Road, Macks Mountain Road

not for publication

city or town Peacham vicinity n/a

state Vermont code VT county Caledonia code 005

zip code 05862

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Supreme C. Jamelle, National Register Specialist 11-4-03
Signature of certifying official/Title Date

Vermont State Historic Preservation Office

State or Federal agency and bureau

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

Signature of commenting or other official/Title

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.

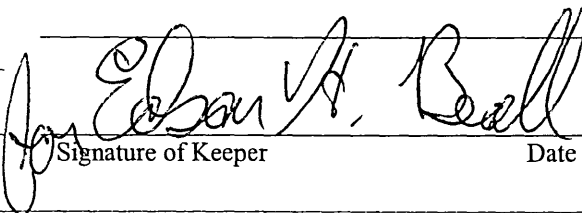
determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register

other (explain):

 12/18/03
Signature of 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)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing	
51	21	buildings
3		sites
1		structures
		objects
55	21	Total

Number of contributing resources previously listed in the National Register 0

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	DOMESTIC	Sub:	Single Dwelling
	DOMESTIC		Multiple dwelling
	DOMESTIC		Hotel
	COMMERCE/TRADE		Specialty Store
	COMMERCE/TRADE		Department Store
	COMMERCE/TRADE		Professional
	GOVERNMENT		City Hall
	EDUCATION		School
	EDUCATION		Library
	EDUCATION		Education-related
	RELIGION		Religious facility
	RELIGION		Church-related residence
	FUNERARY		Cemetery
	RECREATION AND CULTURE		Monument/Marker
	AGRICULTURE/SUBSISTENCE		Animal facility
	AGRICULTURE/SUBSISTENCE		Agricultural outbuilding
	LANDSCAPE		Plaza
	TRANSPORTATION		Road-Related

Current Functions (Enter categories from instructions)

Cat:	DOMESTIC	Sub:	Single dwelling
	DOMESTIC		Multiple Dwelling
	DOMESTIC		Secondary Structure
	COMMERCE/TRADE		Department Store
	GOVERNMENT		City Hall
	GOVERNMENT		Fire Station
	GOVERNMENT		Post Office
	EDUCATION		Library
	RELIGION		Religious Facility
	FUNERARY		Cemetery
	RECREATION AND CULTURE		Monument
	AGRICULTURE/SUBSISTENCE		Animal facility
	LANDSCAPE		Plaza
	TRANSPORTATION		Road-Related

7. Description

Architectural Classification (Enter categories from instructions)

Greek Revival

Federal

Materials (Enter categories from instructions)

foundation Stone

Roof Metal

Roof Asphalt shingle

Roof Wood

Walls wood

Walls Brick

Other n/a

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 significance is derived from its individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

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

Property is:

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

Areas of Significance (Enter categories from instructions)

PEACHAM CORNER HISTORIC DISTRICT
Peacham, Caledonia County, Vermont

Settlement patterns
Architecture
Politics/Government

Period of Significance 1776 - 1953

Significant Dates

Significant Person (Complete if Criterion B is marked above)
Chamberlin, William
Mattocks, John

Cultural Affiliation n/a

Architect/Builder n/a

9. Major Bibliographical References

Bibliography

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

See Continuation Sheets

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

10. Geographical Data

Acreage of Property Approx. 100 acres

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>18</u>	<u>725453</u>	<u>4912539</u>	3	<u>18</u>	<u>725901</u>	<u>4911605</u>
2	<u>18</u>	<u>725853</u>	<u>4912315</u>	4	<u>18</u>	<u>725396</u>	<u>4911244</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 Beatrice C. De Rocco

Organization Peacham Historical Association date 11/15/2002

street & number P.O. Box 248; 275 Macks Mountain Road telephone 802-592-3051

city or town Peacham state VT zip code 05862

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

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

name _____

PEACHAM CORNER HISTORIC DISTRICT
Peacham, Caledonia County, Vermont

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including 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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Peacham, Caledonia County, Vermont**General Description

The Village of Peacham is a relatively intact late 18th century/early 19th century Vermont hill town. It is set on a rise of land some 1310 feet above sea level and 800 feet in elevation above the Connecticut River several miles to the east. The initial clearing of the forests opened up vistas to the White Mountains of New Hampshire to the southeast, and Mount Washington some forty miles to the east, providing a dramatic setting for the new settlement and a broad geographical orientation. Originally organized around a Common at the high point of the village, the settlement by the 1840's had become concentrated at the crossroads just down the hill to the east. It was here that the road from the green joined the Bayley -Hazen Military Road (1776), one of the important north-south thoroughfares of the time. The settlement pattern and the architectural character of the village were well defined by 1860, and have survived substantially unaltered to this day. Two important layers within this early development give the village its physical distinction - the Federal style houses, barns, and churches of the late 1700's and early 1800s and the predominantly Greek Revival homes and institutional buildings of the 1840's, 50's and 60's. A few large homes were built on the edges of the village during the late 19th century, and a few summer homes were built at higher elevations in the early part of the 20th century. And in recent years, a few additional new homes have been built around the edges and in some of the vacant land created by the loss of the central Peacham Academy building. However, the pre-1860 buildings are still predominant and provide the essential character and continuity within the village. Nearly all of the properties in the district retain their integrity in regard to location, setting, design, materials, workmanship, feeling and association.

1860 marked the beginning of the Civil War period, and the emigration of many young men from Peacham and other Vermont towns. Many never returned. It was also the beginning of a shift in population to the newly emerging industrial centers, which tended to be in the river valleys and not up in the hills. With little in the way of subsequent population growth, the formal shape of the town has stayed somewhat frozen through time since the mid-19th century. From an architectural point of view, what is equally interesting is that 1860 marks the end of a primary use of hand-made and hand-finished materials for buildings, and the beginning of a new era of manufactured structural and finish materials. These new materials spawned the increasingly complex and ornate Victorian buildings of the 1870's, 80's and 90's, many of which replaced simpler, earlier buildings in towns like St. Johnsbury. But this layer never appeared in Peacham, so the earlier architectural character continues to be remarkably consistent. The continuity is further reinforced by the Colonial Revival style of the sprinkling of newer homes, and the almost uniform choice of white as the exterior color for the homes and institutional buildings, many with dark green louvered shutters. Occasional contrast is provided by red brick and by red or natural siding on a few of the homes and barns. Although the white color may not always be the original, it reflects a collective 20th century preference for interpreting early Vermont architecture in a particular way. The light color also highlights the fine detailing of many of the buildings.

Federal layer:

This early layer of buildings is concentrated at the crossroads, and in the scattering of early village farmsteads. The homes are mostly timber frame side-gabled buildings, one-and-a-half and two-and-a-half stories, with central chimneys or pairs of interior chimneys. The majority are gable-roofed examples of the

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Cape Cod and Classic Cottage house forms. A striking exception is the handsome Governor Mattocks home (# 1), a substantial hip-roofed Georgian house form with Adamesque detailing, set at the main crossroads and helping to define the village center. A similar hip-roofed farm residence (#31) survives on the northern edge of the village, although modified. Most of these early homes have attached wings and barns, and fit the general pattern of big-house, small-house, back-house, and barn. Many show signs of evolution, with more recent shed dormers, bracketed door hoods, and extensions. However, much of the original fabric survives in the stone foundations, featheredge horizontal wood siding, and finely crafted doors, windows, and transoms. A brick blacksmith shop dates from this period as does the original Methodist Church which has been transformed several times through its use by the Peacham Academy to its present role as a town building with post office, town clerk's office, and gymnasium. The Peacham Congregational Church was also built during this initial phase – it was moved soon after from the upper village green down to the crossroads area, and was overlaid with Greek Revival detailing characteristic of the next dominant architectural layer.

Greek Revival layer:

The Greek Revival buildings reflect the widespread interest in Classical references within the emerging American Republic. Some of the earlier Classic Cottage house forms were simply ornamented with Greek Revival detailing (#7, 10, 13, 15). But the full expression of the style came when houses were reoriented with the gable end to the street, allowing the development of full pediments and corner trim. Some homes, particularly those along the upper side of Main Street (#4, 5, 8), displayed fully developed Greek temple references, with elaborate pedimented gables above colonnaded verandas. Other homes (#19, 21, 35) had more modest Greek Revival details in the pedimented gable treatments and the detailing of corner trim as applied pilasters. Almost all of these homes featured fine entranceways, many with six-paneled doors surrounded by transoms and sidelights, encased within classically detailed architrave moldings. As indicated, the Congregational Church(38) took on Greek Revival characteristics. This was also the style chosen for the main building of the Peacham Academy in 1843 (since demolished), and for the William Mattocks House (3) which became an Academy residence. All but one of the Greek Revival buildings were built of wood, with horizontal siding; the other (#18) was done in brick, with stone lintels. Most of the Greek Revival homes continued to have associated barns and outbuildings.

Connected architecture:

The majority of homes from both the Federal and Greek Revival periods have connected outbuildings in the big house, little house, back house, barn tradition of northern and eastern New England. Some of these connections are not original (#41), and in some cases the main house has been rebuilt or altered while the outbuildings have remained unchanged (#44). But the connected outbuilding pattern seems to have been well established by the early 19th Century, and the pattern has been sustained by subsequent owners even when the original agricultural uses have disappeared. The main house and rear wing are generally clapboarded with matching trim; the back house and barn have simpler trim and some have unfinished vertical siding.

Subsequent developments:

Later 19th century homes were few in number and relatively simple in detail. They were mostly gabled

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front houses that continued the Greek Revival influence of the earlier period. The only notable change was the addition of verandas with scrollwork detailing. The village is generally without the elaborate Victorian layer that characterizes Danville, St. Johnsbury, and a number of other nearby centers. Some early 20th century summer homes on the edge of the village adopted very distinct styles, more in the shingled Arts and Crafts tradition, which reinforced their separate identity. Late 20th century buildings within the village have been very limited, and have tended to imitate the early 19th century vocabulary with simple side-gable forms, horizontal wood siding, and doors with transoms and/or sidelights.

The village landscape:

The village landscape continues to provide an important and appropriate setting for the early homes and outbuildings. The boundaries of the village today are much as they were in the mid-19th Century. They remain clearly defined by the surrounding rural landscape, with its mix of open agricultural land and forest. Active dairy farms sustain the traditional field patterns and uses. Farther a field, the distant views to the White Mountains remain a dominant feature of the village, and help explain the early appearance of inns, rest homes, and summer residences. There is only one paved road – the through road from Groton to Danville that incorporates part of the early Bayley-Hazen thoroughfare. The rest of the village roads are dirt and gravel, as they always have been. The only sidewalk is a gravel path separated from the paved road by a grass boulevard. The soft edges of these roads, combined with the mature trees and bushes, maintain a predominance of soft landscape that has always been characteristic of the village. Individual plantings, including terraced flower gardens on the sloping lawns of the village centre, also sustain traditional landscape patterns.

When approaching or viewing Peacham from afar, the mature landscape of the village itself, set within the more open field patterns of the agricultural uses that surround it, give it a distinctive identity. The high white steeple of the Congregational Church acts as a central point of reference, as it has since 1844, and its chiming of the hours still marks the daily passage of time for village residents.

1. Governor Mattocks House, 613 Bayley-Hazen Road. 1805. Contributing

This Federal Style hip-roofed residence was built in 1805 by the Buckminster Brothers who, though they were not architects, were Peacham's early carpenters and builders. They also constructed across the road a rather plain building to serve as a store, which continues to this day as such. The Mattocks house occupies a prominent location at the crossroads. It is a roughly square, two-story home with a stone foundation, original clapboard wood siding, and a low slope hip roof with a central chimney. The current roofing is standing-seam sheet metal. This dwelling is architecturally significant in that it retains many of its original features. The principal five-bay east façade has a central entrance, and the four-bay north façade has a similar entrance at the third bay. Both entrances feature columned trim, broken pediments with dentillated and molded cornices, large, six-paneled doors, and semi-circular transoms. The north entry transom has elaborate Adamesque tracery in the mullions. The south façade has an irregular pattern of openings, with a projecting one-story wing. The six-over-six windows have simple moldings, with the first floor windows having played wood lintels. A dentillated cornice articulates the eaves and there are paneled pilasters at

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the corners. The rear ell has three windows on the north and south sides, and an additional door to the house. The ell connects to a large, two-storied timber barn with vertical wood siding and corrugated metal roofing. The high drive has sliding doors on both north and south facades and there are two overhead garage-type doors on the west side. The barn, which is now used as a garage, has four windows to the north, one to the west, and one to the south – a number of these windows have their original twelve-over-eight sash.

This was the home of John Mattocks who was the first man to practice law in the three counties (Essex, Orleans, and Caledonia) known today as the Northeast Kingdom. He was Peacham's representative in the General Assembly of 1807. As brigadier-general of the militia in the War of 1812, he had muskets from the arsenal in Montpelier shipped directly to Peacham. Mattocks subsequently became Postmaster of Peacham, served three terms in the State Legislature, and three terms in the U.S. House of Representatives. He was elected Governor of Vermont in 1843 and served one term. In later years, the Mattocks House served as the first school for girls in the town and was known as the "Dames' School", having seats for ten or twelve students. In later years, it was the home of Howard Hebblethwaite, Peacham's long-time librarian, and then served as a duplex, an antique shop and an inn.

2. Peacham Academy Site, Bayley-Hazen Road. Contributing

This open site is a public park that marks the former location of the Peacham Academy. Chartered in 1795 by the State of Vermont, the Caledonia County Grammar School, better known as Peacham Academy, was originally located on the Common. The first school building was built there in 1797 by Edward Clark. It was a two-story building, thirty by forty feet. Ezra Carter, a graduate of Dartmouth College served as the first principal, and the number of enrolled students expanded rapidly. In 1842 Peacham Academy moved down the hill from the Common to this site in the center of the village. A new school house was built in 1842, which was expanded and remodeled in 1886, and lost to fire in 1976. A well-detailed wooden model of the building and a pier containing the original cornerstone occupy the center of the site and depict the Greek Revival building with its central gable-front pavilion flanked by matching wings.

The Academy graduated its final senior class in 1971 and all the buildings were sold after the Academy closed.

2a Kinerson Hall. 63 Church Street. 1960. Non-Contributing

Set back from the Bayley-Hazen Road, on the hillside above the Peacham Academy, site are two buildings that were originally part of Peacham Academy. After the Academy closed in 1971 the buildings were sold to the Peacham School, a private co-ed high school. In the late 1970's, the buildings were transformed into affordable housing for seniors. Since May 2002 the buildings have been owned and administered by the Gilman Housing Trust, a non-profit corporation.

The upper building, Kinerson Hall, was built in 1960 and served originally as a boys' dormitory for students at Peacham Academy. Kinerson Hall is an elongated one-floor bungalow-style non-contributing

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building with an ell. It includes five 1-bedroom and one 2-bedroom apartments with a common room, guest bedroom and bath. It is of block and frame construction, with vinyl siding and one-over-one vinyl double-hung windows with some vinyl casings. It has a gabled asphalt shingle roof with a cupola at the intersection of the short ell with the main roof axis.

2b. The Science Building. 63 Church Street. 1965. Non-Contributing.

The Science Building was built in 1965 and served originally as a teacher residence and science laboratory. The Science Building is a two and a half story simple gable-roofed structure with three 2- bedroom and one 1-bedroom apartments. It is of wood frame construction with brick veneer on the first level, wood lap siding on the second floor, six over six wood double hung windows and asphalt shingle roofing. It has a symmetrical floor plan with a central hall and staircase.

Access roads for both buildings enter from Church Street, and there is a small parking area in front of Kinerson Hall.

Both multi-unit buildings are simple in detail and their set-back from the Bayley-Hazen Road makes them unobtrusive. They are non-contributing because of their recent construction.

3. William Mattocks House, 555 Bayley-Hazen Road. 1847. Contributing

This Greek Revival style house was built in 1847 by William Mattocks, a lawyer and son of Governor Mattocks. It is an imposing building, approximately 70x30 feet, two full stories high, with the gable front façade facing east onto the main street of the village and providing views to the White Mountains and Mount Washington. The front third of the building is somewhat narrower; the change in the geometry of the gable roof and the irregular window patterns suggest that the building was constructed in several phases. The foundation is stone, the wall finish is wood clapboard, and the gable roof finish is standing-seam metal. There is Greek Revival detailing throughout the house. The molded cornice returns with the full entablature to pediment the gable ends and there are paneled corner pilasters. The main entrance door on the north has a transom and sidelights. The windows have replacement six-over-six sash. To the south, sun rooms for two former apartments were added, covering all but three bays. A one-story garage ell has been added at the west rear façade, with space for two automobiles.

In the early 1890's, W.H. Bayley bought the buildings and converted the property into a hotel, called the Mountain View House. It was purchased in 1930 by Mrs. Alma Parker Harvey, a Peacham native and widow of George Harvey who was ambassador to the Court of St. James during the Harding administration. Mrs. Harvey created extensive gardens around the house. Peacham Academy later acquired the house and it became a dormitory and dining hall for Academy students.

The present owners plan to restore the house to its original concept as a single dwelling.

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4. The Shedd House, 535 Bayley-Hazen Road. 1824. Contributing

This house and the Cobb House (# 5) immediately to the south form a fine pair of one-and-a-half story temple front Greek Revival homes from the 1820's. Together with their sloping lawns in front and substantial outbuildings behind, they help define the character of the village center. The Shedd house sits on a granite foundation and is finished with wooden clapboards and a standing seam metal roof. On the east side facing the road, the house has four bays and features a first story colonnade of paneled columns and paneled pilasters supporting an elaborately detailed pedimented gable with unusual Greek Revival frieze elements on the two gable window lintels. The ground floor windows in the recessed wall behind the colonnade have fully detailed six-over-six sash with louvered shutters. Both the paneling and the surrounding architrave moldings extend to the porch floor, suggesting French doors, and one unit opens to provide access. The main entrance with its Gothic paneled door, three-quarter-length sidelights, and molded pilasters occupies the second bay on the north side. A later door hood with scrollwork brackets dates from the late 19th century. The full entablature from the pedimented front gable continues along both side facades. A rear addition is more simply detailed, and a series of sheds connects the house to the barn. The building is a good example of New England connected architecture - the big house, little house, back house, barn idiom. The big house has four windows and the main door on the north side, with the two most westerly windows having the original twelve-over-twelve sash. The little house has become a family room with an open loft overhead. It has two modern windows on the north side and two southern facing windows on the south side - they are unmatched and now open onto a porch that has been enclosed. The present south side of the porch has two modern windows and a door opening onto the side lawn. The back house with its wood shed and privy connects to the barn. The barn, in turn, is connected to the old one and-a-half story carriage shed currently used as a garage. There is storage space above it, and it is roofed with asphalt shingles as is the barn. Since the buildings were built on a slope to the south, there is a large opening under the barn. Granite pillars and a tree trunk help to support the house in the earth-floored basement, where there is still a well and a granite cistern.

From the time the house was built in the 1820's, only five owner-names appear in the two registries: Josiah Shedd, Lafayette Strobridge, Lydia Strobridge, Adolf Koch and Edmund Brown.

Dr. Shedd served as Peacham's physician from 1807 until his death in 1851; both he and his wife were generous benefactors of the Academy and the Congregational Church. Lafayette Strobridge was a farmer, ran a tavern and a livery stable and used the land across the road as his pasture. He was the last survivor of the old-time shoemakers. (A sign "Sanford and Strobridge", probably from the 1850's, remains in the barn today as evidence of this enterprise) Adolf Koch a teacher and minister, born in Germany, was proud of the fact that he had served this country in World War I., World War II., and the Korean conflict. Recently, Edmund Brown, retired history professor, was president of the Peacham Historical Association for many years. Under his leadership, the publication of The Peacham Patriot was begun and the historical collections were more professionally organized.

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5. Dr. Cobb House, 511 Bayley-Hazen Road. 1826. Contributing

This 1820's one-and-a half story, three-by-five bay Greek Revival home, like the Shedd house (# 4) next door, has a temple front. It is clapboarded, has a standing-seam metal roof, and rests on a granite and fieldstone foundation. It has a fully pedimented gable containing two six-over-six windows above an elaborate colonnade featuring four fluted Doric columns and paneled pilasters. The three ground floor windows behind the columns have delicate six-over-six sash above a paneled apron and incised window surrounds that extend down to the porch floor in the French style. The central window opens to provide access. There are louvered shutters on most windows. The full entablature surrounding the pediment extends along the side walls. On the north side, the main house has two windows with six-over-six sash, a third one having been covered by a mid -20th century chimney, built to provide the living room with a fireplace. In addition, there are two six-over-six windows, one facing east and the other west. A second floor gabled dormer was added at the end of the 19th century on the north side, with a matching dormer on the south. The principal entrance is in the middle bay of the south side, and features a Gothic paneled door, identical to the one in the Shedd house, as well as sidelights and paneled architrave moldings. It is flanked on each side by two six-over-six sashed windows. The kitchen wing has two six-over-six sash and a door facing onto an open porch. The north facade of the little house has a six-over-six window, two nine-over-six windows connected by a modern horizontal window, and an additional nine-over-six window. The rear addition has similar six-over-six sash. The large one and a half story barn, extending south to form an ell, has matching horizontal wood siding, but with simple detailing. The roof is standing-seam metal.

The house was built by Dr. M. Keith who died in 1826, along with his daughter, shortly after the house was built. The house was owned by a series of doctors: Dr. Cobb, Dr. Farr, and then Dr. Luther Fletcher Parker. Dr. Parker was the village physician for almost fifty years. The recreation field across the main road is named for Dr. Parker.

6. The Hidden House, 475 Bayley-Hazen Road. 1820. Contributing

This 1820 home is a one-and-a-half story three-quarter Cape. It is set off by a low stone wall which runs parallel to the road on the side and front lawns and continues on both sides of the driveway. It is constructed of fieldstone capped with granite. The house itself has a fieldstone and granite foundation which has a brick facing in the front. The roof is standing-seam metal. The house has a four-by-three-bay facade. In the third bay of the front facade, the main doorway surround contains a paneled door that was originally flanked with sidelights that have been covered. There are shallow soffits, flat corner boards and frieze cornice returns. The original windows have been replaced with a two-over-two sash, probably in the late 19th century. A ground floor bay window on the north side and porch with chamfered posts and scrollwork brackets on the south side are later additions, probably from the same period. The house has a substantial two story shed addition with a poured concrete foundation and a seamed metal roof. The addition was completed in the summer of 2002.

Martin Hidden, a local furniture maker and carpenter, lived here circa 1875. He supervised the

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remodeling of the Academy building in 1885. He died in 1915, but his widow, Belle (Arabella) lived on in the house until her death in 1943. When the present owners were putting on the addition, they had to remove rotting sills, and discovered that part of the sill was a log with three musket balls in it. One wonders if they were from the muskets used in the War of 1812 when John Mattocks lived at the corner and was Brigadier General of the State Militia.

6a. Studio and Garage. c1970's. Non-Contributing

There is a free standing two-story studio and garage to the south of the house. It has simple board and batten siding, a gabled standing-seam metal roof, and a fieldstone and granite foundation. The studio is on the second floor of the barn. There is one sliding door facing the street.

This building is non-contributing due to its recent construction.

7. Johnson House, 443 Bayley-Hazen Road. 1830. Contributing

This is a five-by-three-bay Classic Cottage with Greek Revival detail. Its end gables are fully pedimented, and there is a substantial molded cornice frieze with full entablature on all facades with wide corner boards below. The symmetrical five bay front facade features two six-over-six windows with louvered shutters on each side of a central entrance, which has a paneled door, one-half length sidelights, and inset molded surround with corner blocks inside the wide plain surround. There is a central chimney. Two additional chimneys and a shallow shed dormer on the front facade are later additions, as is a south facing sun porch on the rear addition. The south facade shows a six-over-six sashed window plus a dormer with a single window on the second story. The lower level to the south has three six-over-six windows and a door flanked by windows which access the sun porch. A matching dormer is on the north facade as well as three other six-over-six windows. The first level to the north shows three six-over-six windows and large twelve over eight sash. To the west, there are two large twelve-over-eight windows, one on each story, as well as another six-over-six window on the second floor. The foundation of the house is granite, and the roof is standing-seam metal.

Leonard Johnson, for whom this house was built, was the brother of Oliver Johnson. Both were abolitionists. Oliver was the father of Martha and Caroline Johnson who taught in freeman schools during the Civil War Reconstruction period. In the early days, the house was occupied for 20 years by John Dunbar, a saddler and general tinker. Later it was the home for the Reverend Fletcher D. Parker and his second wife, Torie, who purchased it in 1956. Fletcher D. Parker gave the athletic field to the town and named it in honor of his grandfather, Dr. Luther Fletcher Parker.

7a. Garage. 1981. Non-Contributing.

There is a later free standing, two-bay, one-and-a-half story outbuilding (built 1981) that serves as a two

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car garage. It replaces a smaller garage which was moved to East Peacham. The roof is standing-seam metal, the foundation is poured concrete, and the siding is horizontal clapboard.

8. The McClary House, 791 S. Main 1860. Contributing

This 1860's house, built on a granite foundation, is a fine example of a later temple-front Greek Revival house with subtle and more vertical proportions. The central pedimented gable with full entablature is set above two-story paneled pilasters on the sides and free standing fluted Ionic columns in the center. The recessed facade behind features a post and beam surround, a paneled door with a louvered rectangular transom and full sidelights, flanking high-set square windows, and a central six-over-six window above. There are symmetrical one and a half story side-gabled wings on each side, shuttered six-over-six windows, full entablatures and flush-board siding on the front and side facades. The wings have a shallow set back from the two story main block, just the width of the small porch supporting the Doric columns. A square bay window on the south side appears to be original. A rear one- and- a- half- story rear wing connects the house to the barn in the manner of New England connected architecture. The north side of the addition has a six-over-six window, three small windows and a simple door opening to the side lawn. The south side has a matching six-over-six window, as well as door and three windows opening onto a sun porch. The attached barn has horizontal siding and two vertical sided sliding doors. Asphalt shingles are used for the roofing throughout.

The house was rebuilt by Silas Burnham for Ira McClary in 1860. Mr. McClary had a store in a small building to the south and slightly closer to the road. Part of the stone foundation can still be seen. As customary in that era, the store carried a selection of groceries, hardware, dry goods and patent medicines. Later the store was moved across the street and still serves as a garage. J.F.L. Richter clerked for McClary and in 1893 bought his inventory and opened a store of his own at Peacham Corner in what is now the Peacham Corner Guild. The McClary house was next occupied by two of the town's doctors, Dr. Keith and later Dr. Cobb.

9. Schoolcraft House. 769 S. Main Street. c. 1960. Non-Contributing

This side-gable house is a simple one-and-a-half-story half Cape. It was built on the site of a home that burned in 1952. The eastern facade has a hip-roofed entry porch with lattice walls and engaged benches. Pairs of six-over-six windows flank the central door. A sun porch with eight six-over-six windows and a French door as well as a small open porch was added to the southern side in the late 1980's. A further addition to extend the rear of the house was added in 1995. The house has a poured concrete foundation, horizontal clapboards, and a standing-seam metal roof. The additions have asphalt shingle roofing.

9a. Garage. c.1960. Non-Contributing.

There is a two story free-standing garage with an opening for two cars and a single door facing east. The

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facades have a variety of four-over-four windows with simple trim. The siding of the garage is horizontal clapboard, the foundation poured concrete, and the roof is standing seam metal. This structure does not contribute to the character of the district due to its age.

10. The Thorn House. 749 S. Main Street. 1824. Contributing

This five-by-three bay Classic Cottage has clapboard siding and simple trim in the plain frieze and corner boards. It rests on a stone foundation. The central entrance on the front façade has more elaborate Greek Revival detailing in the substantial pilasters and entablature surrounding the paneled door and full-length sidelights. There are also slightly pedimented lintels in the window trim, above the six-over-six shuttered windows. A shed dormer has been added on the principal facade over the three center bays. The roofing is corrugated metal.

The house has evolved considerably and is a good example of connected architecture. It includes the original cape, a kitchen ell, a back house, and a barn. The north wing is set back behind a covered porch with simple rail detailing. The fenestration reflects the changes to the house. The windows in the original house are six-over-six sash. The kitchen ell has six-over-six windows that were put in after a fire in 1952. The back house has new windows from the 1990's. The post and beam barn was built in the 1990's. It is clad in shiplap board and has a cement floor. The barn main entrance is mounted sliding doors with a hayloft door above. There are three windows on the south side.

This house was originally built in 1824 by store owner Franklin Fenton. In the early years many of the owners were merchants: a store owner, shoe maker, saddler and general tinker, who provided services in the village. From 1848 to 1858, Trustram Sanborn, a captain in the War of 1812, lived in the house. Among the old probate records is the will of Priscilla Jones listing the contents of this house where she lived 1884-97. She left her "black dress worn to Lincoln's funeral" to a niece.

In 1915 the house was purchased by the Thorn Family of Massachusetts. Carrie DuBois Thorn, born in Peacham in 1868, returned to the town with her husband, Walter Thorn, a retired druggist and their two daughters, Maybelle and Marion, came to Peacham with them. Walter Thorn served as Peacham Town Clerk 1925-45, and some towns' people remember taking the Freeman's Oath in the middle parlor of the house where he had a desk. During the Thorn years, several major changes were made in the house, including the addition of a bay window on the south side, a Victorian banister and updated staircase, the cape dormer, removal of a large barn attached to the west, enlargement of the front porch, replacement of the slant-eave window with a small vertical window and various other changes popular during the era.

In 1952 a fire in the neighbor's house jumped to the south, causing extensive damage to the Thorn House. This required the removal of the ell part of the house. This is when the second story above the kitchen and a shed dormer above the new shed were erected.

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10a. Schoolcraft Egg Farm 775 S. Main Street c1970 non-contributing

A chicken house on a concrete slab was once on the site of the present house. Around 1970, the chicken house was taken down and a one and a half story house was built in its place. There have been many modifications over the years. A full two and a half story addition with a deck was added in the 1990's. It faces east and serves as a studio and loft for the artist-owner. The original house is of horizontal clapboard with vertical siding on the gable end, four windows and a door to the north, three windows and a sliding door to the south. The attached garage is entered from the north. Roofing is standing seam metal throughout and the foundation is poured concrete.

The house was built in the 1970's as a retirement home for Clifton Schoolcraft and his wife, Mary. The view from the hill top is worth noting. This structure does not contribute to the character of the district due to its age, but its location well above the road at the edge of the district makes it unobtrusive.

11. Sanborn House. 752 S. Main Street. 1890. Contributing

This three-by-three-bay vernacular Greek Revival house is oriented with its gable front to the street. The house with its ell on the south side has simple proportions and trim, very little architectural detailing and a central brick chimney. The original field stone foundation was rebuilt in 2001 and parts were replaced by a concrete foundation. The roofing is standing-seam metal throughout. The gable front has a slightly asymmetrical entrance with a molded cornice and wide side boards. The rear entrance has a small canopy. The windows form a three-bay pattern on both the front and side facades, with one-over-one sash. There is a pair of windows in the gable above the entrance, and a gable dormer on the south side. There is no return on the eave trim. The boxed cornice has wide eave overhang on the gable end. The south wing has a newly constructed deck attached.

12. Methodist Parsonage. 780 S. Main Street. 1840. Contributing

This 1840 side-gable house is a five-by-two bay, one-and-a-half story Cape. The main house is built from bricks made in Peacham, set in common bond, and has substantial end chimneys of brick. The foundation is built with field stones and consists in part of ledge. The roofing is standing-seam metal throughout. The cornice trim is very simple and the entrance has a small rectangular transom. The house overall is another example of connected architecture. There is a large south addition from later in the 19th century, with a hip-roofed veranda and gabled dormer. The one-and-a half story addition has wood clapboard siding and one-over-one windows. There is also an attached post and beam barn with a single sliding door and a hayloft opening above. The building is now being restored to its original appearance.

The site first appears in a deed from Jonathan Elkins to David Mills in 1837. In 1839 Mills deeded the property to Samuel E. Merrill, and his heirs conveyed the land to Schuyler Merrill. In 1844 Schuyler Merrill deeded "the building lot and premises" to the Methodist Episcopal Society as a parsonage. The

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assumption is that the house was first built and then sold as a parsonage. Methodist ministers with families lived in the parsonage until 1920 when the church members decided to sell the building to Susan L. McLachlin.

13. Hazen Blanchard House. 398 Bayley-Hazen Road. 1849. Contributing

This clapboarded house, as with the Johnson House [#7] across the street, is a Classic Cottage with applied Greek Revival detailing. The main house features a symmetrical five-bay facade with windows flanking a central entrance door with three-quarter-length sidelights surrounded by incised pilasters. Above the door is a five-panel lintel. The original windows have been replaced by two-over-two windows. They have plain surrounds. Wide corner pilasters support a full entablature and a molded cornice, with shallow returns at the gable ends. There is a central brick chimney and the roofing is standing-seam metal. The house has a south extension that continues the Greek Revival details in the square columns of the colonnaded porch. The attached wing has a bay window on the gable end. There is a later rear ell with projecting porch.

14. Northland Telephone . 424 Bayley-Hazen Road. ca. 1960. Non-Contributing

This ca. 1960 one - story hip-roofed structure sits on a concrete foundation facing the Bayley-Hazen Road. The three-by-one-bay building has wide clapboard siding with corner posts. This structure does not contribute to the character of the district due to its age and function, but its simple design makes it unobtrusive.

15. Hobart House. 458 Bayley-Hazen Road. 1860. Contributing

This clapboarded house again reflects the use of Greek Revival detailing on a Classic Cottage. The foundation is field stone and concrete. The roofing is standing-seam metal throughout. The main house has a symmetrical five-bay facade with shuttered windows flanking a handsome recessed entryway with paneled reveals. The central entryway surround, featuring pilasters and a substantial entablature with molded cornice, is repeated in the overall facade trim, with its boxed cornice, full entablature with raking frieze, and paneled pilasters at the corners. The windows are a mix of one-over-one and six-over-six, and there is a slanted attic window on the north face. The house has a frame north extension, with a recessed porch and two gabled dormers. Its trim is simple. An attached two-bay shed on the north side with overhead doors opening into each bay extends the house further north. The elongated street presence is impressive.

The north extension was originally the store building across the street, which was owned by Ira L. McClary (#8) until 1893. The building was moved after John Christian Frederick Richter bought the contents of the former store. Early in the 20th century, the then owner of the house bought the store building and attached it to the north side of the house as a garage. Between 1905 and 1958 the house served as the Peacham Telephone Exchange with Alice Hobart as operator.

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16. Hobart's Barn, c. 1850. Contributing

Well below the road and between the Hobart House (#15) and the Goss House (#17) stands a substantial two-and-a-half story gable front barn. An enclosed high drive is forward of the front gable and spans most of the distance across this end. It contains large double sliding barn doors. The barn has vertical wood siding, and there are small windows on the south side and in the gable. An opening of wide proportions is hidden by the ramp, though some simple trim can be seen. There is a small side entrance on the north side with simple trim.

17. Goss House, 480 Bayley-Hazen Road. c. 1806. Contributing

This four-by-three bay, three-quarter Cape is a well preserved example of its type, with clapboard walls, simple trim, low eaves, substantial standing-seam roof, and large central chimney. The asymmetrical façade features fine twelve-over-twelve sash, eared window trim, and a recessed cross-and-bible paneled door with small multi-paned transom above. The trim is simple with shallow gable end soffits and a simple molded cornice on the front facade. The boxed cornice returns and plain cornerboards define the lines of the cape. The original cape features two bay sides in symmetrical arrangement and an original single-bay back ell gable extension. This has been extended further behind the building by a three-bay gabled wing, and over this a shed roofed three-bay addition. All have laid stone and rubble fill slab foundation. The understructure contains a garage and storage area, with a further rear extension of a second garage attached, flat roofed with patio structure above. All of this is accessed from the south side. Extension windows have plain trim and six-over-six sash.

This house built, probably before 1806, initially housed Samuel Goss who had an interest in The Green Mountain Patriot. In 1807, Goss deeded the house and barn to Clark Brown and Joel Walker, from whom it passed in 1827 to Josiah Bloss. In 1830, Bloss sold it to Josiah Shedd (#3), who rented the house and used the barn to house a cow, a horse, and the wagon used in his medical practice. At later dates, the house housed a shoemaker, a poor farmer with no land to farm, and a "single woman making do".

18. The Congregational Parsonage, 588 Bayley-Hazen Road. 1833. Contributing

This substantial two-and-a-half story five-by-four bay, gable-front, brick house was built in 1833 and is the only Greek Revival house in the village executed in masonry rather than wood. The brickwork is set in common bond, with the header course at every seventh row. The principal façade is a formal composition, with pairs of two-over-two windows flanking an entranceway with transom and sidelights on the ground floor, five equally spaced windows on the second floor, and a triangular attic vent set within a triangular brick recess in the attic story. There are molded box cornice returns and rakes, and the gable is surmounted by a symmetrical pair of brick chimneys. The south side façade is also formal and symmetrical, although less ornate, with a simpler central entrance with transom, and four windows on each floor. Window and door lintels are of granite and all windows have louvered shutters. The

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foundation is granite slab and there is metal roofing throughout. In traditional New England connected farmhouse style, there is a one-and-a-half story rear extension, with gabled dormer and shed roofed sun porch, and raised back house with connecting barn. The sun porch rests on wooden posts and has six one-over-one windows and simple window trim and corner boards. The barn is four bays with small window openings and doors at either extreme end with simple trim. On the north side the rear extension features one small lower floor window of nine-over-six, with sliding replacement window above on the ground floor. There is a side opening to paddocks and barn, gated and under the raised "back house" section.

Governor John Mattocks had this building erected of local brick from the clay bank in the Green Bay section of Peacham. The house was for Katherine, his daughter. In 1858, the Congregational Church bought the building for use as a parsonage, a purpose it served for more than 100 years.

19. The Varnum House, 604 Bayley-Hazen Road. 1872. Contributing

This three-by-two-bay, two-and-a-half story house is in the vernacular Greek Revival style. The three-bay-gable front has paneled corner pilasters supporting a molded cornice frieze, which returns and rakes up the eaves, but does not extend across to create a full pediment. The entranceway, on the north side of the three-bay facade, is also marked by molded pilasters and a full entablature, and has a recessed doorway with paneled reveals. There is a double entrance door. All of the two-over-two windows have substantial molded lintel trim and louvered shutters. A brick chimney was added to the front façade (probably in the 1930's) to allow for a parlor fireplace, and the central ground floor window shortened. A rear extension continues the trim details of the main house. The extension has three bays, is front gabled with a single door on the forward west façade, and has a central chimney. The molded window trim is absent in the addition.

The house was built in 1872 by Asa Skeelee who had had the previous house demolished. Both Skeelee and his wife died in late 1872. The house became the property of their son, John Hand Skeelee, a resident of Chicago who sold the property to John Varnum Jr. in 1876. Two generations of Varnums lived in the house from 1876 through 1955. John Varnum and his wife Frances Hand and family lived there; then their son John Hand Varnum and his wife Miriam Diamond shared the home with his mother, Frances, and two of his sisters, Jessie and Jennette. John Varnum Jr. and John Hand Varnum as well as Miriam, Jessie and Jennette served in positions of public service, including the Vermont Legislature (both men) and teaching (Miriam, Jessie) and postmaster duties (Jeannette).

John Hand Varnum was best known as a carver of butter molds, having apprenticed with James R. Kinnerson and then having bought Kinnerson's entire business in 1903. John's was a mail-order business and he kept his workshop in the back room of the top floor of the house for almost four decades. At one time, his name plate hung over the door.

During the 1960's under the ownership of the Willcoxes, part of the barn behind the house was leased to the United States Postal Service and became the Peacham Post Office, which operated there until April 1990.

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19a. Varnum House Barn. c. 1840. Contributing

Situated to the rear of the Varnum House stands a two-and-a-half story barn with gabled front, which becomes a three-and-a-half story structure to the rear. There is a single-story shed roofed forward attachment on the north side of the front façade, with a door. A small woodshed is attached to this shed. Vertical wood siding is used throughout. On the south side, there is a garage door inaccessible from the front of the barn, and a two-bay side façade with small four-paned windows. The barn has an asphalt shingle roof.

20. Choate Inn, 614 Bayley-Hazen Road. 1802. Contributing

The Choate Inn was built in 1802. It is a Federal style five-by-two bay, two-and-a-half-story house with a central brick chimney. It may have evolved from a smaller original given the slight asymmetry of the west-facing facade. A central entry door has a transom and three quarter length sidelights with flanking pilasters supporting a more recent pedimented door hood. It is flanked by pairs of six-by-six windows, and there are four irregularly spaced second floor windows above. There is a molded cornice with returns on the front and shallow soffits on the gable ends. There is a one and a half story rear extension with one ground level six-over-six window facing south and another above. To the north, there are three irregularly spaced six-over-six first floor windows and two evenly spaced six-over-six sash above. A basement garage is entered from the driveway on the north, with a west-facing deck built over the garage in the 1990's. The foundation is granite and the roof is metal.

The house was built as a law office for Governor John Mattocks in 1802, and was later occupied by William Mattocks, son of the governor and himself a lawyer. At one point, the house was used as a millinery shop and a shoe store. It is perhaps best known today as the Choate Inn. The Inn was opened by Miss Elsie Choate in 1931 and catered mostly to summer visitors. The Choate family occupied this house for more than 100 years, selling it in 1959 to the Wallace family who owned it for two generations until it was sold in 2002 to the present owner.

21. Burnham Tavern, 624 Bayley-Hazen Road. 1848. Contributing

This substantial three-by-three-bay, two-and-a-half story house, built in 1848, is in the vernacular Greek Revival style. The gable-front building has a molded cornice which rakes the roofline and the gable ends are fully pedimented. The plain frieze also rakes and there are plain corner boards. The well-detailed entranceway, on the south side of the three-bay facade, features substantial pilasters, a full molded entablature, and a recessed paneled entry door with full transom, three-quarter-length sidelights and molded trim with corner blocks. Six-over-six windows are evenly spaced and have louvered shutters. There is a stone foundation and standing-seam metal roof on the main house, with asphalt shingle on the south side rear addition. To the side are symmetrically placed windows with the upper story openings directly above the lower windows, but with a small central four pane window between. The rear addition

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has been modified several times. It too has a stone foundation. An upper window in the addition is twelve-over-twelve, the lower being six-over-six. A roofed shed has been attached to the gable-facing front of the main building. An enclosed screen porch sits atop this shed addition. Clapboard siding continues on all additions.

The original house located on this site burned. The current building was built by Silas Burnham who ran a tavern in the house. Julian Walbridge Rix, noted 19th century landscape artist was born in this house in December 1850.

22. Hooker House, 40 Old Cemetery Road. 1810. Contributing

This 1810 one-and-a-half story house is a three-by-two-bay half Classic Cottage with clapboard walls, stone foundation and asphalt shingle roof. Although a gable-front house with relatively steep roof pitch, suggesting Greek Revival influence, the simple entrance with sidelights is on the 3rd bay of the eave side, and the trim is plain. The limited detailing is focused on the entrance. The door is flanked by three-quarter-length sidelights and pilasters, and there is a small pillared entry porch with gable roof. The windows have two-over-two sash and plain trim with wide lintels. A south extension has a second entrance porch and a gable dormer above, and there is another gable dormer on a second extension to the south. Another wing to the east has a hip-roofed sun porch and intersects a shed-roofed dormer on the main house. Clapboard siding and simple trim are used throughout, and most of the windows have two-over-two sash with some six-over-six sash in the southernmost addition.

From 1883-1927 this was the family 'retirement' home when the Hookers retired from farming. Mina (Merrill) Hooker was the youngest child of Reverend David Merrill, Peacham's second minister. Other residents included a series of saddlers and tailors. More recent occupants were Pauline and Victor Killian who moved to Peacham in 1979. Victor was a well-known Hollywood actor; Pauline, who wrote movie and TV scripts was blackballed in the 1950's and while retired in Peacham, the Screen Writers Guild took on her case and won her a pension.

23. Livingston House, 70 Old Cemetery Road. c. 1820's. Contributing

This house, built originally for Lauriston Livingston, dates from the 1820's, and is a combination of two one-and-a-half-story Capes joined together but with different roof pitches. The more substantial Cape appears to have an original symmetrical five-bay facade, with pairs of windows flanking a simple central entrance. An additional bay has been added on the east side. On the west is a shallower-roofed and probably earlier half Cape, with a simple asymmetric entrance and two windows. All windows are marked by fine twelve-over-eight sash. A later shed-roofed porch with square columns links the two facades, and there is an early shed-roofed dormer above. All sections are clapboarded. The roofing is standing-seam metal. A recent garage addition extends at a lower level to the east. The foundation is new and made predominantly of poured cement and cinderblock.

This house was originally a two-family house. It was turned into one large house at which point the

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original barn was removed.

24. Guy House, 102 Old Cemetery Road. c. late 1800's. Contributing

This substantial three-by-two-bay, two-and-a-half story late 19th century house shows vernacular Greek Revival influence in the symmetrical gable front, wide corner boards, substantial cornice frieze, and restrained detail. The central entry has plain trim. The windows have two-over-two sash and louvered shutters. Later influences are seen in the hip-roofed porch on the main facade, with its scrollwork brackets and paired posts, and the two-story bay window on the west facade, which has three narrow one-over-one windows with plain trim. The main roof is standing-seam metal. There is a one-and-a-half story rear addition, with dormers, and a wood shingle roof. A further shed addition extends to the south, with plain trim.

Tirzah Guy was one of the early residents who gave piano instruction from this house.

25. Trustram dSanborn House, 41 Old Cemetery Road. 1840. Contributing

This 1840 house is a five-by-two bay, one-and-a-half story gable front Cape. The front gable facade has an asymmetrical entrance and simple two-over-two sash window. The late 19th century hip-roofed porch across this façade is one of the few examples in the village of late Victorian millwork, with its decorative turned posts and spindles. The only comparative example is next door at the Carrier House (#26). The west front has a central entrance in the five-bay façade. There is simple door, window, corner, and eave trim throughout. The roofing is corrugated metal. The house has a small wing and gambrel roof barn attached.

This house was built by Trustram Sanborn who served as Captain in the War of 1812, and as Captain of the Scotch Gray Rifle Company in 1842. He worked as a tanner without much success and dissolved his partnership prior to going to war. When he returned he married Lucinda Clark. When she died he married her older sister Hannah Clark.

26. Hutchinson House, 33 Old Cemetery Road. 1870. Contributing

This five-by-three bay, two-and-a-half-story house shows Greek Revival influence in the gable front orientation and some classical trim details. However, the trim is simple, with modest corner boards and door and window trim, and the molded cornice trim rakes and returns but does not form a full front pediment. The front façade is marked by a full-width porch featuring turned posts, spindles, and valence details, a kind of detailing common in surrounding villages but relatively rare in Peacham. The asymmetrical entrance on the five-bay west façade is flanked by wide pilasters supporting a full entablature. The early six-over-six and later two-over-two window sash have plain trim. The roof is standing-seam metal.

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This house was built by Charles Hutchinson, a merchant who sold flour, feed and grain in South Peacham. His wife, Kate Harriman Hutchinson became the librarian of the Peacham Library in 1909 where she served uninterruptedly for 25 years, almost equaling the tenure of J. Cowles. Her salary in 1930 was \$1 a day. She resigned in 1934, and was succeeded by Howard Hebblethwaite who rented this house for one year. The house was sold next to Bart Barrett who worked as a barber in town.

27. Peacham Library, 656 Bayley-Hazen Road. 1960. Non-contributing

Both parts of this building are of recent vintage but are built on the site where the original library was located. The main single-story building is of simple side-gable design, in a Colonial Revival idiom. There is a central door in the five-bay façade, flanked by pairs of windows with eight-over-eight sash. The entrance has a columned porch with gable roof. The most recent addition is of truncated hip-roof design with a belvedere at the peak and a colonnaded porch on the principal south and west facades. It also has a gable-roofed extension to the east. The openings in this addition are irregular. The finish throughout is clapboard, with simple trim at the door and window openings and at the corners and eaves. The roof is asphalt shingle.

Peacham village had one of the earliest circulating libraries in the state. In 1798 the Federal Library, the town's first library was chartered, but was short-lived. The Academy students in Peacham started the Juvenile Library Society on August 9, 1810 in order to prepare papers and arguments for a debating society. The library was incorporated in 1855. In 1854 Thaddeus Stevens, the well-known Abolitionist who had attended the Peacham Academy donated \$50 to the library if the townspeople would contribute \$150. Supported at first by subscriptions and quarterly dues, the library was not free. This first library was housed in the Peacham General Store (#36) and run by Mrs. Renfrew who received \$40.00/year for her services.

Reverend Williams bought the Kate Hutchinson store for \$500 in 1909 and the collection was moved across the street to the store building located on the site of the current library, and Ms. Hutchinson was named librarian. In 1910 the Caledonian Record wrote "this venerable Peacham institution has been a center of literary influence that has given the town a higher standard than that of towns without such influences"

In 1959 the old library was burned when a fire which had started in the adjoining Academy dormitory destroyed the store/library. Historical items and 3600 books were lost, ending this unique library/variety-store combination.

The new library, a one-story gable-roofed clapboarded structure was dedicated in 1960. Horace Gilmore, a local artist, left money in his will for a library addition and gallery space. The new addition was completed in 2001.

The building is non-contributing because of its recent construction.

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28. David Dana House, 680 Bayley-Hazen Road. 1810. Contributing

This substantial two-and-a-half story, five-by-two-bay house in the Georgian plan dates from 1810. It features a slightly asymmetrical five-bay façade with central entry, molded cornice returns and plain corner boards. There are flush soffits on the gable ends. The ground floor has a central entrance flanked by pilasters supporting a full entablature with heavily molded cornice. The slight asymmetry of the façade may suggest an evolution from a smaller original. There are five windows spaced relatively evenly at the second floor, and symmetrical two-bay end gable facades. All windows have replacement two-over-two sash. The house is built on a stone foundation and the roofing is standing-seam metal. The main entrance has an added gable roofed vestibule of recent vintage, with simple trim. An attached ell on the north contains a garage door, a central entrance door, and a single one-over-one window on its west façade, all with simple trim.

This house was built by David Dana (1777-1848). He was a blacksmith and shoemaker and did business from this house. Later residents included Irwin Hoxie, principal of Peacham Academy and his wife Agnes Goss Hoxie.

29. Williams House, 700 Bayley-Hazen Road. 1830. Contributing

This 1830 four-by-two bay three-quarter Cape has the low eaves, large roof, and central chimney typical of its type. The asymmetrical facade has an entrance door in the third bay with one window to the south and two to the north. The siding is clapboard and the trim is simple, with wide, plain corner boards and frieze. The eave detail, which overhangs the gable ends, has possibly been changed, as have the one-over-one window sash, the vertical-board shutters, the bracketed entrance hood, and the shortened south gable window. However, the house retains its early proportions and balance. The house has a stone foundation and an asphalt shingle roof. Parts of the foundation have been concrete enclosed.

The house was built by Dana as a 'dower house' (builder of #28) for his daughter. It served as a tin shop owned and managed by William Williams who manufactured and sold kitchen and other items called tin ware, but were of an expanded line including tin, copper, brass and sheet iron work. This business prospered from about 1845 until 1860, and was still open in 1880 when stoves were added to the line of products. In 1892, it was taken over by H. Miles, who gave it up two years later.

30. Kincade House, 720 Bayley-Hazen Road. 1810. Contributing

This appears to be a much-modified Cape from the 1810 period, with its side-gabled form, low-slope roof, and central chimney. Major changes, possibly in the 1870's, reoriented the house to the south. The original front facade on the west no longer has a central entrance, but a gabled bay window. The building is clapboard sided, with plain corner boards and six-over-one sash. The south facade, with an asymmetrical entrance, has received a hip-roofed porch, with the same scrollwork brackets and paired columns seen on the Guy House [#24], the Craig House [#39], and the Bradlee House [#44]. The rest of the trim is simple, with plain corner boards and frieze. Attached is a gable-front small barn. It has vertical wood board

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siding, three bays including large door, simple trim and a metal roof.

Timothy Cowles noted that this house was "occupied by a Kincade, who left Peacham about 1824. Then bought by D. Dana, various occupants until Abel Walker got it". It was the home of Martha Jennison and her four daughters from 1917-1945.

31. Abiel Blanchard House, 897 Bayley-Hazen Road. 1789. Contributing

This imposing Federal-style, clapboarded house from the late 1700s has the same square shape, two-story form, and hip roof seen on the Governor Mattocks House (#1). The original proportions of the principal facade have been modified by the late 19th or early 20th century addition of a full width Colonial Revival style veranda on the ground floor, with simple turned Tuscan columns, and a central balcony above with clustered corner columns, full entablature and a pedimented gable. The original house facade behind the veranda has, on the ground floor, an imposing central entrance door with half-length sidelights, flanked by paired windows, and, on the second floor, a central window converted to a balcony door, and a similar set of paired windows on either side. There are paneled corner pilasters, molded cornice and frieze. The fenestration is one-over-one windows throughout. The side facades have paired windows below and single windows above. There is a gabled entrance on the north side. The foundation is stone and the roof is asphalt shingle. The symmetry and formality of the house is set off by the large sweeping lawn. There are sheds and a large 19th century barn. (# 31a).

Abiel Blanchard, who settled in Peacham around 1789, built or had built for himself and family "The Home Farm" which consisted of the building and 100 acres. The house remained in the Blanchard family until 1888, when it was sold to Ashbel and Moses W. Martin, including the then 98 acres. The other two acres had been deeded to the John Blanchard House (# 32). Martin added the barn. Martin was a church deacon and trustee of the Academy. In 1942 it passed to Claude Field. Farming remained the chief occupation until 1974, when Leslie and Lois Post became its owners.

31a. Blanchard Barn. 1888. Contributing.

An imposing four story front gabled six-bay barn sits beside the Abiel Blanchard house. It is forty-six by 100 feet. Built in 1888 by Moses Martin on the site of an earlier barn, it was at that time the largest barn in Peacham. The post and beam bank barn sits on a stone and poured concrete foundation. It has vertical wood plank siding, metal roof, and minimal trim. A pair of large sliding barn doors is located in the front gable. There are five symmetrical side windows and two ells, each gabled, the further one a one-and-a-half story and the forward a smaller one story, each with entrance and simple trim. The barn is the focal point as one enters the village from the north, as it sits high above the approaching road.

32. John Blanchard House. 819 Bayley-Hazen Road. ca. 1869. Contributing

This house has evolved considerably from a relatively simple but substantial two-and-a-half story, three-by-two bay, gable-front structure with Greek Revival influence. In the 1950's the house was moved from a

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location closer to the road to its present location. At that time a new concrete foundation was built. The roofing is standing-seam metal except over part of the porch and the garage, which are asphalt shingle. The ground floor has been extended to the front and side by an enclosed porch and a lower two-story, gable-roofed wing connects the house to a large gable-roofed, two-bay garage. There are boxed cornice returns, and the house features simple corner boards and frieze. All the windows are replacement eight-over-eight sash except the porch which has single pane sliding windows. The sun porch door has a recent semicircular transom and is wood shingled below the windows. Originally horizontal wood siding was used throughout, which is now covered by aluminum siding. As with the Blanchard House [#31], the home is set back with a large sloping lawn.

The two acres of land on which the house stands were taken from a larger one-hundred acre tract that belonged originally to Abiel Blanchard (#31), one of Peacham's early settlers. The building has been transformed several times and the Peacham grand lists record a succession of owners and different uses. The original owner, John Blanchard, sold the house soon after it was built. Early in the 20th century it served for more than two decades as the home for John K. Williams, retired pastor of the Congregational Church. In the early 1930's Clarence and Mary Kinerson Esden opened their residence to summer guests. Named the Elms, their small summer hotel closed in 1950. Between 1967 and 1972 the house was owned by Peacham Academy. After the Academy closed the house was sold to the present owners.

32a. Barn. Late 1980's. Non-Contributing

West of the John Blanchard House is a 16x24 one-story clapboard-sided barn. It has a dirt floor and standing-seam metal roof. There are two windows on the east and west sides and a sliding door in the rear. It is non-contributing because of its recent construction.

33. Mary Calder House, 719 Bayley-Hazen Road. 1880. Contributing

This house is a modified one-and-one-half story, two-by-five-bay gable-front design that reveals the vernacular Greek Revival influence prevalent in the village. The detailing is very simple, however, and the main entrance is on the eave side, in the centre of five symmetrical bays. The raised eave above allows small rectangular side wall windows in the knee wall of the second floor. The east front facade has a bay window and a single window at the ground floor, and symmetrical windows above with a smaller two-over-two window in the gable. The east and south facades are tied together by a simple hip-roofed Colonial Revival wrap-around veranda, with turned columns above a closed rail. The horizontal wood siding is carried through on the back shed extension. The house has cornice returns, plain corner boards and frieze, and metal roof throughout. A gabled one-and-a-half-story shed addition has a single simple entrance and window on the north side, and a central chimney and a sliding barn door on the south side. It has a further open shed-roofed extension, single story, with two small square windows on the north side.

This house appears to have been a place for 'genteel old ladies'. It is noted that a Miss M. Calder, a milliner, lived here. Later Ashley Munger and his wife Bertha Pollard Munger lived here and he ran a meat cart, as well as being the mail carrier.

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34. Bean House, 679 Bayley-Hazen Road. c. 1970. Non-Contributing

This recent home is in a compatible side-gable Colonial Revival style, in this case with attached garage. The house has plain corner boards, cornice returns, and narrow window trim. The front façade has a picture window with four lights flanking each side on the south, a central door with bracketed hood in the centre, and a pair of six-over-one windows on the north. The garage addition to the north features two symmetrical six-paned windows facing the street, double garage doors on the north, and six-paned windows in the gable. The house has a poured concrete foundation, an off-centre chimney, and an asphalt shingle roof.

It is non-contributing because of its recent construction.

34a. Bean Barn. c.1970. Non-Contributing.

An older single story barn sits behind and to the north of the house. It is side gabled, with three bays, the central bay containing large hinged doors and a fixed six-paned window. The barn has plain corner boards, horizontal board siding and a metal roof.

35. Thomas Eastman House. 665 Bayley-Hazen Road. 1852. Contributing

This gable-front, two-and-a-half story clapboarded house was built in 1852 in a vernacular Greek Revival style. There is a stone foundation, and the roofing is standing -seam metal. The plain wide corner boards support a frieze and molded cornice, which is carried across the front to create a fully pedimented gable. The handsome entranceway is on the south side of the three-bay facade. It features a recessed doorway with louvered transom and full-length sidelights, and paneled reveals, and is trimmed with paneled pilasters and a full entablature with molded cornice. The windows have simple trim and six-over-six sash. The ground and second floor windows on the south side facade, nearest the front, have been filled in but with the trim left intact. A back entrance features one of the scrollwork-bracketed door hoods found throughout the village, dating from later in the century. The attached one-and-a-half story rear wing has six-over-six windows and extends west with an attached two-bay garage, which originally had been a small carriage shed.

This was the site of the White House Tavern at Peacham Corner, owned by John Mattocks and leased to Timothy Hall in 1810. John Mattocks sold the "Tavern House & buildings" to Isaiah Silver in 1821. (Silver was elected High Sheriff and then moved to Montpelier). In 1829 John Mattocks bought the property back and then resold it a year later. The tavern was destroyed in a fire in 1851. In 1852 Thomas Eastman built the house now standing on the "Tavern Stand" lot. The house was later known as "the Faculty House". Charles Albert Bunker, principal of the Peacham Academy between 1867 and 1896 and his wife lived there until his death in 1932. Ralph Page, who lived here in the 1980's, was the last person in Peacham to make horse drawn sleighs and buggies.

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35a. Carriage Barn. 1974. Non-Contributing

Built on land to the rear of the Thomas Eastman House, the gable-roofed two-bay carriage barn was originally a carpenter's workshop. The rectangular structure is built on a concrete foundation and has a corrugated metal roof. It is clad with textured tongue and groove siding. Because of its recent construction it is non-contributing.

35b. Barn. 1968. Non-Contributing

Built to the west of the carriage barn, the one-story, two-stall horse barn was built in 1968. Built on a concrete slab, the roofing is asphalt shingles, and the barn is clad with wood siding. Because of its recent construction it is non-contributing.

36. Peacham General Store, 641 Bayley-Hazen Road. c. 1824 and 1870. Contributing

This 1870 clapboarded building is the major commercial block in the village, and is of T-shaped design presenting a gable front as the primary facade with a recessed colonnaded porch. The style is related to the Classic Cottage idiom of some of the earlier village homes, with its gable roof, simple massing, and plain trim, but with a gable front reflecting the Greek Revival tendencies of the mid-century. The slightly asymmetric entrance door is flanked by large twelve-over-eight 'store front' windows, with additional matching windows on the south side facade. The stem of the T extends to the north, with a covered porch, and has additional doors and eight-over-eight store windows. The upper floor has smaller six-over-six windows, with single six-paned sash in the small windows of the second-floor knee wall. The trim details are very simple, with squared timber posts and brackets, and plain corner boards and eave trim. Later additions include a dormer and bay window on the south face. Connected to the north wing is an earlier house (#36a).

The first store was built circa 1824 by Barnes Buckminster for William Wheeler who was a store-keeper. It was later sold to John Mattocks. There were stores at either end of the building and in between a pathway leading to the horse sheds behind. But in time they pathway was covered over and became incorporated into the structure. Throughout its history this series of buildings has served the community as shoe shop, general store, and at one point housed the post office. It was also the terminus for the stage from the railroad at Barnet.

36a. J.O. Cowles' Apothecary Shop, 643 Bayley-Hazen Road. c. 1824. Contributing

This structure, which is attached to the Peacham Store (#36) was actually constructed originally as a stand-alone building. It is in the vernacular Federal style and is a simple side-gable, three-bay, two-story design, connected to the main store building by a covered porch. In addition to serving as a store for many years, it became the Peacham Town Office from 1936-85 with the attached structure to its north being used as Town Garage and Fire Department.

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37. Green Mountain Patriot, 38 Church Street. 1796. Contributing

This is a five-by-two-bay, one-and-a-half story three-quarter Cape with relatively low eaves and a central chimney. The somewhat asymmetric facade has a central door with small transom flanked by pairs of windows with molded window trim. The other house trim is simple. Later additions include a well-detailed gable roofed front entry hood with scrolled brackets, from the late 19th Century; a similar side entry hood from the 1970's, and a shed dormer with four symmetrically placed windows from the 1940's. The two-over-two sash throughout replaces the original small-paned sash and may date from the time of the new entry hood. There is a low rear extension built of vertical wood siding. Three vertically paned windows and a sliding double door are framed with simple trim. Seamed metal roofing covers the house and extension.

On February 23, 1796, Samuel Goss purchased the land and erected a printing house. Two years later, in 1798 Amos Farley and Samuel Goss, who were friends, published the first newspaper in Caledonia County, The Green Mountain Patriot. The newspaper continued for little more than ten years, issuing a total of 510 copies, as well as publishing pamphlets, an almanac, and Alexander Pope's Essay on Man. On September 26, 1799, Peacham's first Post Office was opened and located at the Farley and Goss printing office. Amos Farley was Peacham's first postmaster from Sept. 26, 1799 until 1802. Samuel Goss followed as its next postmaster from 1803-1807. The house was sold to Ellen Boynton Watts (around 1881). She was the widow of Civil War veteran Isaac N. Watts, and was herself a Peacham schoolteacher. The house remained in possession of the Watts-Choate family until 1915. Elsie A. Choate bought 'the cottage' in 1916 and is remembered for her teaching, playing the church organ, running the Choate Inn (#20) and collecting material for a Peacham history. Elsie boarded visitors at the Annex. In 1859 it was purchased by Edward D. Somers. He sold it soon after to Louise Kendall Hardy Gottfried and her daughter, Nancy Parker Gottfried Bundgus.

38. Congregational Church. 56 Church Street. 1806. Contributing

In 1794, the 39 members of the Congregational Church raised the funds to build a meeting house. Edward Clark, who had built the church in nearby Newbury, was selected as architect and builder. He constructed a sixty-two foot long by forty-eight foot wide simple gable-roofed structure with an attached one hundred foot high bell-tower. It was completed in 1806. It was originally sited at the top of the hill (#50) next to the original Academy building. In 1844 it was moved down the hill to its current site, and refashioned in the Greek Revival style. The building is constructed on a grade and has a stone foundation. The roofing is asphalt shingles. The enclosed portico and steeple were entirely new, and the rest of the building was resided with paneled pilasters. There are molded cornice rakes and returns, and the corners below the pilasters are adorned with rusticated wood quoins. The fenestration on the ground level is a mix of one six-paned window and five six-over-six windows on the west side and four six-over six windows on the east side, where there is a protective entrance canopy over a side entrance. It appears that on the main Church level the original and finely detailed twelve-over-twelve window sash were preserved and reused, including their original glass. The portico was built with matching paneled pilasters but only modest eave returns, allowing a central window lighting the stairs to the balcony. The tall paneled entrance doors are

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flanked by two narrow nine-over-nine windows and are surrounded by molded pilasters and entablature, and the windows have molded lintel trim. There is a rear entrance with a handicap ramp and a small maintenance room. The steeple has a clock-tower base, with flush board trim and a substantial molded cornice. The 3-stage open bell tower rises internally from the center of the portico. The first stage is clad in horizontal flush boards with vertical flush boarding surrounding the clock face above. The open bell tower has paired Italianate openings, a turned balustrade, and a bevel-block frieze at the cornice. The third stage is an octagonal asphalt shingled spire reaching to a turned finial and weathervane. The "Revere bell" is the 383rd of 398 cast originally at the Revere Foundry in Boston. The bell was recast in 1848 because of a crack. The church spire is visible from the surrounding hills and valleys, and remains to this day the dominant element in the overall visual landscape of the village.

39. Craig Farm, 94 Church Street. c. 1860. Contributing

This 1860's one-and-a-half-story clapboarded farmhouse, with five-by-two bays, is in a vernacular Regency style, with the slope of the main house roof curving gently out to enclose a broad wraparound veranda. The veranda features delicate paired columns with scrollwork brackets. The roof form is punctuated by two symmetrical, hip-roofed oriel dormers, and a central chimney, and is covered with standing-seam metal roofing. The recessed ground floor facade has a central doorway with transom, flanked by pairs of windows. The windows are a mix of two-over-two and one-over-one sash, and the trim is simple throughout. There is an east extension, with simple trim, and a west shed connection to a large vertically-sided timber-framed barn complex. The front portion of the barn is gable-roofed with a west-facing gabled dormer; the rear later portion is gambrel-roofed. The roofing is sheet metal.

In 1807 the property was deeded by Samuel Goss, publisher of The Green Mountain Patriot, Peacham's first printed newspaper, to Ezra Carter, the first principal of the Caledonia Grammar School. In time it was owned by physician William Scott; Robert White (1813), Ashbel Goodenough (1817); John Goodenough, son of Ashbel who received the property by warranty deed from his father; William Steele, blacksmith from Glasgow, Scotland who received the property from Orman P. Hooker. In 1912 Archibald Steele, youngest of William Steele's seven children sold the farm to J.H. Craig.

The Craig family sold it to the current owners in 1960 and it continued until recently, as the last working village farm in Peacham Corner.

40. J.M. Martin House, 132 Church Street. 1870. Contributing

This 1870's one-and-a-half-story, clapboarded house, built for John Marshall Martin, a storekeeper, is similar in period and style to the Peacham Store (#36), with a basic T-shape plan featuring a gable front with a recessed colonnaded porch, extending as a covered porch across the adjacent wings. The gable fronts reflect the influence of the vernacular Greek Revival style. The trim is simple, at the openings, the corners, and the eaves. The porches have been enclosed, as sunrooms and screened porches, with vertically-sided lower walls. The rest of the house has horizontal siding, and the roof finish is standing-

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seam metal. Some of the windows have their original six-over-six sash; others have replacement one-over-one sash. The primary orientation of the house is east rather than south, towards the road. On the north side are sheds which connect the house to a barn with vertical board-and-batten siding. A double sliding door is hung from a metal runner, and there are three single-paned windows with simple trim and a six-paned window under the gable. The east side of the barn has four single-paned windows above the side door and a single-paned window to the right of the door. The trim is simple and the roof is standing-seam metal.

41. Carter House, 150 Church Street. 1797. Contributing

This early 1797 house evolved to become a substantial four-by-three bay, two-and-a-half-story, clapboarded dwelling in the Federal style. The asymmetry of the facade reflects its evolution from a smaller one-and-a-half-story dwelling, extended both eastward and upward with later modifications. The front facade at the ground floor level has an off-center vertical board door with transom, flanked by one window on the west and a pair of windows on the east. The upper story has two sets of paired windows. There are later two-over-two sash with rectangular wood lintels throughout except at the twelve-over-twelve attic gable-end windows. The trim is simple with wide corner boards, a molded cornice at the front and shallow soffits on the gable ends. The featheredge horizontal wood siding is early. A hip-roofed veranda has been added across the front facade, possibly in the 1870's with simple chamfered posts. The east facade shows five windows and a small three-over-three sash. To the west there are five windows with two-over-two sash. The house has a one- and- a- half- story rear extension and sheds connecting the house to a small barn with early six-over-six windows and horizontal siding. The attached timber frame two-story barn was disassembled and moved from a site in southern Vermont in the 1970's. The roofing is standing-seam metal throughout. The foundation is granite in the main house and a mix of concrete and stone in the outbuildings.

The house is named for Ezra Carter who was appointed by the Trustees of the Caledonia County Grammar School as its first preceptor. A graduate of Dartmouth College, he was paid in 1797 the annual salary of \$333.33. At one time the house was the home of Ziba Johnson, father of Leonard Johnson, an activist in the anti-slavery movement. Leonard believed so strongly in the cause that he became engaged in a heated argument, used un-churchly language, refused to apologize, and was suspended from the church. In later years Leonard lived at the house located on Main Street (#7). In the early 1900's while the house was occupied by Mary Stevenson Craig's family, the barn burned.

42. Peacham Fire House, ca. 1830's and 2001. Non-Contributing

This fire hall is comprised of two gable-front elements, an early 19th century building on the west and a very recent but similar building on the east, with a small connecting corridor. The earlier building has wide cornerboards and a substantial return on the boxed cornice trim. The front facade has a large garage door with a flanking pedestrian door and a single gable window. The side windows have been boarded over. The roofing is standing-seam metal. The new building and the link have similar materials, proportions and detailing.

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This building was originally the Peacham Corner School, District #1. It was deeded to the School district in 1835 by Chester Bloss. In 1858 the school register showed 45 students from ages 4 - 18 years. It was closed as a school in June 1933. Kate and Dan Hawkins, wards of the town, lived there for a period in the 1940's. In 1949 the School District conveyed the property to the town of Peacham and the town used it as a town garage. The Fire Department moved to the School House Garage in 1974.

In 2001 extensive additions were made to hold the expanding fire equipment necessary for the town. This building does not contribute because it now reflects its use as the fire station and is no longer legible as a one-room school house.

43. Erastus Kellogg House, 110 Macks Mountain Road. 1797. Contributing

This three-by-three bay, one-and-a-half story, clapboarded Cape dates from 1797, and as with other early houses, evolved over time to its present shape and size. The roof is covered with asphalt shingle and the house rests upon a stone foundation. The early 19th century part of the house includes the main side-gable form, with its front west facade marked by an entrance door flanked by a single window each side, and its side south facade marked by irregularly-spaced ground floor windows and symmetrical second floor windows. The trim is simple with plain cornerboards and frieze and the windows have six-over-six sash. Later additions include the rear extension, the five-bay shed dormer on the front, the brick end wall chimney, and the bracketed gable-roofed entrance hood. The one-car attached garage to the north was added in 2002. It has a gable roof with asphalt shingles and rests on a concrete slab.

The house was built by Erastus Kellogg in 1797 to be used as a tailor's shop. He bought the land from Abiel Blanchard. It was bought in turn, by another tailor, George Walton (1803) who used it as his shop. Other owners included John Buckminister, blacksmith and William Scott, physician. In 1840 the property was sold to Ruth Gilfillan. She came into conflict with the Peacham Congregational Church pastor, Leonard Worcester, so she bequeathed the property to the Presbyterian Society of Ryegate.

44. Bradlee House, 154 Macks Mountain Road. early 1800's. Contributing.

This large two-and-a-half-story Greek Revival three-by-three-bay gable-roofed house dates from the early 1800s but exhibits modifications from later in the 19th century. The original house had twelve-over-eight window sash still visible in the rear addition and on the north facade and attic gables of the main house. The west facade of the two-and-a-half story main house, which faces the street, is approximately symmetrical, with three bays of paired windows on the second floor, and matching windows on the ground floor except for a bay window in the center where one would expect an entrance. The main entrance is through a porch across the full width of the south facade, which has a hip roof, chamfered posts, and scrollwork brackets similar to those of other village houses. The corners are marked by imitation stone quoins on the main facade, there is saw tooth fascia trim on the bay window, and there is relatively simple trim elsewhere around the windows and at the eaves. The house has a substantial set of rear additions and sheds, and an attached barn.

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This house was originally built by Benjamin Livingston for Nehemiah Bradlee. It was then owned by his daughter, Louisa Bradlee who bequeathed it to Mary Bailey who in turn sold it to Arthur Todd in 1924. Todd and his wife, Martha Gaddis Todd, gave the Methodist Church building (#57) to the town for 'social purposes'. The Todds came from Chicago where she was instrumental in Jane Addams' Hull House.

45. Shenk House, 206 Macks Mountain Road. 1960. Non-Contributing

This recent home is a modified one-and-a-half story Cape design with attached garage. It faces south west and lies parallel to the road. It has a clapboarded five-bay façade to the road, and a series of large picture windows to its rear facing towards the village. It has an asphalt shingle gabled roof. It is non-contributing because of its age. .

46. Hillcrest Lodge, 320 Macks Mountain Road. 1908. Contributing

This two-story shingle-style cottage dates from 1908, and was the first summer residence in the village. Its Arts and Crafts idiom reflects the popularity of that approach for seasonal homes. The house is T-shaped in plan, with the cross part of the T forming the principal facade, fronted with a large veranda oriented to take advantage of the view to the south and east. The cottage is gambrel-roofed, with integrated dormers. The main facade has triple windows flanking an off-center entrance door, with a later sunroom on the east side. The other facades have irregular window placements. Both roof and wall finishes are cedar shingle and the rustic look is accentuated by a large fieldstone fireplace on the west gable. There is a more recent flat-roofed, shingle-sided garage.

Miss Genevieve Prentiss, a nurse, bought the five-acre piece of land on Mack's Mountain Road in 1906. She and her brother built the house in stages and named it Hillcrest Lodge. It was run as a summer hotel for people who were elderly or in poor health who wanted 'fresh food and fresh air'. It was sold in 1931 to Professor Edwin C. Kemble, father of the current owner to whom it was passed at his death in 1984. Professor Kemble, like many other East Coast Professors came to Peacham after WW II to buy land and summer homes in this bucolic setting.

46a. Hillcrest Lodge Outbuilding. 1908. Contributing.

Built at the same time as the Lodge, this small shingle-style building began as an L-shaped building. It too is of the Arts and Crafts Idiom. In the 1930's the building was 'squared out' to form the current rectangular structure. It has cedar shingle sides, a gabled roof, and entry on the east and a large five-by-five paned window facing south to the view and the village. It has functioned as a ping-pong game room since the 1930's.

47. Johnson Bungalow, 355 Macks Mountain Road. 1912. Contributing

This house, in the Craftsman bungalow style, was also built as a summer residence and oriented

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perpendicular rather than parallel to the road to take advantage of the major views to the south and east. Originally built as a one-story building, it is now a two-story residence with a large hip roof curving out to cover the wrap-around veranda. The veranda has simple turned columns, clustered at the corner. The facade behind has a central entrance door with a triple window on one side and an enclosed sun porch on the other. The roof is covered with asphalt shingles and is punctuated by one large and five small gable-roofed dormers that were added in 1978. It has a large chimney. The siding is wood shingle, with simple trim.

47a. Johnson Garage. 1912. Contributing.

The matching garage building built at the same time as the bungalow sits to the northeast of the house. It too faces south like the house and sits at an angle to the road. It is a simple rectangle with gabled roof, shingle sides and with a single large door facing south. The roof is covered with asphalt shingles.

This house in addition to the land on which Clover Hill Studio (# 48) stands was once part of the Scott Farm.

48. Clover Hill Studio, 275 Macks Mountain Road. 1963. Non-Contributing

This recent two story home follows the pattern of the earlier summer residences in its orientation to the views to the south and east. The house lies perpendicular to the road, with the entrance to the north. It is cedar shingled with a gable roof covered in standing-seam metal. The foundation is newly poured concrete. The Clover Hill Studio was the home of Horace and Helen Gilmore, two artists who retired in Peacham. He was a strong contributor to the town and left money in his will for the library (#27) to build a gallery to display his works. The original cape structure was substantially rebuilt and expanded in 2001 to include a large screened porch to the south west, a new entry way to the North, and an office and an attached two car garage to the Northeast.

It is non-contributing because of its recent construction.

49. Scott Farm House, 147 Macks Mountain Road. 1810. Contributing

This 1810 gable-roofed home is a one-and-a-half story, six-by-two bay Cape. It faces towards the Common, the original village center, and turns its side facade to the present road. The original portion of the front façade has a central doorway flanked by symmetrical pairs of windows. A subsequent expansion to the west added a sixth bay. The side facade has irregularly spaced windows, and extends across the kitchen wing. Most of the windows have replacement one-over-one sash. Some six-over-six sash occur in the later shed dormer along the south façade. The trim is simple throughout, with a molded cornice on the principal eaves and flush soffits along the gable rakes. There is a central chimney, and a second original chimney at the junction with the kitchen wing to the north. Additional sheds connect the house to a small vertically-sided timber-frame barn. Another vertically-sided outbuilding sits apart from the house to the north. The roof is asphalt shingle, and the foundation is granite with crushed stone.

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This house was built by Nehemiah Bradlee for Scott. Other owners included Judge Charles Carr, Charles Field, a German Professor, and Helen and Tom Larson.

49a Scott Farm Barn. 1810. Contributing

This timber frame barn is a simple gable-roofed structure with vertical board siding. It has a single large barn door at the north-east gable end.

50. The Peacham Common. Academy Hill/Macks Mountain Road. c. 1790's. Contributing

Some time in the 1790's the Common was established, probably as part of the grounds in front of the Academy and church. In 1844 the Academy erected a new building in the center of the village. In 1846 the church was moved down to the Peacham Corner. In 1869 a monument was erected to Peacham veterans of the Civil War. This granite obelisk on an engraved granite base is surrounded by a wrought and cast-iron fence of the period, manufactured by the Champion Iron Fence Company of Fenton Ohio. The monument is now dedicated to Peacham veterans of all wars and contains 43 names engraved on its cenotaph. Since the end of the nineteenth century, the Common, which covers less than one acre, has remained open grassland and has been used for children's games, especially during 4th of July celebrations, the annual Memorial Day service, square dancing, occasional church services, and often simply as a parking lot.

51. Peacham Cemetery. ca. 1811. Contributing

This cemetery, with its stand of mature white pines and dramatic hilltop setting, is Peacham's primary cemetery and it is still in use today. In 1811 Ephraim Weston deeded land for the cemetery. When first laid out, the cemetery was adjacent to the Congregational Church; after the removal of the church building to its present site near the Corner, it expanded slightly onto the original building site. The Cemetery encompasses about 15 acres, and grave sites are laid out in rows from the north side to the lower south section. It contains a mix of marble and granite tombstones and grave markers from throughout the 19th and 20th Centuries, with some cast- and wrought-iron railing enclosures. Many of Peacham's early settler's are buried in the cemetery as are its most prominent citizens Governor John Mattocks and William Chamberlin. Many of Peacham's men who died during the Civil War are buried in soldiers' graves in the Peacham Cemetery. Also buried there is George Harvey, born in Peacham, who served as the American Ambassador to Great Britain during the Harding Administration.

51a. Peacham Cemetery House. early 19th. Century. Contributing

This small gable-roofed shed was built originally to house the hearse. It has a stone foundation and an asphalt shingled roof. There is a large door opening facing the Common. Today it is used as a small tool shed.

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52. George Cowles House. 35 Academy Hill. 1938. Contributing.

This home is a low-sloped, hip-roofed, single-story ranch-style house with horizontal aluminum siding. Most of the roofing is standing seam sheet metal. George Cowles, an architect from New York designed and built the house in 1938 as a summer residence. Since then the house has been modified and most of the original ornamentation has been removed, but it retains several decorative windows. In its current form, the house has a central east-west axis with two projecting bays to the north enclosing a porch with simple bracketed posts. This porch and a garage extension to the west were added in the 1980s. There is a square window over the garage entrance with decorative surround. Other windows are varied: there are simple one-over-one windows, pairs of small one-over-one sash forming a square, and larger multipaned windows at the corners. The trim is simple. There is a small prefabricated garden shed on the right side of the house.

53. Birdsall House. 185 Academy Hill. ca.1990's Non-Contributing.

This recent home is a small one-and-a-half story building in a simple Colonial Revival style in the form of a three-quarter Cape. The main façade, perpendicular to the road, faces east. The front door is in the third bay to the north in the four-bay façade. The window sash are six-over-six. The building has a concrete foundation, clapboard siding, simple trim, and asphalt shingle roofing. It is non-contributing because of its recent construction.

53a. Garden Shed. ca.1990's Non-Contributing.

On the east side below the Birdsall House is a small one-bay, clapboard-sided garden shed. It sits on a concrete slab and the roofing is asphalt shingles. It has a wide door on the front of the shed. It is non-contributing because of its recent construction.

54. Coffin House. 153 Church Street. 1820. Contributing.

This early village school building from 1820 is a simple three-by-three-bay half Cape, with a smaller side-gable wing. The main building facade has a handsome entranceway at the west bay, with a six-panel door surrounded by full transom and sidelights and pilasters with molded cornice, and a pair of windows at the east bays, with early twelve-over-eight sash. The trim is simple, with a molded cornice trim on the principal eaves and a flush soffit on the gable rake. The building is finished with featheredge horizontal wood siding. The wing has a simpler entrance with paneled door and two additional twelve-over-eight windows. The stone foundation was rebuilt in 2001, and the building has a metal panel roof

In 1800 the village inhabitants established five school districts. This building was originally Peacham's second school house. It was used as a school until the third school house was built in 1835. The building was purchased by Ashbel Goodenough in 1835 and used for storage. Forty years later, Leonard Varnum bought it to use for a shop where he built coffins, hence its historical name, "Coffin House". In 1929 Professor Ernest L. Bogart, a summer resident and author of Peacham's history, purchased the building for

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use as a guest cottage. His daughter, Eleanor B. Pilcher donated it to the Peacham Historical Association in 1958.

55. Bohlen House. 121 Church Street. c. late 1970's. Non-Contributing.

This recent gable-roofed home is a one-and-a-half story Colonial Revival house in the style of a three-quarter Cape. The entrance is in the third bay to the west of the four-bay façade. The windows have one-over-one sash. The siding is clapboard, the trim is simple, the foundation is concrete and the roofing is asphalt shingle.

It is non-contributing because of its recent construction.

55a. Garage. c. late 1970's. Non-Contributing.

The matching two-bay garage building is linked to the Bohlen House by a small wooden walkway. The clapboard-sided garage sits on a concrete foundation and the gable roof is covered with asphalt shingles. On the east side of the garage is an attached wood shed.

It is non-contributing because of its recent construction.

56. Goodenough Blacksmith Shop. Church Street. 1820. Contributing

This early 1800s building is one of the few surviving industrial buildings in the village. It is a simple gable-roofed building with brick walls on a stone foundation. Much of the early detailing was conserved or reproduced during a restoration program in the 1990s. The east facade has a large double door entry with diagonally-boarded doors on large iron strap hinges. It is flanked by high windows with eighteen-light sash. The north facade, facing the road, has a simple vertical board door to one side, and two additional eighteen-paned windows, with a small 4-paned attic window above. The roof is covered with cedar shingles with cedar ridge boards that were applied in 2001, and there is a hollowed log eaves trough above the large entry. The brick is the small hand-pressed brick typical of the period, and most were made in north Peacham. The original masonry is laid in irregular common bond. During the recent restoration additional old bricks from the area were used to rebuild the rear wall.

In 1820, Ashbel Goodenough, long time Peacham blacksmith, ferrier, and inventor built and completed what was known as the Brick Blacksmith shop or at least that is what Ashbel called it. In 1847, Ashbel sold the shop to his son, John, who had apprenticed with him. After Ashbel's death, John sold the shop to Leonard R. Varnum who in turn sold it to Orman Hooker. In 1881 it was purchased by William Steele, blacksmith from Glasgow, Scotland. In 1902 Archibald Steele, son of William, bought the shop and in 1912 sold the house (#39), barns and shop to James H. Craig. The Blacksmith Shop stayed in the Craig family until 1966 when it was purchased by Patricia & George Kempton. In 1997 it was deeded to the Historical Association.

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57. Town Hall. 79 Church Street. 1832. Contributing

This large two-story gable-roofed building from the 1830's is in the Greek Revival style. Originally built as a Methodist Church, it became a Community House in the 1930's and served both the Academy and the town as a meeting place and recreation center. The foundation is concrete and the current roofing is standing-seam metal. The north facade, the original Church entrance, exhibits Greek Revival detailing in the paneled corner pilasters and the large cornice frieze which creates a fully pedimented gable end. The original entrance doors have been closed but the trim, with molded cornice, remains, as do the two flanking six-over-six windows. The east facade is now the entrance facade. There is a central door at the ground floor, flanked by irregularly spaced windows with twelve-over-twelve sash and eared window trim, plus a secondary door towards the south end. The upper floor, with its large hall, is marked by four regularly-spaced large windows, plus a fifth separately located, all with six-over-six sash. There is a staircase and ramp to the upper floor at the south gable end. Protective entrance canopies have been added to the ground floor east facade.

58. Bayley-Hazen Road. Bayley-Hazen Road. 1776. Contributing

The Bayley-Hazen Military Road was conceived by Colonel Jacob Bayley, a resident of neighboring Newbury and head of the frontier militia during the Revolutionary War. Colonel Bayley obtained General Washington's support for building the road in order to shorten the route for supplies and reinforcements to the American Army so that the Army could continue its siege of Quebec.

In May 1776 Colonel Bayley sent men to cut a military road from Wells River on the Connecticut River through to Canada. By July the road was so far advanced that wagons could reach Peacham. Soon thereafter work was stopped because General Washington was concerned that British troops could use the road for incursions into the Colonies. His premonition was correct, and the road was used more by British troops going south than by the American patriots. General Moses Hazen eventually completed the road in August 1779 as far as what is now called Hazen's Notch.

Although the road was built expressively for military purposes, it was of critical importance in the settlement of Peacham. Built in a general south to north direction it followed the route where the road could be most easily and quickly built. Remains of the original route are seen where it passed by the Elkins Tavern and a little to the left of the present highway. On the south side of the Peacham Corner Historic District large maple trees frame the road and define the general outline of the road. The section of the road below house # 11 is unpaved and lined on the East side by the remnants of stone walls. The road merges with the paved Main Street at the side of house #13. With the paving of Main Street in the 1930s in Peacham Corner, only the general northward direction of the road remains as the legacy of the earlier historic road between houses #14 and #32.

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Narrative Statement of Significance

Peacham Corner has remarkable historic and geographical integrity. The Peacham Corner Historic District represents a relatively intact late 18th century/early 19th century Vermont hill town set in a traditional agrarian landscape. The District is significant for the number of frame residences built from the late 1700's to the mid-1800's, the establishment of the Caledonia County Grammar School, and the number of persons significant in Vermont's and the nation's history. Settled in 1776 on the eve of the American Revolution, Peacham Corner lies at the four-corners crossroads of the Bayley-Hazen Road (#58), constructed for military purposes in 1776-1777, and the Chelsea Road, constructed after 1797. Peacham became an early prosperous center of trade and commerce, and its substantial homes are a legacy of this prosperity. Most of the buildings in Peacham Corner are Federal and Greek Revival style dwellings and were constructed in the early 1800s to 1860. There are very few 20th century intrusions. The Peacham Corner Historic District possesses exceptional significance as the site of the Caledonia County Grammar School, better known as Peacham Academy (#2), which was founded in 1797. The District is also significant because of the contributions of its prominent citizens, Governor John Mattocks and General William Chamberlin. The boundaries of the district are with minor exceptions the same as those of the 1858 school district, and included in the Historic District is the former district school (#54), which is now the home of the Peacham Historic Association. The settlement pattern and architectural character of Peacham Corner were well defined by 1860, and have survived substantially unaltered to this day.

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Statement of Significance

Peacham, situated in Caledonia County, was chartered on December 31, 1763 by New Hampshire Governor Benning Wentworth. The original charter of 23,040 acres to 70 proprietors from Hadley, Massachusetts was later re-granted by New York in 1777, but the original proprietors of Peacham failed to pay for and get a patent for their land from New York. Questions about the validity of land titles in Peacham were resolved only after Vermont became a state on March 4, 1791.

The original proprietors were land investors and none of the grantees ever settled in Peacham. A decade after receiving the grant, the proprietors contracted with Colonel Jacob Bayley of Newbury, Vermont to undertake the settlement of Peacham and empowered him to sell lots to actual settlers. Colonel Bayley's son surveyed the land and he and his son soon acquired substantial holdings in the Peacham Township. By September 1774 five pioneers had started to clear land in Peacham, but the Revolutionary War delayed permanent settlements. As a frontier town Peacham was exposed to military attacks by the British and their Indian allies. Colonel Bayley decided that a road might be economically necessary and he persuaded General Washington that Vermont needed a second military road that would run from Newbury on the Connecticut River to Canada. Colonel Bayley was put in charge and construction started on May 1776. By July 1776 an 18 mile-path had been blazed through the forests, and the road reached Peacham. It continued through Danville toward Cabot, when General Washington stopped the construction since he realized that British troops might also use the route. After the defeat of British forces at Saratoga in 1777, the road again appeared feasible, and Colonel Moses Hazen resumed the construction. This time the road reached Hazen's Notch when again fear of military incursions halted the construction.

The Bayley-Hazen Military Road accelerated settlement in Peacham and determined the settlement pattern of Peacham Corner. The road made possible bringing in supplies by wagons from the Connecticut River and opened the way for settlers to come from southern New England at the end of the Revolutionary War. By 1784 an estimated 200 people lived in Peacham, by 1791 the number had almost doubled and by 1795 Peacham was the largest town in Caledonia County. By 1800 the population of the township had grown to 872. The early settlement in Peacham Corner was concentrated on the hill as the lower land was swampy. The original charter had provided that land be assigned for the support of religion and education. The first meeting house and school building were built on the hilltop. In 1794, the 39 members of the Congregational Church raised the funds to build a meeting house at the high point of the village.

In 1795 William Chamberlin, one of the outstanding men in the history of Peacham, chose Peacham as the site for Caledonia County's grammar school. Peacham, being the largest town in the County, could have chosen the courthouse. The Caledonia County Grammar School, chartered by the State in 1795 and better known as Peacham Academy, was opened in 1797 on the hilltop (close to the present Civil War monument

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on the Peacham Common, # 50). Peacham Academy for more than 175 years enriched the town's intellectual life and underscored an enduring commitment to education.

Its hill location and two roads define the physical characteristics of Peacham Corner and underlie its linear, organic configuration. The earliest is the Bayley-Hazen Military Road (Bayley-Hazen Road), which cuts along a straight south/north direction through the center of the village. The second defining road is the Chelsea Road (Church Street), the east/west road. This road was authorized in 1797 by the Vermont Legislature which wanted to build a road between the court house seat to the east in Chelsea and the Caledonia courthouse to the west in Danville. The early structures of Peacham clustered along these two roads, and by 1800 farms and houses were laid out in a central village with a common on the top of the hill for the Congregational Church and Peacham Academy. By the early 1840's the center of the village had shifted east to the crossroads of the two thoroughfares, and the Congregational Church and Peacham Academy moved down from the hilltop.

The township of Peacham over time spread out on the rural landscape and the economy was overwhelmingly farm-based. Sheep were the mainstay of farming during the early 19th century. Peacham Corner, the largest of the four villages in the township became the center where commercial enterprises concentrated side by side with small farms and where community life flourished. By the 1840's Peacham Corner had become a busy commercial center with four stores, doctors and lawyers, a blacksmith shop, tin shop, shoemaker and several other tradesmen.

Growth of educational institutions and civic amenities paralleled the commercial development. Peacham Academy was the educational center and the Academy flourished. This brought excellent teachers to Peacham; usually the principal was a graduate of Dartmouth and later Middlebury, and the University of Vermont. In 1846 Peacham celebrated the fiftieth anniversary of the founding of the Caledonia County Grammar School. The enrollment had grown steadily over that period to 114 students from Peacham and all the surrounding area. A library was established in 1810 and it was one of the earliest circulating libraries in the state. The second one room school house (#54) at the Corner was built in 1820 and then a new schoolhouse (#42) was built in 1835. Among other civic amenities in Peacham Corner were numerous taverns (#21 and #35) in Peacham Corner, and taverns served as important community gathering places.

The town's spiritual center was the Congregational Church (#38) built in 1806. In 1831 a second church, the Methodist Episcopal Church was organized in Peacham, and the Society built a chapel (#57) in 1831, which was supported by its members for nearly a century. After the closing of this church the building was eventually transformed into the Peacham Academy Gymnasium and in 1999 the town offices and post office. While the Congregational Church and the schoolhouses remain to this day, fire claimed the structures of the library, Peacham Academy and many of the taverns.

The 1840 census recorded 1443 inhabitants in Peacham, but after that peak there was a steady population

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decline following the mass migration of Vermonters to the West and to the newly emerging industrial centers. The exodus of Vermonters in search of better farming land accelerated in the 1840s when gold fever intensified the wave of emigration to California. Peacham's farm economy gradually shifted to dairy farming, and commercial enterprises supported by the earlier sheep farming were abandoned. Bypassed by railroads, Peacham Corner after 1850 became isolated from the markets to the south. Nationwide the end of the Civil War also marked the beginning of a period of industrial transition, when factory production forced out local industries. After the Civil War, Peacham Corner entered a period of depopulation and experienced a decline of its commercial enterprises. The traditional small businesses closed down, but the buildings were gradually transformed into private homes. Beginning mid-19th century, Peacham Corner became the home of retired farmers, who no longer worked the land but had enough money to purchase a home.

By 1900 the population in Peacham had declined to 794 inhabitants. As elsewhere in Vermont, Peacham's economic health suffered a steady decline after 1900 and especially during the Depression. Family farms, which had once formed the economic base, were abandoned. The depressed milk prices in the 1930's and the decline of dairy farming in Peacham had a pervasive impact on family incomes.

Although hard times continued for dairy farmers, the arrival of out-of-state summer residents and the growth of tourism gradually transformed the earlier patterns of community development in Peacham Corner. The Mountain View Inn (#3) and later boarding houses, such as the Choate Inn (#20) and the Elms (#32) played a role in attracting newcomers to Peacham. The first summer residence in the village was built in 1908 (#46) and a second summer residence was built in 1912. The revolution in transportation and the advent of the automobile accelerated the growth of summer visits by tourists from urban areas. Some of them later settled in Peacham and bought rural homes or farms, and a few built new summer residences on the outskirts of the village. The newcomers, who purchased abandoned farm properties in Peacham in the 1930's, were mainly professors from Columbia or Harvard Universities. This gradual in-migration from the Boston and New York academic communities transformed Peacham Corner and gradually restored economic prosperity. Although many of the newcomers lived in Peacham only part of the year, these families had the financial resources to repair and restore houses that might otherwise have fallen into disrepair. With the arrival of out-of-state residents Peacham Corner became more diversified in its economic, social, educational, and religious life. But much of the fabric has endured and most of the physical structures have been preserved. Peacham Corner remains a remarkably intact 19th century village with thirty houses built before 1860, and much of the physical history dating to the period 1776 to 1860 is preserved. Peacham Corner reflects the rich legacy of its pattern of development as the religious, cultural, political, social and commercial center of Peacham.

The architecture of Peacham Corner vividly reflects the architectural trends of the late 18th and 19th century. Two important layers within the early development give the village its physical distinction - the Federal style houses, barns, and churches of the late 1700s and early 1800s and the predominantly Greek Revival

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homes and institutional buildings of the 1840s, 50s and 60s. The concentration of mid-1800's vernacular Greek Revival style houses reflect the peak of Peacham's population and vitality in that period and the popularity of that style. The Shedd House (#4) and the Dr. Cobb House (#5) are particularly noteworthy examples of the Greek Revival Style. Located side by side, these two houses are fine examples of temple front Greek Revival homes built in the 1820s. The McClary House (# 8) is a high style Greek Revival house with a two-story, temple-front flanked by one-story wings. Other notable buildings in Peacham Corner include Governor John Mattock's 1802-built law office (#20) and his 1805-built mansion (#1) that he occupied for approximately forty years. This dignified two-story, hipped roof house retains fine period detailing. There are many examples of connected architecture, and houses #4, #18, and #19 are especially notable examples of the big house, little house, back house, barn idiom. Also included in the Peacham Corner Historic District are the house (#37) where Amos Farley and Samuel Goss published one of Vermont's first newspapers, The Green Mountain Patriot, in 1798, the village store (#36), built circa 1824, and the newly restored blacksmith shop (#56) where Ashbel Goodenough worked as a blacksmith between 1819 and 1835. Another important structure is the Congregational Church (#38), which was moved from its hill location to its present site and refashioned in the Greek Revival style.. A few large homes were built on the edges of the village during the late 19th century and a few summer homes were built at higher elevations in the early part of the 20th century and are representative of the architecture of early summer residences. The oldest summer residence is a Shingle-Style cottage (# 46). Another notable example is built in the Craftsman bungalow style (#47). In recent years, a few additional new homes have been built around the edges of the town and in some of the vacant land created by the loss of the central Peacham Academy building. Over times garages have replaced some barns and sheds. However, the pre-1860 buildings are still predominant and provide the essential character and continuity within the village.

The history of Peacham Corner reflects the contributions of the settlers that arrived in Peacham before 1800. The first families to settle in Peacham were farmers, who purchased small stakes from the proprietors and who cleared the forests from the land. Although pioneer farmers were usually skillful in the use of tools, specialized carpenters played an important role in building many of the houses in the District. The most notable early carpenter was Edward Clark, who constructed the first Peacham Academy building in 1795 and in 1804 designed and built the Congregational meeting house on the site of the present common (#50). Another well-known carpenter was Barnes Buckminster, who built the Governor Mattock's House (#1) and the store building that is today part of the Peacham General Store (#36).

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While farming was the mainstay of its economy, education and cultural interests flourished. Among well-known settlers in Peacham Corner was Ezra Carter, who served as the first principal of the Caledonia County Grammar School. Notable were also Amos Farley and Samuel Goss who erected a printing house (#37) in 1796 and started publishing The Green Mountain Patriot in 1798. In addition to publishing the paper, they printed pamphlets and books. The most ambitious venture was the printing of Alexander Pope's An Essay on Man in 1798. They dissolved their partnership in 1801, and Samuel Goss continued the publication of The Green Mountain Patriot until 1807.

The two most significant persons in Peacham Corner were two prominent politicians: William Chamberlin and John Mattocks. General William Chamberlin was one of the outstanding men in the early history of Peacham. Born in Hopkinton, MA on April 27, 1753 he volunteered in the army in 1775 and was an orderly sergeant during the invasion of Canada. After serving in the Revolutionary War he moved to Peacham in 1784 and became the clerk of the proprietors of the town. He was town clerk for twelve years. He was instrumental in obtaining the charter for the Caledonia County Grammar School. Between 1796 and 1803 he served as Chief Judge of Caledonia Court. He was Lieutenant Governor for two years; a delegate in the Constitutional Conventions of 1791 and 1814; a Presidential Elector in 1800; and a member of Congress for two terms. Chamberlin was a strong Federalist. His political career ended in 1817 after which he devoted himself to his business interests and to Peacham's local concerns until his death in 1830. He is buried in the Peacham Cemetery.

John Mattocks, one of Peacham's early settlers, was the first man to practice law in the three counties today known as the Northeast Kingdom. His Federal-style residence (#1) was built in 1805. Born in Hartford, Connecticut on March 4, 1777, John Mattocks came to Peacham in 1798. He was Peacham's representative in the General Assembly in 1807, 1815-1816, and 1823-24. In 1812 Mattocks became Brigadier General in the militia. Next he served three terms in the state legislature, and three terms in the U.S. House of Representatives in 1821-23, 1825-27, and 1841-43. He was elected governor of Vermont in 1843 and served one term. He died in Peacham in 1844 and is buried in the Peacham Cemetery.

A series of past and ongoing preservation activities has enhanced the historical integrity of Peacham Corner. Recently the Goodenough Blacksmith Shop has been restored. This early 1800s building is one of the few surviving industrial buildings in the village. Several private homeowners have also undertaken restoration of their houses. Barns remain the most endangered structures in the District, but efforts are underway to prepare an inventory of the remaining barns as a crucial step towards preservation.

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Peacham, Caledonia County, Vermont

9. Major Bibliographical References

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Peacham, Caledonia County, Vermont**

10. Geographical Data

Additional UTM References

5. 18/724850/4912066

Verbal Boundary Statement

The boundary of the Peacham Historic District is delineated on the sketch map accompanying the nomination form. The boundary lines are drawn close to the rear of buildings and follow the perimeter lines of the Fire and Water District of Peacham Corner, except that all of the Cemetery land area is included..

Boundary Justification

The boundary of the Peacham Corner Historic District is determined by both geography and early settlement patterns of Peacham Corner. Originally organized around a Common at the high point of the village, the settlement by the 1840's had become concentrated at the crossroads just down the hill to the east. It was here that the road from the Common joined the Bayley -Hazen Military Road, one of the important north-south thoroughfares of the time. As the accompanying school district map of 1858 shows, the settlement pattern of the village was well defined before 1860. It has survived substantially unaltered to this day, except that the Peacham Corner Historic District is extended to the northwest to include four additional houses, numbers 45-48. These properties are included in the current Fire and Water District of Peacham Corner. Otherwise, the district's boundaries are identical to the area encompassed on the 1858 map. The boundaries of the Peacham Corner Historic District today are much as they were in the mid-19th Century. They remain clearly defined by the surrounding rural landscape, with its mix of open agricultural land and forest.

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Peacham Corner Historic District
Peacham, Caledonia County, Vermont

Section 12 - Additional Documentation

1. Site Map

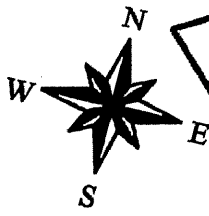
2. Geographic Map

Peacham Corner Historic District Map







Macks Mountain Rd

Bayley Hazen Rd

Old Cemetery Rd



Peacham
Caledonia County
Vermont

-  District Boundaries
-  Buildings
-  Contributing
-  Non-Contributing
-  Cemetery
-  Roads



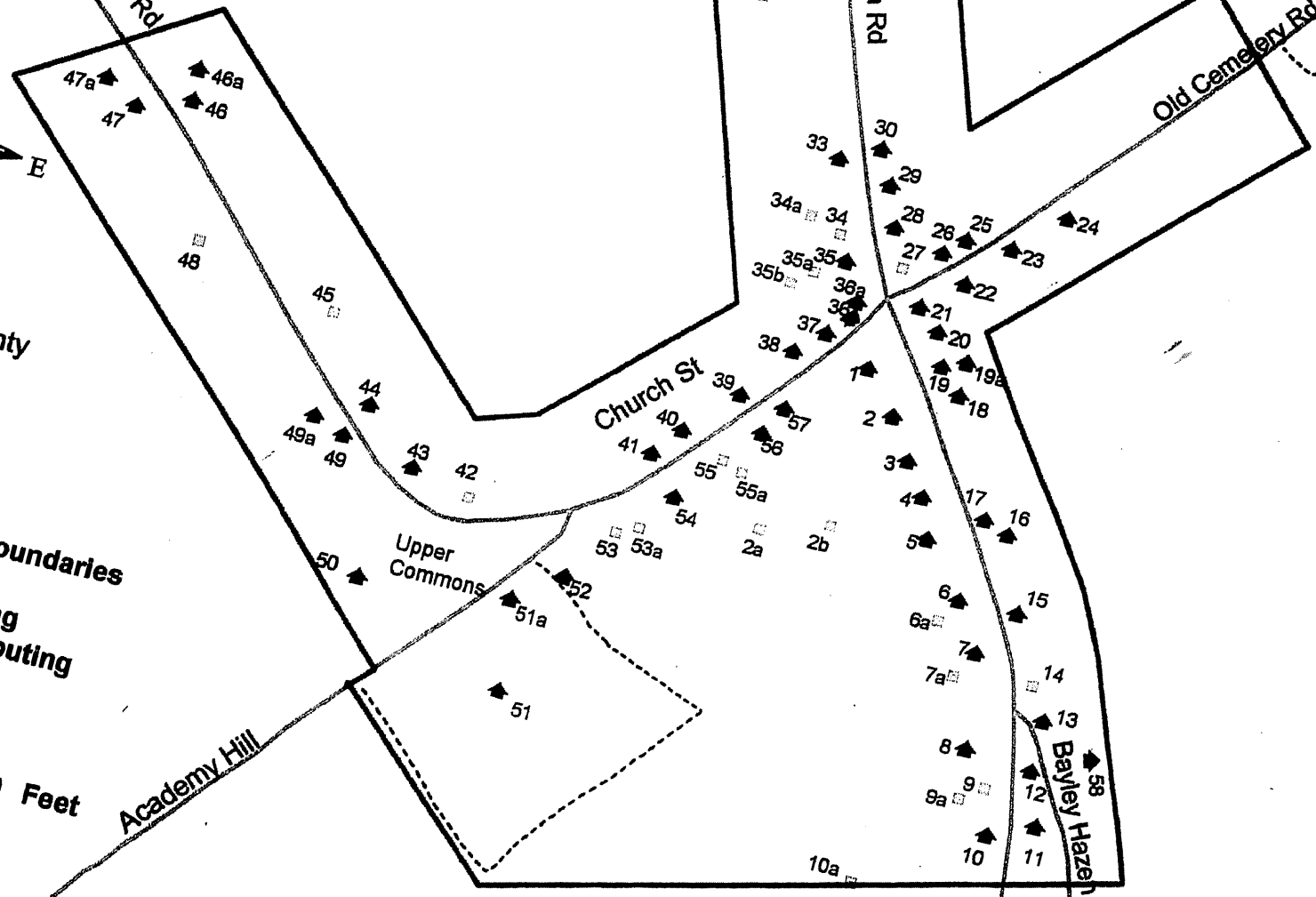
Academy Hill

Church St

Upper Commons

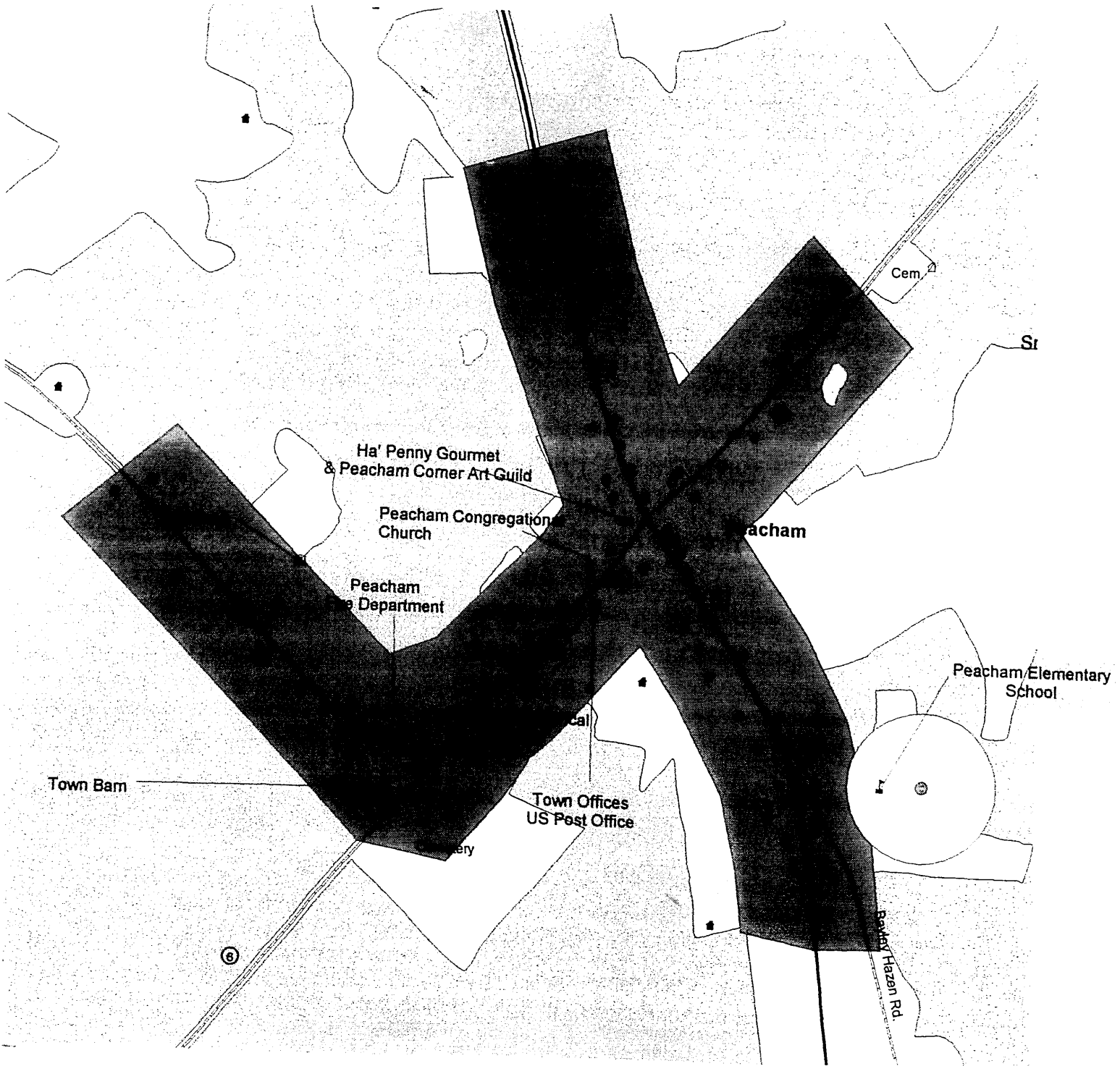
South Main St

Bayley Hazen Rd



PEACHAM CORNER VILLAGE CENTER DISTRICT

VILLAGE ONE FIRE AND WATER DISTRICT



J. Blanchard

J. C. Blanchard

Miss Calder

J. Walker

T. Sanborn

C. Guy

O. Brown

W. Williams

L. D. Livingston

T. Eastman

F. Clark

J. M. Martin

Union Store

J. S. Graham

Bridge Hotel

J. O. Cowley Store

O. Brown

Store & P. O.

J. M. Martin's Store

Tin Shop

Miss Chamberlain

Miss Deering

M. Hales Office

Chamberlain

Cong. Church

T. Cowles

Rep. A. Boutelle

Meth. Church

A. Goodenough

A. Goodenough

Shop

Academy

A. Goodenough

M. Hales

Miss Stead

School

Dr. L. F. Parker

A. M. Clary

Mrs. Marsh

G. Darling

H. Blanchard

Meth. Parsonage

J. L. McCarty

D. McDonald

Mrs. Kilde

M. Hales

PEACHAM CORNER

WALLING'S MAP OF CALEDONIA COUNTY

H. F. Walling
1858

1858 School District

Peacham Corner Historic District
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3. List of Current Owners

<u>HD#</u>	<u>CURRENT OWNER</u>	<u>MAILING ADDRESS</u>	<u>LOCATION</u>
1	Jensen, Larry+ Rebecca	PO Box 127	613 Bayley Hazen Road
2	Town of Peacham	PO Box 244	Peacham Academy Site
2a	Kinnerson Hall	316 Main St./Newport City;Vt 05855	63 Church Street
2b	Science Building	316 Main St./Newport City;Vt 05855 368 Broadway;Cambridge MA 02139	63 Church Street
3	Matz, Marc J.		555 Bayley Hazen Road
4	Brown, Beppy	PO Box 25	535 Bayley Hazen Road
5	Peterson, Orjan+Rita	PO Box 141	511 Bayley Hazen Road
6	Reis, Rodney & Mary Ellen	PO box 185	475 Bayley Hazen Road
6a	Reis, Rodney & Mary Ellen	PO box 185	475 Bayley Hazen Road
7	Engle, James+Priscilla	PO Box 64	443 Bayley Hazen Road
7a	Engle, James+Priscilla	PO Box 64	443 Bayley Hazen Road
8	Engle, John	PO Box 64	791 S. Main Street
9	Brown, V. Anne	PO Box 211	769 S. Main Street
9a	Brown, V. Anne	PO Box 211	769 S. Main Street
10	Bonfield, Lynn+Karen Lewis	PO Box 200	749 S. Main Street
10 a	Magleby, Frank & Mildred	PO Box 222	775 S. Main Street
11	Clemons, Paul+Margaret	PO Box 77	752 S. Main Street
12	Senturia, Jerry+Diana	PO Box 198	780 S.Main Street
13	Ide, Robert+Martha	PO Box 6	398 Bayley Hazen Road
14	Northland Telephone	627 Rt. 3;S. China ME 04358	424 Bayley Hazen Road
15	Maccini, Robert+Rebecca	PO Box 205	458 Bayley Hazen Road
16	Parrish, Gibb & S. McDonnell	PO Box 197	n/a
17	Parrish, Gibb & S. McDonnell	PO Box 197	480 Bayley Hazen Road
18	Schauer, Kathleen	PO Box 245	588 Bayley Hazen Road
19	Lyders, Richard+Josette	PO Box 250	604 Bayley Hazen Road
19a	Lyders, Richard+Josette	PO Box 250	604 Bayley Hazen Road
20	O'Leary, Richard & Ellen	PO Box 109	614 Bayley Hazen Road
21	Powden,Russell+Drusilla	2467 Mack Mtn Road	624 Bayley Hazen Road

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22	Smith, Hilary	PO Box 72 83 W. Pelham Rd., Shulsbury MA	40 Old Cemetery Road
23	Hirschfeld/Ingraham, Rob+Polly	01072	70 Old Cemetery Road
24	Bond, Duncan+Gretchen	PO Box 38	102 Old Cemetery Road
25	Bradley, Hazel	41 Old Cemetery Road 145 Pinckney St. Apt. 618; Boston	41 Old Cemetery Road
26	Mayer, John	02114	33 Old Cemetery Road
27	Peacham Library	PO Box 253	656 Bayley Hazen Road
28	Jamieson, Harry+Barbara Field, Jennifer+David	PO Box 215	680 Bayley Hazen Road
29	Stevenson	PO Box 30	700 Bayley Hazen Road
30	Kaplan, Jonothan	PO Box 17	720 Bayley Hazen Road
31	Fickes, Stan+Laura	PO Box 84	897 Bayley Hazen Road
31a	Fickes, Stan+Laura	PO Box 84	897 Bayley Hazen Road
32	Fuehrer, Robert & Sharon	PO Box 15	819 Bayley Hazen Road
32a	Fuehrer, Robert & Sharon	PO Box 15	819 Bayley Hazen Road
33	Kempton, George (Cochran)	PO Box 251	719 Bayley Hazen Road
34	Bean, Robert+ Emma	PO Box 66	679 Bayley Hazen Road
34a	Bean, Robert+ Emma	PO Box 66	679 Bayley Hazen Road
35	Clark, Jean	PO Box 262	665 Bayley Hazen Road
35a	Clark, Jean	PO Box 262	665 Bayley Hazen Road
35b	Clark, Jean	PO Box 262	665 Bayley Hazen Road
36	Mark Moore	PO Box 276	641 Bayley Hazen Road
36a	Town of Peacham	P.O. Box 244	643 Bayley Hazen Road
37	Bundgus, Nancy Peacham Congregational	PO Box 13	38 Church Street
38	Church	PO Box 205	56 Church Street
39	Kempton, Sam+Julie	PO Box 118	94 Church Street
40	Goss, Charlie+Sandra	PO Box 4	132 Church Street
41	Boardman, Jean	PO Box 14	150 Church Street
42	Town of Peacham	P.O. Box 244 1515 Marsh Rabbit Way; Orange	64 Macks Mountain Road 110 Macks Mountain
43	Furr, Edna	Pk. Fl 32073	Road 154 Macks Mountain
44	Leavitt, Charles + Virginia	PO Box 22 1715 Lazy River Lane; Dunwoody,	Road 206 Macks Mountain
45	Schenck, Robert	Georgia 30350	Road

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46	Kemble, Jean	10 Mitchell Place;NY,NY, 10017	320 Macks Mountain Road
46a	Kemble, Jean	10 Mitchell Place;NY,NY, 10017	320 Macks Mountain Road
47	Gray, Dorcas	151 Westminster Rd; Putney VT 05346	355 Macks Mountain Road
47a	Gray, Dorcas	151 Westminster Rd; Putney VT 05346	355 Macks Mountain Road
48	DeRocco,B. & Ring, R.	PO Box 156	275 Macks Mountain Road
49	Smith, Julian& Betsy	PO Box 63	147 Macks Mountain Road
49a	Smith, Julian& Betsy	PO Box 63	147 Macks Mountain Road
50	Town of Peacham	P.O. Box 244	Academy Hill/Macks Mt.Rd
51	Town of Peacham	P.O. Box 244	Academy Hill
51a	Town of Peacham	P.O. Box 244	Academy Hill
52	Escalada, Virginia (Ginny)	PO Box 104	35 Academy Hill
53	Francis & Gracia Berwick	267 Peacham/Groton Rd; Barnet VT 05821	185 Academy Hill
53a	Francis & Gracia Berwick Peacham Historic Association/Quimby	267 Peacham/Groton Rd; Barnet VT 05821	185 Academy Hill
54	Bohlen, Richard+Nancy	PO Box 101	153 Church Street
55	Bohlen, Richard+Nancy	PO Box 252	121 Church Street
55a	Bohlen, Richard+Nancy Peacham Historical Association	PO Box 252 104 Thaddeus Stevens Rd.Peacham 05862	121 Church Street Church Street
56	Town of Peacham	P.O. Box 244	79 Church Street
57	Town of Peacham	P.O. Box 244	Bayley Hazen Road

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4. List of Photographs

<u>#</u>	<u>Direction</u>	<u>Description of Picture</u>	<u>Names of Houses</u>	<u>House #</u>
1	E	Village of Peacham		
2	E, NE	Street Scene w/ Carter, Martin House & Church	Carter House, Martin House & Congregational Church	41,40, 38
3	NE	View of Peacham Corner Crossroad	Church, Governor Mattocks House, Library, Choate Inn & Varnum House	38, 1, 27, 20, 19
4	S	View of Peacham Gen'l Store, Cowles Apothecary & Governor Mattocks House		36, 36a, & 1
5	S	Governor Mattocks House	Governor Mattocks House	1
6	S,SE	Governor Mattocks House & Barn	Governor Mattocks House	1
7	S	View of Academy Model	Peacham Academy Site	2
8	S	View of Senior Apartments	Kinnerson Hall, Science Building	2a,2b
9	E,SE	William Mattocks House	William Mattocks House	3
10	S,SW	View of Shedd House & Dr. Cobb House	Shedd House & Dr. Cobb House	4 & 5
11	W	Frontal view of Cobb House	Cobb House	5
12	W	Full view of Cobb House + Barn	Cobb House	5
13	W	View of Hidden House & Studio	Hidden House	6 & 6a
14	N/W	Frontal View of Johnson House	Johnson House	7
15	S/W	Frontal View of McClary House	McClary House	8
16	S/W	View of Schoolcraft House	Schoolcraft House & Thorn House	9&10
17	S/W	Full View of Thorn House	Thorn House	10
18	E	Frontal View of Sanborn House	Sanborn House	11
19	E,SE	Full View Methodist Parsonage	Methodist Parsonage	12
20	NE	Full view of Hazen Blanchard House	Hazen Blanchard House	13
21	E,NE	Frontal View of Hobart House	Hobart House	15
22	E,NE	View of Hobart Barn	Hobart Barn	16
23	E,NE	Frontal View of Goss House	Goss House	17
24	NE	Street View of Congregational Parsonage	Congregational Parsonage & Varnum House	18
25	N	Side View of Congregational Parsonage & Barn	Congregational Parsonage	18
26	NE	Street View of Varnum House & Barn	Varnum House	19 & 19a
27	E,NE	Street View of Choate Inn	Choate Inn	20
28	E	Front View of Burnham Tavern	Burnham Tavern	21
29	SE	Side View of Hooker House	Hooker House	22
30	E	Street View of Livingston House	Livingston House	23
31	E	Street View of Guy House	Guy House	24
32	N	Street view of Tristram Sanborn House	Sanborn House	25
33	NE	Side View of Hutchinson House	Hutchinson House	26
34	N,NE	Side View of Peacham Library	Peacham Library	27
35	E	Frontal View of Peacham Library	Peacham Library	27

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36	E	Street View David Dana House	David Dana House	28
37	E,NE	Street View of Williams House	Williams House	29
38	E,NE	Street view of Kincade House	Kincade House	30
39	N,NW	Frontal View of Abiel Blanchard House	Abiel Blanchard House	31
40	SW	Side View of Abiel Blanchard Barn	Abiel Blanchard Barn	31a
41	NW	Side View of John Blanchard House	John Blanchard House	32
42	N,NW	Side view of Mary Calder House	Mary Calder House	33
43	NW	Front view of Thomas Eastman House	Thomas Eastman House	35
44	NW	View of Apothecary and General Store		36
45	N	Street View of Green Mountain Patriot	Green Mountain Patriot	37
46	N	Street View of Congregational Church	Congregational Church	38
47	N	Frontal View of Craig Farm & Barn	Craig Farm	39
48	N,NW	Street View of J.M. Martin House	J.M. Martin House	40
49	N,NE	Street View of Carter House	Carter House	41
50	N,NE	Frontal View of Peacham Fire House	Peacham Fire House	42
51	N,NE	Side View of Erastus Kellogg House	Erastus Kellogg House	43
52	N	Street view of Bradlee House	Bradlee House	44
53	E,SE	Front View of Shenk House	Shenk House	45
54	N	Frontal View of Hillcrest Lodge	Hillcrest Lodge	46
55	N	View of Hillcrest Lodge Out Building	Hillcrest Lodge Outbuilding	46a
56	NW	View of Hillcrest Lodge & Out Buildings	Hillcrest Lodge	46,46A
57	N,NE	Frontal View of Johnson Bungalow	Johnson Bungalow	47
58	N	Side View of Clover Hill Studio	Clover Hill Studio	48
59	N,NW	Frontal View of Scott Farm House & Barn	Scott Farm House	49 & 49a
60	S	View of Scott Farm Barn	Scott Farm Barn	49a
61	W,SW	Peacham Common w/ Fire House & Monument	Peacham Common	42. 50
62	S,SW	Monument	Monument	50
63	S	Peacham Cemetary looking South	Peacham Cemetary	51
64	S	Frontal View of Peacham Cemetary House	Peacham Cemetary House	51a
65	S,SE	Street view of George Cowles House	Geroge Cowles House	52
66	S,SW	Street view of Coffin House	Coffin House	54
67	S,SW	Street view of Goodenough Blacksmith Shop	Goodenough Blacksmith Shop	56
68	S,SW	Side View of Town Hall	Town Hall	57
69	E	View of Town of Peacham		

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5. Photographs

Common Elements related to Photography of Peacham Corner:

- All photographs taken between June 2002 and June 2003 by Jock Gill and Serge Hummon of Peacham.
- All negatives and contact sheets will be provided to the State of Vermont.