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United States Department of the Interior
National Park Service

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NATIONAL REGISTER

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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Ballard Farm
other names/site number Ballard Acres

2. Location

street & number Town Highway #29 (Ballard Road) NA not for publication
city or town Georgia NA vicinity
state Vermont code VT county Franklin code 011 zip code 05478

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Eric Silbertson 9/27/93
Signature of certifying official/Title Date
Vermont State Historic Preservation Office
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
 - determined eligible for the National Register See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain) _____

Signature of the Keeper Richard B. ... Date of Action 11/4/93
~~Entered in the National Register~~

Ballard Farm
Name of Property

Franklin County, Vermont
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
5	2	buildings
2		sites
	3	structures
		objects
7	5	Total

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

Agricultural Resources of Vermont

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling
AGRICULTURAL/Animal Facility
AGRICULTURE/Agricultural Field
AGRICULTURE/Agricultural Outbuildings

Current Functions
(Enter categories from instructions)

DOMESTIC/Multiple Dwelling
AGRICULTURAL/Animal Facility
AGRICULTURE/Agricultural Field
AGRICULTURE/Agricultural Outbuildings

7. Description

Architectural Classification
(Enter categories from instructions)

Greek Revival
No Style

Materials
(Enter categories from instructions)

foundation Stone
walls Brick
Wood
roof Asphalt
other Wood

Narrative Description

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

See continuation sheet for description

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Continuation SheetSection number 7 Page 1 Ballard Farm
Georgia, Franklin County, Vermont

Ballard Farm is a working dairy farmstead of approximately 100 acres of pastures, cropland and forest, located on both sides of Ballard Road about one mile south of the village of Georgia Center, in Georgia, Vermont. The farmstead consists of a cluster of old and new buildings, including a ca. 1835 brick Greek Revival-style I-house with a clapboarded ell that incorporates parts of the original ca. 1800 house. The farm buildings include two bank barns -- a ca. 1895 cow barn and ca. 1896 horse barn that sit side by side and have similar Queen Anne-style details on their front gable-end facades -- as well as an old ice house slightly enlarged ca. 1920 into a garage, a ca. 1914 sugarhouse built from materials removed from the house, as well as a large ca. 1972 cow barn. The horse barn appears to incorporate an early barn with eaves entrance, and includes eight horse stalls with curving walls and turned newel posts. Although alterations have changed the historic appearance of some of the buildings, such modernizations reflect the farm's continuous operation since Joseph Ballard received the original deed, dated April 10, 1788, and signed by Ira Allen. The Ballard Farm retains its integrity of location, setting, and feeling, and is associated with the entire time span and diversity of Vermont agricultural history.

1. Farmhouse, ca. 1800/1835/1914

Exterior

The two-and-a-half story, Greek Revival-style brick I-house farmhouse is located on high ground about sixty feet east of Ballard Road and faces west toward the two older barns just across the road. It sits on a slightly-raised stone foundation, and has a four-bay by three-bay clapboarded ell on the rear. The brick pattern is American bond, with header courses that include intermittent stretcher. Both the main block and the ell have gable roofs covered with asphalt shingles and meet at the ridgelines. There is a small brick chimney near the south gable end of the main block. Both the main block and ell have boxed cornices and cornice returns, and the ell has narrow corner boards.

The entrance to the main block is reached by three steps formed of brick between two low concrete walls. It is centered in the west-facing eaves side and consists of a marble threshold beneath a six-panel wood door flanked by three-quarter-length sidelights, each having three lights, and surmounted by a transom

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that has diagonal muntins forming two horizontal X's. The entire entrance is topped by a large flat marble lintel. Each of the facade's symmetrically-arranged windows have marble lintels and sills and one-over-one windows. There are two small, horizontal, rectangular windows in the foundation story, one each in the second and fourth bays.

The north and south gable ends of the main block are nearly identical. In the attic there are triangular louvered wood vents framed with brick headers and pointed brick keystones. The north facade is different in that it includes a horizontal, rectangular four-light window centered in the foundation story and green wood shutters on the two east windows, one on the first floor and one on the second.

There are two entrances to the ell, the primary entrance located in the north eaves side where there is a gravel driveway extending from Ballard Road. The entrance is at the east end of the four-bay north eaves side within a one-and-a-half-story ca. 1974 wing that projects from the east gable end of the ell. The fenestration in the north eaves side is irregular, consisting of, on the first floor beginning at the east corner, a one-over-one window and the entrance door, both within the east-projecting wing, a one-over-one window, a two-light casement window, and two one-over-one windows. In the second floor there are two two-over-two windows in the first two bays and a two-light casement window to the left of the third bay. There is a metal bulkhead door in the foundation beneath the third bay.

On the east gable end of the two-and-a-half-story ell, the fenestration is irregular. In the attic there is a large rectangular louvered vent. On the second floor there is a narrow two-over-two window on the left and a nearly square one-over-one window on the right. On the first floor there is a one-over-one window on the left and a two-over-two window on the right within the southerly two-thirds of the gable end. The northerly third consists of the ca. 1974 one-and-a-half-story projecting gable-roofed wing which has three small windows beneath a small square attic vent on its gable end and two small windows on its south eaves side.

The south eaves side of the ell is divided into roughly equal halves on the first floor, the right east half consisting of a one-story, wood-decked porch on slightly-raised wood piers with square wood posts supporting the roof, and having an entrance on the right with a single-light window to the left of the door. The left west half consists of a sunroom with a sloping roof incorporating five large one-light windows, with wood

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Georgia, Franklin County, Vermont

shingle siding, and an entrance to the sunroom in its east eaves side at the level of the porch deck. Fenestration on the second floor consists of a two-over-two window above the door, a two-over-two window just to the left over the window next to the door, and paired one-over-one windows approximately centered above the sunroom.

Interior

The main block originally consisted of two rooms on each floor flanking a central staircase. The front door opens into a center stairhall. The staircase rises in one stage to the second floor and features original balusters and turned newel posts. Six-panel wood doors into the flanking parlors are trimmed with architrave molding. Flooring downstairs (ca. 1985) is narrow maple flooring. The south parlor on the main floor has been enlarged to become part of the ell addition, but the other three rooms retain their original size and configuration. In the north parlor on the first floor, an arched opening in the east wall that originally served as a sleeping nook has been filled in, although it is still visible in the arched wood trim which remains. (A bedroom above it is said to include this feature unaltered.)

The ell, which incorporates the original ca. 1800 house, has been altered, mostly in 1912 when the ell was raised from one story to two and a milk room and wood shed were added. In 1974, the milk room and shed were removed. The chamfered base of a second-floor post is visible in the mudroom off the entrance in the south eaves side.

2. Horse Barn, ca. 1896

Exterior

The horse barn is a three-story, 40' by 52' timber frame bank barn with an elaborately-decorated east gable end that faces Ballard Road, and a stepped fieldstone foundation that accommodates a slope pitching down to the west. The barn is clapboarded on all sides except the south, from which the clapboards have fallen or been removed to reveal vertical boards. The gable roof is slate. Roofing of a darker color is patched in at the ridge center in the location of the former cupola.

On the east gable end, a short wood ramp leads up to an interior-sliding eight-panel wood door whose panels are formed with beadboard, flanked by two two-over-two windows (the left window covered with rigid plastic). At the eaves height, centered in the facade, is a four-panel hay door within a full-width band consisting of two opposing rows of diagonal clapboards, topped by

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Ballard Farm
Georgia, Franklin County, Vermont

eight paired six-light windows, separated by vertical clapboards. The windows were added about 1940 when a portion of the hay mow was adapted for use as a chicken coop. The windows replaced another band of diagonal clapboards. Above the hay door is a large square window unit composed of two two-over-two windows within and topped by a pointed arch consisting of two wood moldings, one of which forms a hood. Within the arch are ghosts of four wood blocks (intact on the nearly identical facade of the adjacent cow barn) including a roughly rectangular date block in the lowest position, and three upper blocks whose shapes and positions reinforce the pointed arch motif. Two large metal strap hinges outside the arch indicate that the arch is a door that could hinge out and down, covering the windows below and serving as an upper hay door.

On the south eaves side there are four window openings in the foundation story, two in the main floor, one in the upper floor to the left, and centered in the facade halfway up is a small, square, one-light hinged stable window. On the west gable end, flanking a door opening in the foundation wall there are two window openings, the left containing a twelve-light window and the right a six-light window. Halfway up the facade are eight regularly-spaced stable windows identical to the one on the south facade. Above them, at the height of the hay mow floor, a window opening is centered in the facade. On the north eaves side there is a small exterior-sliding door centered in the foundation story, and centered on the main floor there is one stable window which is flanked on the left by a two-over-two window and on the right by a larger opening covered with vertical wood slats. The lower clapboards on the north eaves side, constituting about one-quarter of the wall covering, are newer than those above.

Interior

The front carriage room on the main floor has beadboard walls and ceiling. A central corridor, flanked by small harness rooms, leads to a rear section, which includes two boxed stalls and seven open stalls with curving wall dividers incorporating full-height turned newel posts. The basement floor is dirt. The hay mow floor includes hewn posts, some 12" by 12", from an earlier barn, whose top tenons stand exposed and currently unattached. The earlier barn was 28' by 40' and had an eaves front entrance facing Ballard Road.

3. Cow Barn, ca. 1895
Exterior

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Georgia, Franklin County, Vermont

The cow barn is a three-story, 50' by 108' queen post timber frame barn with a gable front facade similar to that of the horse barn, a slate roof with two cylindrical metal cupolas, and a stepped fieldstone foundation to accommodate a slope pitched to the west. In 1990 the front wall was painted and all other walls were covered with wide, red, metal siding. On its front gable end, a long wood ramp supported by large beams leads to a wide, one-story, exterior-sliding door now nailed shut. The door is surmounted by a sixteen-light transom window within a band of vertical clapboards, which is surmounted by a wider band consisting of two rows of opposing diagonal clapboards. Centered above these is a pair of six-over six windows within and topped by a pointed arch consisting of two wood moldings, one of them forming a hood. Within the arch are four wood blocks, including a roughly rectangular date block in the lowest position, which includes the painted date "1895", and three upper blocks whose shapes and positions reinforce the pointed arch motif. In the foundation story beneath the wood ramp leading to the barn door is an exterior-sliding wood door and to its right are two six-over six windows.

The south eaves side includes nine rectangular metal windows. The west gable end includes a vertical-board door at the height of the hay mow floor. The north eaves side includes three three-over-three windows at the height of the main floor. Just to the left of center is a two-and-a-half-story, gable-roofed ell whose ridge is just below the eaves height of the barn and which includes three doors and two windows. This ell was originally a free-standing grainery before 1956, when it was turned on its axis 90 degrees and became a milk house. At the west end of the north eaves side is a ca. 1972 one-story shed-roofed shed which houses manure-handling equipment.

Interior

The concrete-floored basement story includes milking stanchions, reflecting its first use as a cow barn. Now it serves in winter as a calf and heifer barn. The former milk house is a storage room for calf feed and other odds and ends. The main floor consists of a center aisle flanked by large stalls, now used for storing sawdust and bales of hay. On the underside of the ridge rafter is the track for the original hay fork.

4. Dairy Barn, ca. 1972 (noncontributing due to age)

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Georgia, Franklin County, Vermont

Exterior

The main or free stall dairy barn is a large, one-story, 50' by 108' steel-frame, metal-roofed and metal-sided gable-roofed structure with a 40' by 60' gable-roofed milk room ell with an entrance in the east gable end that faces Ballard Road. Signs on this facade announce "Ballard Acres," "Bicentennial Farm," and membership in the St. Albans Cooperative Creamery.

Interior

The milk room ell, with a concrete floor, includes a 3,000 gallon stainless steel milk tank, a 12-stall milk parlor with a pit, and rooms for office, motors, and storage. The main barn, with scored concrete floor, is one large room with garage doors at the gable ends, concrete feeders along both walls, and a central aisle with a bunk feeder.

5. Pond ca. 1940

A pond, less than one acre in size, lies to the west of the dairy barn close to the intersection of Ballard and Sodom Roads.

6. Feed Room, ca. 1972 (noncontributing due to age)

Just to the west of the hay barn (3) is an approximately 24' by 40' one-story gable-roofed metal feed room which houses equipment used to combined grass silage from the vertical silo and grass and corn silage from the bunker silo.

7. Silo, ca. 1971 (noncontributing due to age)

A large blue 80' tall Harvestore metal silo with a diameter of 20' is attached to the equipment shed.

8. Manure Pond, ca. 1983 (noncontributing due to age)

A manure slurry settlement pond, approximately 50' to the west of the main barn, consists of a circular concrete wall 8' high with a diameter of 140'. The wall stands about 2' above grade and includes a sloping concrete ramp into the pond.

9. Bunker Silo, ca. 1985 (noncontributing due to age)

A concrete bunker silo, approximately 65' by 130', is on the east side of Ballard Road opposite the main barn, consisting of a concrete pad at grade beneath three parallel concrete walls each approximately 10' in height, forming two long bays.

10. Ice House/Garage, ca. 1800s, 1920

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Georgia, Franklin County, Vermont

A one-story, 10' by 24', gable-roofed, wood-framed garage stands about thirty feet from the north eaves entrance of the farmhouse. Originally constructed as an approximately 10' x 14' ice house in the 19th century, it was moved about 50' west to its current location about 1920, at which time an addition of 10' was built on the south end and a chimney was built on the north end. It has double vertical-board doors in the south gable end, which faces the house. It has a metal roof and simple boxed cornices. The original north half of the building is clad in wood clapboards, the later south half in wood shingles.

11. Sugarhouse, ca. 1914

Last used in 1981, the approximately 24' by 40' sugarhouse is about 1,400' west of the modern dairy barn, about 200' feet south of Sodom Road. It is a one-and-a-half, wood-framed, gable-roof structure on a raised concrete foundation, with a metal roof and a small cupola. The family says it was built with timbers and other materials removed from the house during the 1912 renovations. It includes a 5' x 14' evaporator arch, several large sap storage tanks, and a number of sugaring tools and implements. The evaporator was connected to a natural gas pipeline about 1966, and used natural gas as fuel to boil sap.

12. Land

The original 100 acres purchased from Ira Allen in 1788 by Joseph Ballard contain all of the farm buildings described above on the west side of Ballard Road. In 1790, Joseph Ballard purchased one acre of land on the east side of Ballard Road for the purpose of building a home. This is the location of the present Ballard home, which faces the farm land that slopes away to the west and Lake Champlain. Surrounding the house are large old maple trees, old apple trees, small and medium-sized spruce trees, and a kitchen garden.

The land comprising the original 100 acres is used for farm buildings, pasture, crop land, and woods, and has remained in agricultural use to the present. The farm buildings are clustered in an area comprising about two acres adjacent to the pond. Two pastures of about 15 acres each lead away from the buildings to the south and to the northwest. A field of about 15 acres west of the farm buildings is used for crops. The western portion of the land is steeply wooded hillsides and ravines, with a variety of trees, and includes the sugarhouse. The field boundaries are paved and dirt roadways, and barbed-wire fencing attached to wood posts.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Agriculture

Architecture

Period of Significance

1788-1942

Significant Dates

1788

ca. 1835

1895

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Ballard Farm

Name of Property

Franklin County, Vermont

County and State

10. Geographical Data

Acreeage of Property 100±

UTM References

(Place additional UTM references on a continuation sheet.)

(A) 1 8 6 4 8 8 2 0 4 9 5 2 4 4 0
(B) Zone Easting Northing
2 1 8 6 4 8 7 2 0 4 9 5 1 9 0 0

(C) 3 1 8 6 4 7 7 0 0 4 9 5 2 0 8 0
(D) 4 1 8 6 4 7 8 0 0 4 9 5 2 6 2 0

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Richard Ewald, Historic Preservation Program

organization University of Vermont date May 1993

street & number Wheeler House telephone 802-656-3120

city or town Burlington state Vermont zip code 05401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name Alden and Rebecca Ballard

street & number RD 2, Box 360 telephone 802-524-2302

city or town St. Albans state Vermont zip code 05478

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

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

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Section number 8 Page 1 Ballard Farm
Georgia, Franklin County, Vermont

The Ballard Farm is significant as a farmstead consisting of a cluster of farm buildings surrounded by cropland, pastures and woods, which contributes to our knowledge of agricultural history in Georgia, Vermont, from 1788 to 1942. It is a bicentennial farm and has been in continuous farm use by the Ballard family since Joseph Ballard bought the land in 1788 from Ira Allen. Ballard was one of Georgia's earliest settlers. During its period of significance, the farm shifted from home use to commercial production with a variety of sheep, horses, and cows, orchard and field crops. It became a commercial dairy operation based on the sale of fluid milk. This development is typical of other farms in Georgia, Franklin County, and Vermont. The Ballard's level of success and aspiration were above what is typical in Georgia, as is reflected by the dignified symmetry of the c.1835 brick farmhouse and the ornate Queen Anne style facades of two bank barns built in 1895 and 1896. The Ballard Farm is being nominated under the multiple property submission, "Agricultural Resources of Vermont." It meets the registration requirements for the property type farmstead, and is related to two historic contexts, "Dairying, 1850-1941" and "Diversified and Specialty Agriculture, 1760-1941." The Ballard Farm is eligible under criteria A and C.

The southern-most town in Franklin County, Georgia was first settled in 1785. Three years later, Joseph, William, Henry, and James Ballard moved to Georgia from Tinmouth, in Rutland County, Vermont. According to the original deed in the family's possession, dated April 10, 1788 and signed by Ira Allen, Joseph Ballard purchased 100 acres, called Lot 156, for fifty pounds. An 1808 map of Georgia, originally drawn by surveyor John Johnson, shows the location of Lot 156, assigned to "J. Ballard," on the west side of the turnpike linking Burlington with Montreal. The same map assigns other lots to William (#115), Henry (#159) and James (#161). In 1790, Joseph Ballard purchased one acre on the east side of the road for the purpose of building a home, and it is this acre that includes the present house. The farm has been enlarged over the years, growing to 210 acres by 1850, 340 acres by 1880. After the period of significance it grew to its present 610 acres. The fifth and sixth generations of Ballards to own the farm now operate it as a partnership.

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Georgia, Franklin County, Vermont

According to the family's oral history, the first house on the site was a log cabin, built in 1790 or shortly afterward. Around 1800, Joseph Ballard built a one-and-a-half story clapboarded house. Around 1835, Orris Ballard, one of Joseph's sons, built the current brick I-house as a front addition to the earlier house. While a number of brick houses were built in Georgia in the 1820s to 1840s, the Vermont Historic Sites and Structures Survey suggests that the Ballard house may be the only unaltered I-house in town. Two Ballard relations on adjoining land to the south also built brick houses around the same time, also with marble lintels and window sills. However, the Orris Ballard house is the only one of the three to have an eaves front entrance in a symmetrically-balanced facade. The others are a four-by-three bay house with an asymmetrical entrance and a three-by-four bay house with a side hall plan. Standing on slightly elevated ground and facing its own barns, farmlands and Lake Champlain to the west, it has a more formal and dignified appearance and setting than the other Ballard houses.

That appearance of success is reflected in the agricultural census data of 1850, when the farm was valued at \$5,500 and the farm's tools and machinery at \$175, both relatively high in Georgia at the time. The sheep herd of 300 was one of the three largest in Georgia that year, and reflected the continuing persistence of sheep farming in Vermont. Income was derived from logging, sugaring, and from breeding or selling sheep, horses and cows, or from slaughtering. In 1850 the farm included three horses, five milk cows, two oxen and one pig, all typical numbers for Georgia at the time. The farm produced 75 bushels of wheat, 100 bushels of Indian corn, 30 bushels of oats, 100 pounds of wool, 200 bushels of potatoes, 100 tons of hay, 600 pounds of butter, 200 pounds of cheese, and 150 pounds of maple sugar. This pattern of diversified agriculture -- some for home use and some for cash crops -- is typical of Vermont agriculture of the period.

By 1880, the farm was in the hands of Orris' son Joseph, and had grown to 340 acres valued at \$14,000. With four children and 80 weeks worth of hired help, which cost \$350 that year, Joseph and his wife Marietta ran a farm that included 22 dairy cows, 130 sheep, 8 pigs, and 35 chickens. Railroads and particularly the iced butter car opened up the Boston market to Vermont farmers after the 1850s, and many like the Ballards responded by increasing their amount of dairy production. In 1880, the farm produced 4,500 pounds of butter, as well as 1,300 pounds of maple sugar, 60 cords of firewood, 792 pounds of fleece, 800 bushels of

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Georgia, Franklin County, Vermont

potatoes, 100 bushels of apples, and 400 dozen eggs. In 1882, while increasing the dairy herd to 26 cows, Joseph that year had a flock of 240 sheep and was listed in Child's Gazetteer as a "wool grower, speculator, dealer in horses, manufacturer of maple sugar and farmer."

In 1895 and 1896, Joseph directed the construction of the horse barn and the cow barn with a sheep shed on the back. In the Queen Anne-inspired detailing of their gable front entrance facades, not typical in Georgia or Franklin County agricultural buildings at the time, these two late bank barns also reflect the relative affluence and style-conscious outlook of the Ballards. Joseph was a Georgia selectman and his family was active in the Georgia band, the schools, and the Baptist Church. The horse barn incorporated an eaves front 28' by 40' early barn, which is typical of the farm practice of altering or enlarging buildings as needs change.

Around the turn of the century, Joseph was assisted by his sons, Julian and George, as partners in a farm operation that raised horses, Holstein cattle, and made and sold maple syrup. According to the family history, at one point as Joseph grew older nearly all the registered stock was sold to a farm in Washington state. After Joseph died in 1910, George and his brother August M. stayed on at the home farm and began to build up the herd again. In 1912, to accommodate an extended family, the clapboarded house ell was raised from one-and-one half to two-and-a-half stories and twelve feet was added to the east end where a woodshed and a milk room were constructed. The addition of a milk room to the house reflects the farm's transition from butter production to fluid milk as well as new regulations and standards for milk handling, but also is a reminder that the commercial dairy was closely associated with the home. Lumber for the addition was cut from the woodlot, and timbers and materials removed from the house were used in 1914 to build a sugar house about 1,500 to the west off Sodom Road. In 1920, the ice house was moved closer to the house and enlarged to create a garage, reflecting both the coming of electricity for refrigeration and the beginning of the transition from a horse culture to an automobile culture. Although for the next several decades they maintained a concentration on dairy farming, the Ballards continued to raise horses, make maple syrup, and cut wood.

Twentieth century developments in the dairy industry prompted architectural changes on the farm. New sanitation requirements by milk handlers by the 1920s, and the market-driven necessity to increase production, resulted in the removal of the

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Georgia, Franklin County, Vermont

milk room from the house and the evolution of the present modern milk house in the present modern barn. However, these changes are in keeping with the continuous operation of the Ballard farm and the alteration of farm buildings in accordance with changing farm practices and requirements.

The buildings on the farm from the period of significance are the ca. 1835 house, the 1896 horse barn, the 1895 cow barn, the ice house/garage from 1920, and the 1914 sugar house. The front brick section of the house retains its original ca. 1835 appearance and integrity, and while the rear ell of the house has been altered since the period of significance, the changes do not detract from the building's integrity. The current use of the house by three generations of Ballards is in keeping with its historical occupancy by an extended farming family. The two barns retain their original massing, context and associations, and in the similar Queen Anne-style detailing of their gable fronts provide a striking example of the success of farming in Georgia in the late 19th century. The ice house/garage, with its shingle and clapboard siding clearly signifying an alteration during the period of significance, retains its integrity and is emblematic of technological and social changes during the period. Although it has not been used since 1981, the 1914 sugar house exemplifies the conservation of materials typical of farm construction and is an excellent example of its period. With its ca. 1966 hook-up to a natural gas pipeline still intact, it remains a good example of an unusual type of Vermont sugar house. The lands around the house and farm buildings remain generally as they were in the 19th century, a mixture of pasture land, hay land, crop land and forest, which retains its historic integrity.

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Georgia, Franklin County, Vermont

The historic boundaries of the Ballard Farm include two parcels, one on each side of Town Highway #29, also known as Ballard Road.

The parcel that includes the house is on the west side of Town Highway #29. Beginning at Point A at the south end of a rock ledge outcropping on the east side of the road, the boundary proceeds in an easterly direction along a fenceline approximately 180' to Point B, where it turns to proceed in a southerly direction approximately 300' along another fenceline to Point C, where it turns to proceed in a westerly direction approximately 180' to Town Highway #29 at Point D, where it turns to proceed in a northerly direction approximately 300' along the east side of the road to return to Point A. The boundaries define an area of approximately one acre corresponding to that purchased in 1790 by Joseph Ballard for the purpose of building a house. It includes buildings, gardens, and trees historically associated with the Ballard Farm.

The parcel that includes agricultural buildings and lands is on the west side of Town Highway #29. Beginning at Point E at the southwest corner of the intersection of Town Highways #29 and #6 (known as Ballard Road and Sodom Road, respectively), the boundary proceeds along the west side of Ballard Road in a southerly direction approximately 1,925' to point F, where it turns and proceeds in a westerly direction across fields and through woods approximately 2,700' to an electrical transmission line at point G, where it turns and proceeds in a northwesterly direction along the north side of the electrical transmission line approximately 700' to point H, where it turns and proceeds in a northerly direction through the woods approximately 1,560' to the south side of Sodom Road, where it turns and proceeds in an easterly direction along the south side of Sodom Road approximately 3,040' to return to point E.

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Ballard Farm
Georgia, Franklin Co., Vermont

Boundary Justification:

The boundary includes buildings and surrounding pasture, cropland and woods historically associated with the Ballard Farm. Excluding a small portion of land cut off by the transmission lines, the land, according to the Ballard family, closely corresponds to that specified as Lot #156 deeded to Joseph Ballard by Ira Allen on April 10, 1787, and shown on the 1808 map of Georgia. About 270 acres of the current 610 acre farm have been acquired since the period of significance. Of the remaining acreage, some or all of the land might be eligible for nomination if future research could confirm historic boundaries and significance.

BALLARD FARM
Georgia, Franklin County, Vermont

MAP A

SKETCH MAP
Immediate Farmstead area
(no scale)

Town Highway #6

Town Highway #29

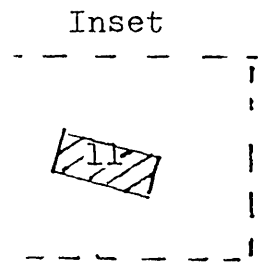
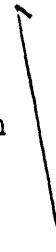


Contributing Building

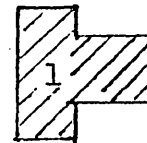
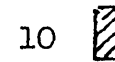
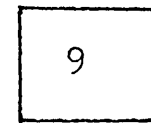
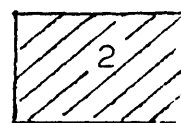
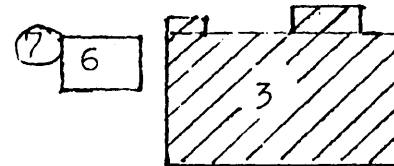
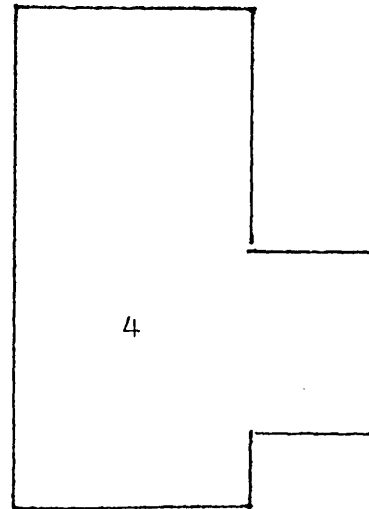
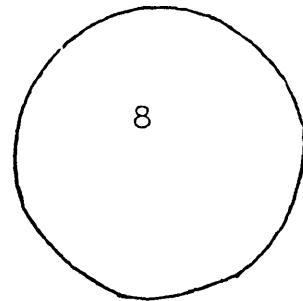


Non-Contributing

North



ca. 1,400' west of #4



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Photographic Labels

Section number _____ Page 1

Ballard Farm
Georgia, Franklin County, Vermont

Continuation Sheet for Photograph Labels

Ballard Farm
Georgia, Franklin County, Vermont
Credit: Richard Ewald
Date: April 1993
Negatives filed at Vermont Division for Historic Preservation

Photograph #1
Description: View looking east, of farmhouse, Building #1,
Ballard Road in foreground

Photograph #2
Description: View looking southeast, of farmhouse, Building #1

Photograph #3
Description: View looking north, in front entrance hall of
farmhouse, Building #1

Photograph #4
Description: View looking east, in north parlor of farmhouse,
Building #1

Photograph #5
Description: View looking northwest, of horse barn, Building #2,
in foreground, with cow barn, Building #3, in background right,
with Ballard Road in foreground

Photograph #6
Description: View looking west, of horse barn, Building #2, with
cow barn, Building #3, at right

Photograph #7
Description: View looking southwest, of horse stalls in horse
barn, Building #2

Photograph #8
Description: View looking southwest, of cow barn, Building #3,
with upright silo, Building #7, and feed room, Building #6, at
base of silo

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Photographic Labels Ballard Farm
Section number _____ Page 2 · Georgia, Franklin County, Vermont

Photograph #9

Description: View looking northeast, of ice house/garage,
Building #10

Photograph #10

Description: View looking northwest, of sugar house, Building #11

Photograph #11

Description: View looking northwest, of dairy barn, Building #4