

United States Department of the Interior
National Park Service

RECORDED
APR 23 1990

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name "Milldean" and Alexander-Davis House
other names/site number Dean House, Eagle Hotel, "Eaglebrook"

2. Location

street & number Main Street N/A not for publication
city, town Grafton N/A vicinity
state Vermont code VT county Windham code 025 zip code 05146

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	3	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		structures
	<input type="checkbox"/> object		objects
		3	Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
Signature of certifying official: [Signature] Date: 4/12/90
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official: _____ Date: _____
State or Federal agency and bureau

5. 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:)

Entered in the National Register
Signature of the Keeper: [Signature] Date of Action: 5/24/90

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling
Domestic: hotel

Current Functions (enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Federal
Greek Revival
No Style

Materials (enter categories from instructions)

foundation granite
walls weatherboard
brick
roof asphalt
other stone
metal

Describe present and historic physical appearance.

(Entire text appears on continuation sheets.)

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

c. 1826-1840

Significant Dates

c. 1826

c. 1831

1840

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

(Entire text appears on continuation sheets.)

See continuation sheet

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Grafton Historical Society,
Grafton, Vermont

10. Geographical Data

Acreage of property 2.7

UTM References

A

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

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Hugh H. Henry
organization Historic Preservation Consultant date November 1989
street & number Green Mountain Turnpike telephone 802-875-3379
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The originally matching brick houses, "Milldean" and the Alexander-Davis House or Eagle Hotel next to the east, occupy adjacent lots near the center of Grafton village. Displaying transitional Federal-Greek Revival style, the houses originally shared Milldean's (built c. 1831) two-and-one-half-story, three-by-four-bay, gable-front form and sidehall plan with a right entrance crowned by a semielliptical blind arch. The slightly earlier (c. 1826) Alexander-Davis House was enlarged in 1840 as the Eagle Hotel; its two-and-one-half-story, five-by-five-bay, gable-front form with a central entrance is sheltered by a two-story front porch below a recessed semicircular-arched balcony in the projecting wood-framed gable. The houses share soapstone components such as window sills and fireplace lintels; each possesses a massive cooking fireplace and beehive oven in its original kitchen. The interior of the Alexander-Davis House retains largely intact its appearance from the period of the enlargement, including wall stencils in the center hall. The interior of Milldean retains much historic fabric but has been somewhat modified during the present century. The houses generally hold integrity of location, setting, design, materials, workmanship, feeling, and association.

Milldean and the Alexander-Davis House stand perpendicular to the north side of Main Street. Other buildings (both residential and commercial) flank the houses on the north side of the street and balance them on the south side. Their abutting lots slope several feet downward to the Saxtons River from the rear of the buildings. A relatively flat area along the south side of the river's channel was occupied by the fulling mill and successor woolen mill that stood behind the houses at least from the 1820s until c. 1878. Little if any surface evidence of the mill survives; its site has been subjected to repeated heavy flooding during the century following its removal.

A relatively broad grassed yard exists between the houses, bounded on the east side by a fence along the property line. This area formerly served as the driveway to the woolen mill. A scale for weighing wagon loads of wool was situated in the middle of the area during the existence of the mill. A wood fence supported mostly by cut stone posts and comprised of tapered vertical pales with urn-like tops extends across the south edge of this area from the front yard of Milldean. The present fence was built during the early 1980s as a replica of a fence installed c. 1900; the previous fence differed in plan by curving

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inward to an entry opening between the houses rather being angled in the manner of the replica.

The grounds of both houses are informally landscaped with various trees and shrubs. The Alexander-Davis House is screened from the street by several deciduous and coniferous trees, large shrubs such as lilacs, and a low hedge of barberry across the shallow front yard. The detached barn related to that house stands next to the east side of the house's rear wing, also partly screened by trees. Paralleling the house's east eaves facade, a driveway leads from the street to the barn's carriage entrance on its south gable front.

Similarly, a driveway formerly paralleled the east eaves facade of Milldean, leading to the carriage shed or barn that was historically connected to the rear of the house but removed during this century. This driveway was eliminated in 1988, its surface was planted with grass, and a new gravel driveway was built along the opposite (west) side of the house to provide access to the newly constructed connected barn. Clumps of lilacs and other shrubs shield the corners of the house and a crab apple tree stands next to the east side of its brick wing. A hedge row of mature deciduous trees and shrubs marks the west property boundary.

Milldean; c. 1831

The brick house known as "Milldean" was constructed c. 1831 for its namesake, Peter W. Dean (1797-1879), half-owner with Lucius C. Alexander of a woolen mill (later removed) that stood behind the house next to the Saxtons River. This house was apparently modeled on a brick house next door that was constructed c. 1826 for Alexander; the latter house was enlarged and converted to the short-lived Eagle Hotel in 1840 but retains much of its similarity. This house exhibits characteristics of transitional Federal-Greek Revival style, combining a semielliptical-arched entrance and splayed flat-arched window openings with a boldly pedimented main gable facade. The present appearance of the house reflects a substantial rehabilitation performed in 1988-89.

The historic brick building consists of a two-and-one-half-story, gable-roofed main block and a one-and-one-half-story, gabled rear (north) wing. Attached to the rear of the brick wing, a one-story, gabled wing connects in turn to a two-story,

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gabled horse barn plus an additional one-story, gabled wing at the barn's northwest corner. The latter three blocks are wood-framed and were constructed in 1988-89; an historic wood-framed shed or barn was previously connected to the rear of the brick wing but was removed prior to about 1960.

Resting on a granite foundation, the main block and first wing are constructed of brick laid in six-course American bond. Their gable roofs are sheathed with asphalt shingles except for the bands of standing-seam sheet metal along the horizontal eaves of the main block. A molded wood cornice follows both the horizontal and raking eaves, and returns across the main (south) gable facade to form a pediment. The west slope of the main block's roof carries two tall rectangular interior brick chimneys whose outer surfaces are flush with the wall plane of the west facade; each chimney is capped with a stone slab.

The asymmetrical three-bay main (south) gable facade incorporates the main entrance ensemble in the right bay. The six-panel door is surmounted by a rectangular transom divided by radiating muntins below a semicircular muntin. Flanking the door and the transom are five-pane sidelights of two-thirds length with soapstone sills and louvered wood shutters. These components are crowned by a semielliptical blind arch (now painted white below the curve). The entrance is approached by granite slab steps protected on the left side by a wrought-iron railing; a granite-slab walkway leads to the steps from the fence enclosing the front yard.

The window treatment on the main facade (and the rest of the main block) varies somewhat by story. On the first story, the openings are crowned by splayed brick flat arches (now painted white) and fitted with double-hung, twelve-over-twelve sash. The shorter second-story openings are fitted with twelve-over-eight sash and abut the horizontal cornice. The sash on both stories were installed in 1988 to replace historic two-over-two sash in order to achieve uniformity of division with earlier historic sash elsewhere on the house. The openings on both stories have soapstone sills and louvered wood shutters. The brick tympanum of the front pediment is lighted by a twelve-over-twelve sash above a wood sill.

The secondary east eaves facade possesses an irregular four-bay arrangement with an off-center entrance. Its historic Italianate door with twin round-headed vertical lights over two panels has

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been restored in 1989 after being temporarily replaced by a modern door; however, the Italianate door's original frosted lights with a floral motif have been replaced with clear glass. The doorway is headed by a splayed brick flat arch like the flanking window bays. Above the doorway there appears an incision in the brickwork that follows the gable form of a hood added c. 1970 to the entrance and then removed in 1988. The entrance is approached by granite steps with a wrought-iron railing on the right side. An iron tie-rod anchor of S form is mounted above the left side of the doorway. Farther to the left, a single window lights each story in the middle of this portion of the wall; on the right of the entrance, two window bays are closely spaced on each story. The sash in the left bay of each story (twelve-over-twelve on the first and twelve-over-eight on the second) and the right-center bay of the first story were installed in 1988 to replace historic two-over-two sash in order to achieve uniformity of division with earlier historic sash.

The opposite (west) facade differs by having a regular three-bay arrangement. The window openings are placed at each end and the center of this facade in order to accommodate the chimneys that ascend the intervening spaces in the wall. An iron tie-rod anchor of S form is affixed above the right side of the central first-story window. The front (right) bay of each story has new sash (twelve-over-twelve on the first and twelve-over-eight on the second) installed in 1988 to replace the historic two-over-two sash in order to achieve uniformity of division with the historic sash remaining in the central and left bays.

The rear (north) facade is exposed only above the roof of the rear wing. It contrasts with the remainder of the main block by being wood-framed and sheathed with clapboards. A cornice molding follows the closely cropped raking eaves. The gable is lighted by an historic twelve-over-eight sash.

The north wing of the house matches the width of the main block (its east and west facades being flush with those of the main block) and extends two bays in length. Its east eaves facade retains the historic appearance of its first story; the two window openings fitted with twelve-over-twelve sash, soapstone sills, and louvered wood shutters abut the molded wood cornice along the horizontal eaves. The east slope of the roof, however, has been altered in 1988 by the addition of two gabled dormers (a single skylight had been added to this slope during the previous decade). Aligned above the first-story windows, the identical

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dormers have clapboard sheathing, asphalt-shingled roofs, molded cornices with short returns, and twelve-over-eight sash. Rising from the rear (north) end of this roof slope, a massive rectangular brick interior chimney with stone cap has been entirely rebuilt in 1988.

The west facade of the historic wing was altered c. 1960 by the installation of triplet six-over-six sash. In 1988, these were removed and a new elongated thirty-over-twenty sash was installed within the same overall opening; this window rests on a newly installed three-piece sill made of used soapstone. Also in 1988, the partly exposed rear (north) facade of this wing was altered by the installation on the formerly blind right side of new coupled twelve-over-twelve sash with a continuous sill made of newly cut soapstone. On the left side of the north facade (and now sheltered by the recessed porch of the new second wing), the corbeled rear portions of a beehive oven and cooking fireplace bulge outward from the brick wall. An historic twelve-over-eight sash with a soapstone sill remains in the gable. A plain board follows the closely cropped raking eaves.

The interior of the house is arranged on a sidehall plan that was partly modified during the 1988-89 rehabilitation of the house. The changes include the removal of certain partitions to enlarge rooms or openings between rooms. The historic finish materials remain largely in place; these were generally repaired wherever possible. The west room of the rear wing had previously lost its historic character when reworked c. 1960 into a modern kitchen; this room has been refurbished for the same use.

The walls are generally finished with plaster-over-lath and wallpaper. The original plaster-over-lath ceilings in the front hall, parlor, and (second-floor) southwest and northwest bedrooms remain in place; the other ceilings have been covered with gypsum board where the original plaster was beyond repair or had previously been replaced with non-historic materials. The floors are laid with varnished softwood boards of moderate width; those in the dining room, the original kitchen, and the present kitchen have been replaced with spruce boards. The woodwork generally consists of single-beaded baseboards, molded door and window surrounds, and ceiling cornice moldings. A chair rail with a cap molding and single-beaded lower edge encircles both the dining room and the adjoining northwest room (now a bedroom). The interior doors have four recessed panels and round porcelain knobs.

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The southwest parlor displays a somewhat more enriched treatment than the other rooms. A cap-molded baseboard and a heavy molded chair rail encircle the room, the latter at window-sill level. The shallow fireplace against the west wall incorporates the original soapstone hearth and a newly rebuilt firebox with a brick back wall, soapstone sidewalls, and a grey marble lintel. Flanking the firebox, paneled pilasters support reeded bands below the continuous molded architrave, stepped-out blocks at the frieze level, and the heavy molded mantel. On the right of the fireplace and flush with the chimney breast, a built-in cupboard has three open shelves above double-leaf, single-panel, hinged doors, all within a molded surround. The entrance to this room from the front hall was enlarged during the rehabilitation to accommodate new double-leaf, ten-light French doors.

Among the most prominent interior features of the house, the open-string stair in the front entry hall possesses a balustrade of square balusters, rounded hand rail, and slender cylindrical newel posts with ball heads. The rear stair in the wing was rebuilt with new components during the rehabilitation project.

Apart from the parlor, the three other west rooms on both floors of the main block have shallow heating fireplaces of plainer design. Their deteriorated brick fireboxes were rebuilt with new brick walls and marble lintels during the rehabilitation project. The original soapstone hearths, molded wood surrounds, and molded mantels remain in place except for the the lack of a molded surround on the fireplace in the second-floor northwest room.

A massive brick cooking fireplace and beehive oven engages the rear (north) wall of the original kitchen in the brick wing. The large brick firebox includes soapstone blocks inset at the lower front corners and a soapstone lintel. Abutting the right side of the fireplace, the brick oven front has two rectangular openings with soapstone lintels and sills. A single-panel wood door encloses the oven front within the plain wood surround below the continuous molded mantel.

Accompanying the 1988 rehabilitation of the house, a series of connected, wood-framed outbuildings was constructed to the rear of the historic wing. A new one-story, broken-gabled wing was attached to the historic wing, and a new two-story, gabled horse barn was attached in turn to the rear of the first new wing. Both that wing and the barn are offset eastward from the historic

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wing. Finally a new one-story, gabled wing was attached to the northwest corner of the barn; offset westward from the barn, this wing balances its counterpart at the opposite end of the barn.

The first new wing consists mostly of recessed porches on both the east and west facades plus a clapboarded vestibule sheltering the rear (north) entrance of the brick wing. This wing carries an asphalt-shingled broken gable roof; the lower slopes on both sides of the roof correspond to the recessed porches. The east porch extends four bays in length and projects one bay outward from the east facade of the brick wing; box posts enframe the semielliptical-arched openings, and a stick balustrade marks the single south bay. The west porch extends only two bays on the left of the clapboarded entrance vestibule. The latter is lighted by a fifty-pane horizontal fixed window. A breezeway passes through the north end of the wing next to the barn.

The horse and vehicle barn was completed in 1989. It rests on a concrete foundation and possesses a pegged post-and-beam frame sheathed with clapboards; its gable roof is covered with standing-seam sheet metal. The four-bay east and west eaves facades are treated identically although the latter faces the driveway and the former the horse pasture. The south half of each facade is entered by two large exterior sliding doors made of vertical beaded matchboard with "Union Jack" exterior bracing. Centered within the north half are two large hinged doors made of vertical beaded matchboard and hung on strap hinges; these doors are closely flanked by a small four-light fixed window on each side. A continuous pent roof extends nearly the length of each facade above the doors while four horizontal six-light hinged windows are spaced regularly along the kneewall.

The barn's partly exposed south gable facade includes an off-center entrance with a nine-light-over-two-panel door sheltered by the east porch of the abutting wing. Coupled windows are centered in the gable; these consist of vertical six-light hinged sash below four-light fixed sash. The opposite (north) gable facade is illuminated by multiple six-light hinged and four-light fixed sash placed in the upper wall above the blind first story.

The interior of the barn contains two box stalls for horses in the north half; these abut the east wall and open directly outdoors through the two hinged doors on that side of the building. A loft floor above the box stalls provides a partial second floor. Served by the two pairs of sliding doors, the

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south half of the interior contains two vehicle bays above which the open space rises to the underside of the roof.

The one-story wing attached to the barn's northwest corner also has a pegged post-and-beam frame, clapboard sheathing, and standing-seam sheet metal roofing. This wing is offset westward to reveal half of its south gable facade, entered by double-leaf, fifteen-light, hinged doors. The west eaves facade is bisected by an exterior brick fireplace chimney flanked by single six-over-nine sash. The opposite (east) facade differs by having a large thirty-over-twenty sash. The north facade includes an exposed concrete basement with double-leaf, vertical-boarded, hinged doors; quadruplet six-over-nine sash light the main story while a six-light fixed sash punctuates the gable.

Alexander-Davis House; c. 1826

The Alexander-Davis House, now known as "Eaglebrook," was originally constructed c. 1826 as a residence for Lucius C. Alexander, half-owner with Peter W. Dean of a woolen mill (later removed) that stood behind the house next to the Saxtons River. Its original appearance apparently served as the model for the house next door, known as "Milldean," that was built c. 1831 for Dean. The present appearance of this brick house represents its enlargement and conversion to the Eagle Hotel in 1840 for Thomas Davis. After only a decade or so, the building reverted to being a residence, and it was occupied by the Davis family until 1883. The current name, Eaglebrook, was adopted probably by the owners during the late 1950s. The house's rear wing and detached barn were renovated in 1985 for the present owners.

The house displays characteristics of transitional Federal-Greek Revival style similar to the adjacent Milldean. The two-and-one-half-story, five-by-five-bay, brick main block rests on a granite foundation and carries an asphalt-shingled gable roof oriented perpendicular to the street. The historic roof surface is now covered by a so-called cold roof that was added c. 1960; it projects slightly beyond the original eaves. Flush with the main block's east facade, a smaller-scale, originally one-and-one-half-story, gabled rear (north) wing differs by having wood-frame construction and clapboard sheathing.

The original portion of the main block includes the now-central entrance and the left two bays on the main (south) gable facade

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(along with the west eaves facade). This portion is distinguished by its brickwork laid in six-course American bond; that of the added right two bays (and east facade) is seven-course. A molded cornice follows both the horizontal and raking eaves with short returns on the south and north gables.

Several brick chimneys rise from the roof of the main block. Occupying original positions at the west eaves, two rebuilt rectangular interior fireplace chimneys are aligned between the window bays of the west facade. A large rectangular interior chimney with a stone cap surmounts the rear of the west slope near the ridge, flush with the rear (north) facade; this chimney serves a cooking fireplace and brick oven in the original kitchen. At the north end of the east slope, a square interior chimney serves a fireplace in the kitchen of the addition. Until its removal earlier this century, the counterpart chimney at the south end of the same slope served stoves rather than fireplaces. Directly behind the north chimney, a rectangular chimney added c. 1960 ascends the partly exposed exterior of the main block's rear facade, serving a contemporary fireplace in the rear wing.

The main (south) facade is sheltered by a distinctive two-story, three-bay porch below a wood-framed gable projection incorporating a recessed semielliptical-arched balcony. Monumental square pillars with corner beading support the porch and gable projection, standing on the open first-story deck (with a lattice skirt). Stick balustrades protect the porch's second story and the balcony. Surrounding the balcony opening, the gable is sheathed with flush boards hung horizontally. The balcony's vertical wall and arched ceiling are finished with plaster-over-lath exposed to the weather. The balcony ceiling is painted blue and embellished with gold stars while the silhouette of an eagle clutching three arrows decorates the gable peak.

The central main entrance ensemble is comprised of a six-panel door crowned by a rectangular transom inset with radiating muntins below a semicircular muntin; flanking the door and transom are five-pane sidelights of two-thirds length. The transom and sidelights abut the porch ceiling, which may conceal a semielliptical blind arch like that above the matching main entrance of the Milldean house. Granite steps approach the entrance, protected by curved wrought-iron railings. The window openings on the first and second stories share soapstone sills and louvered wood shutters, and they abut the porch ceilings; the (original) left bays are fitted with twelve-over-twelve sash

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while the (added) right bays contain six-over-six sash. Both the second and third stories have central doorways leading onto the porch and balcony. The second-story porch door has twelve lights over three vertical panels. On the three-bay third story, a four-panel door is flanked on each side by single six-over-six sash without shutters.

The secondary five-bay east eaves facade is arranged asymmetrically around an entrance in the left-center bay. A splayed brick flat arch serves as lintel above the six-panel door. The entry is sheltered by a modern gabled hood supported by square posts standing on the granite steps; an iron railing protects the left side of the steps. The window openings on both stories share six-over-six sash, soapstone sills, and louvered wood shutters; the first-story openings have splayed, flat-arched heads while the second-story openings abut the eaves cornice. An iron tie-rod anchor of S form is affixed to the wall at lintel level between the center and right-center bays.

Nearly identical to its contemporary counterpart on Milldean, the opposite (west) facade has only three window bays flanking two intermediate blind panels that mark the position of interior fireplaces. The first-story openings are fitted with twelve-over-twelve sash enframed by splayed flat arches and soapstone sills while the second-story openings have twelve-over-eight sash abutting the eaves cornice; all have louvered wood shutters.

The main block's brick rear (north) facade is exposed to the right (west) and above the one-and-one-half-story, clapboarded rear wing. The somewhat irregular fenestration includes two bays of twelve-over-twelve sash on the first story, a twelve-over-eight and a reduced six-over-six on the second, and a twelve-over-eight in the original gable. The roof was raised when the building was enlarged, and the higher present gable peak rises to the left of the original peak. A portion of the cooking fireplace chimney that was exposed above the original east roof slope appears outlined in the brickwork of the higher gable.

The interior plan of the main block is arranged around a center stair hall that forms the north-south axis. On the first floor, the hall leads from the main entrance to the original kitchen (now the dining room) at the center of the rear half. The original exterior brick wall remains exposed on the east side of the kitchen; two bays of twelve-over-twelve sash are flanked on the right (south) by an originally exterior four-panel door above a

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granite sill. This door leads into the present kitchen occupying the northeast corner room in the 1840 addition, which has two rooms in corner positions on each floor. The former closets separating the second-floor bedrooms have been converted to a modern bathroom. The original (west) side of the main block also has two rooms on each floor, although the rear (northwest) first-story room has been subdivided by the installation of a small bathroom in the corner position. The rear half of the second-floor center hall has been subdivided into three small bath and utility rooms during recent decades.

Among the most prominent interior features of the house is the wide open-string stair leading from the main entrance to the second floor. Its balustrade incorporates slender rectangular fruitwood balusters and tapered square terminal and corner posts supporting a rounded hand rail that stops without a volute at the lower end. The tread of the bottom step has a curved front edge.

The plastered wall surfaces on both floors of the stair hall are decorated with water-color stencils thought to have been applied originally (c. 1840) by Moses Eaton, Jr., of Dublin, New Hampshire. The stencils were subsequently covered with wallpaper, and then uncovered in 1956 by the contemporary owners of the house. In December of that year, the wall surfaces and stencils were entirely repainted by P. B. Lyford; the patterns appear in green and red against a soft yellow background. The several patterns include a four-branch weeping willow that is indicative of Eaton's work.

The southwest parlor exhibits the most elaborate interior finish in the house. The plastered walls are encircled by a baseboard with a cap molding and again at the window-sill level by a continuous heavily molded chair rail. The window openings have deep splayed reveals and molded surrounds. The doorways have matching molded surrounds and are hung with four-panel doors having recessed molded panels on the parlor side and raised panels on the opposite side. The fireplace against the west wall possesses a brick firebox with a soapstone lintel and a soapstone hearth. The wood surround incorporates paneled pilasters supporting short reeded bands below a continuous molded architrave, surmounted in turn by fluted blocks flanking a plain frieze below the heavily molded mantel. The floor is laid with naturally finished wide softwood boards. The ceiling appears to have been covered with gypsum board in place of the original plaster-over-lath.

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The other historic rooms in the main block share the basic finish materials of wide or medium-width softwood floor boards and plaster-over-lath walls. In some rooms, the ceilings have been covered with gypsum board in place of the original plaster-over-lath. The woodwork (baseboards and surrounds) generally displays a single bead along one edge; however, the bead on the woodwork in the original portion of the house is slightly thinner than that on the woodwork in the addition. Apart from the parlor, only the dining room (the original kitchen) has molded door and window surrounds and a chair rail; the latter combines a cap molding and a single bead along the lower edge. The interior doors are four-panel (raised on one side) in design; a few retain the original wrought-iron hardware.

Another of the house's most prominent features is the massive brick cooking fireplace with a wrought-iron crane and a beehive baking oven that projects from the rear (north) wall of the original kitchen. The large firebox is trimmed with a soapstone lintel and soapstone blocks placed at the lower front corners. Abutting the right side of the firebox, the oven has three small rectangular front openings with soapstone lintels and sills. A paneled wood surround of the firebox extends to include a hinged wood door with a single raised panel that encloses the oven front. A molded wood mantel surmounts the firebox and oven front below the plastered chimney breast. A brick tile hearth also spans the entire width of the ensemble.

In addition to the parlor, historic heating fireplaces exist in four other rooms - the northwest room (now a study) and the present kitchen on the first floor and the southwest and northwest bedrooms on the second floor. These generally are comprised of a brick firebox with a soapstone lintel and a paneled wood surround with or without a frieze below the molded mantel. Their hearths are laid in square or rectangular brick.

The unfinished interior of the attic reveals the structure of the house's front gable and recessed balcony and the roof. The balcony's vertical wall and arched ceiling are framed with sawn light timbers and boards, and are enclosed with exterior plaster-and-lath. The peeled and partly hewn log rafters and wide boards of the house's original west roof slope remain in place along with the ridge pole and the rafters of the east slope. Above that ridge pole, the lighter sawn rafters of the 1840 addition rise in the same plane to the main hewn ridgepole. The rafters

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supporting the added east slope are simply unpeeled spruce logs. The rear (north) gable wall contrasts by its brick construction, abutted by two brick fireplace chimneys.

The house's rear wing was built probably when the main block was enlarged. It served historically as a shed but during the latter 1950s it was substantially altered (especially on the interior) and converted to living space open to the underside of the roof. A full-length, shed-roofed, screened porch was added at that time to its rear (north) facade, and a gabled breezeway was built to connect its east facade and the west facade of the adjacent carriage barn. This work was performed by Fred Prouty, a local contractor, for the contemporary owners, Frank and Adela Whipple. In 1985, a further renovation was made by Jonathan Klein for the current owners, Elisha and Marjorie Prouty. The porch was entirely enclosed and the wing's rear wall was removed below the porch roof to expand the living space.

The wing rests on a rubble foundation and possesses a post-and-beam frame sheathed with clapboards and standing-seam metal roofing. Only the west eaves facade retains its historic two-bay arrangement, being entered by a four-panel door in the right bay and lighted by a twelve-over-twelve sash on the left. The opposite (east) facade was altered during the 1950s renovation; a four-panel door in the left bay was covered with clapboards on the exterior (but left visible on the interior) and a modern door was hung in the reduced right-bay entry, replacing a larger vertical-boarded, hinged shed door. The gabled breezeway connecting to the barn is enclosed with wood lattice in the semielliptical-headed bays along both sides and its roof is covered with standing-seam metal.

The wing's rear (north) facade has been entirely reworked during the 1950s and 1985 renovations. Above a high lattice skirt, the porch is enclosed with fixed-light windows that reach from the floor to the semielliptical heads of the former porch bays. Multiple rectangular skylights (installed in 1985) punctuate the porch roof. Above the porch roof, coupled twenty-four-light sash crowned by a semicircular fanlight were added during the 1950s to the wing's north gable.

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Alexander-Davis Carriage Barn; c. 1840

Standing east of, and parallel to, the house's rear wing, this medium-sized carriage barn was constructed probably c. 1840. The interior of the barn historically contained horse stalls on the main level; those have been removed in favor of unobstructed space for an automobile. The former hayloft on the upper level was adapted in 1985 to contain a weaving studio for the present owner, Elisha Prouty; that work was performed by Jonathan Klein.

The one-and-one-half-story barn rests on a fieldstone foundation (mortared only at the corners) with a partly exposed basement on the east side. The barn's post-and-beam frame is sheathed with clapboards on the main (south) gable facade and vertical flush boards on the other facades. A box cornice follows the eaves of the gable roof, which is covered with standing-seam sheet metal.

The unaltered three-bay main facade is arranged symmetrically around a central carriage entrance with double-leaf, vertical-beadboarded, interior sliding doors. Directly above the carriage entrance, small double-leaf, vertical-boarded, hinged doors provide access to the loft; the present doors were created by cutting the original single-leaf door in half. A window with six-over-six sash flanks each side of the loft entry. All of these door and window openings have plain surrounds.

The west eaves facade is entered by a vertical-boarded pass door near the right (front) corner; the door is sheltered by the latticed, gabled breezeway that connects this facade and the house's rear wing. The opposite (east) facade is lighted by two first-story bays of historic small six-over-six sash plus two modern single-light casement windows added under the eaves. The partly exposed basement is entered by a vertical-boarded, hinged pass door. The rear (north) gable facade has been altered by the installation of several modern fixed-light and casement windows to illuminate the loft.

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The originally matching houses, "Milldean" and the Alexander-Davis House, hold primary significance for embodying the distinctive characteristics of transitional Federal-Greek Revival style expressed in brick construction. The adjacent houses are historically associated with the woolen textile industry that became economically important in Grafton (and Vermont) during the second and third quarters of the nineteenth century. The houses were constructed c. 1831 and c. 1826, respectively, for the co-owners, Peter W. Dean and Lucius C. Alexander, of the adjacent water-powered fulling mill and successor woolen mill (later removed) that stood next to the Saxtons River. The Alexander-Davis House gains additional architectural significance for possessing a two-story front porch with monumental pillars and an arched balcony recessed into the gable. This distinctive feature represents the 1840 enlargement of the original Alexander house into the short-lived Eagle Hotel owned by Thomas Davis, whose intent may have been to provide a Temperant alternative to the village's principal hotel and tavern.

Within the context of Vermont's architectural environment, Milldean and the Alexander-Davis House represent the transition from the Federal to the Greek Revival styles that occurred in the state during the period from about 1820 to 1840. Their brick construction, however, is uncommon among buildings exhibiting that blend of stylistic characteristics. The two houses constitute early examples of the sidehall plan, an interior arrangement that is more usually associated with the Greek Revival style of the post-1840 period.

Furthermore, the added two-story porch with recessed arched balcony gives the Alexander-Davis House a special distinction shared only by a relatively small number of buildings in the state. That feature appears most frequently in towns along the Connecticut River valley of eastern Vermont; Grafton lies in the second tier of towns away from the river. Although outwardly similar to other examples of recessed balconies, the Alexander-Davis House contrasts by having an unfinished attic rather than usable rooms behind the balcony wall; the balcony, therefore, serves primarily for exterior display.

The period of significance for the houses begins with the c. 1826 construction of the Alexander-Davis House for Lucius Alexander. The adjacent house known as Milldean was erected c. 1831 for Peter Dean. In 1840, Thomas Davis purchased the Alexander house

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and undertook its enlargement and conversion to the short-lived Eagle Hotel. The related carriage barn was constructed probably about the same time. Subsequently these buildings remained without significant changes until the 1980s.

Then a resident of Grafton, Lucius Alexander acquired in January, 1825 a lot on the north side of the east-west road through the village center. He paid \$150 for the half-acre to Martha Austin, a resident of Cambridge, Massachusetts and the widow of Thomas Austin who had died intestate. The two-and-one-half-story, brick house of sidehall plan may have been constructed later the same year. Its main block presented to the street a three-bay main (south) gable facade with a right entrance while the secondary east eaves facade extended five bays with a central entrance.

In 1829, Alexander entered the period of a decade when he played a major role in the woolen industry that flourished in Grafton during three-quarters of the nineteenth century. A fulling mill stood behind Alexander's house next to the Saxtons River, and may have been the reason for his choice of the house lot. In March, 1829, he purchased from John Woolley for \$800 "the fulling mill for dressing cloth." The deed also mentions the dam and raceway that supplied the water-powered mill.

Woolley's fulling mill was constructed probably during the 1820s boom in sheep-raising that swept Vermont. William Jarvis of Weathersfield, the former United States Consul in Lisbon, Portugal, introduced Spanish Merino sheep to the state in 1811. The breed was well-suited to Vermont conditions and the initial group of 400 exploded into millions during the following quarter-century. The price of wool rose quickly during the War of 1812, slumped afterward, and then rose again during the 1820s, protected by high tariffs and driven by the rapidly increasing demand from the expanding number of woolen mills in New England. Vermont not only supplied the wool; small fulling and weaving mills were established in many of the state's villages such as Grafton.

Another of the principal figures in the industrial history of Grafton, Peter Werden Dean (1797-1879) was born in Cheshire, Connecticut, and apparently moved to Vermont while relatively young. In 1819, he married a Grafton woman, Philinda Willey (1793-1863), and they raised a family of two sons and four daughters. The family moved from Manchester, Vermont to Grafton

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in 1827, during the decade when the town achieved the largest population in its history. The 1820 census recorded 1482 residents, the third consecutive increase since the first census of 561 in 1791. By 1830, however, Grafton's population began the decline that would continue for more than a century.

The Dean and Alexander partnership came into being in 1831. In January of that year, Lucius Alexander sold to Peter Dean for \$600 a parcel of land on the west side of his house together with an undivided half-interest in the fulling mill, its machinery, tools, and furniture. Dean's brick house may have been constructed later the same year. The house bears marked similarity to the original block of the Alexander house, suggesting that they were built by the same unknown mason. Dean's house received the appropriate (if somewhat uninspired) name of "Milldean."

Disaster struck the partners' enterprise in January, 1839 when the mill was destroyed by fire. That loss caused Lucius Alexander to sell his Grafton property and move to New Hampshire. In April of the same year, he sold for \$125 an eighth interest in the mill to another partnership involving Peter Dean, leaving unclear the entire disposition of his original half-interest. Early the following year, Alexander sold his house to Thomas Davis (1791-1872), a local farmer not to be confused with his son, Thomas W. Davis (1831-1902).

Davis acquired the residential property in February, 1840 with the intent of enlarging the house into a hotel. The purchase price of \$1,000 apparently included both the brick house and a wood-framed, clapboarded house of unknown origin that stood adjacent to the east side of the brick house. In order to provide space for the enlargement of the brick house, the other house was moved a short distance to a new site across the Saxtons River on the road to Chester. (A stone-lined cylindrical well and numerous rocks apparently from the foundation remain in the east yard of the brick house to indicate the former presence of that house.)

The enlargement and conversion of the Alexander house into the Eagle Hotel seems to have been done quickly and cheaply. The original brick east facade was left in place, complete with its central four-panel exterior door and two first-story bays of twelve-over-twelve sash that became internal to the enlarged building. A cellar was not excavated under the addition. The

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original three-bay main (south) gable facade was extended eastward by two bays so that its right-bay entrance became central to the new five-bay arrangement. The joint between the original and added portions remains visible in the brickwork; the original was laid in six-course American bond while the additional was laid in seven-course bond, and the added walls are markedly thinner. The gable roof was raised to accommodate the building's broader form and the ridge was shifted eastward. The original ridge pole (along with the original hewn east slope rafters) was left in place, and short sawn rafters were placed above it to support the extended west roof slope. The added east slope rafters were simply cut from unpeeled logs. The building's most distinctive features, the two-story porch and recessed semicircular-arched balcony, were added as part of the wood-framed gable extension of the front facade.

The addition of the two-story porch and recessed balcony to the building may have been inspired by the similar treatment of two inns in neighboring villages that were undoubtedly known either to Thomas Davis or his builder. The actual model may have been the brick Simons' Inn built in 1826 and located thirteen miles to the northwest at Simonsville in Andover township. (That building was listed in the National Register on March 2, 1979 under the name of Rowell's Inn.) A contemporary hotel (later demolished) in the nearer village of Saxtons River differed by its wood-frame construction. Unlike most other buildings with a gable balcony, the Eagle Hotel's attic half-story was never finished on the interior and its balcony presumably received little if any active use.

Probably around 1840, the plastered walls of the Eagle Hotel's first- and second-story hallways were given their water-color stenciling. The work is attributed to Moses Eaton, Jr. (1796-1886) of Dublin, New Hampshire, an itinerant stenciler who ranked among the most prolific in New England. Most of the patterns, including a four-branch weeping willow, match stencils found in Eaton's kit (now in the possession of the Society for the Preservation of New England Antiquities in Boston).

Thomas Davis' February, 1840 deed to the house property refers to the "upright part of the factory" indicating that part of the mill remained standing after the fire. Soon after that, Peter Dean and his new partner(s) rebuilt the mill and resumed its operation. The raw material used by the mill came from local farmsteads. Zadock Thompson's history of Vermont published in

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1842 records that sheep were by far the most numerous kind of livestock in Grafton township, there being 10,114 present in the year 1840. (That number compares with 1,728 cattle, 1,166 swine, and 273 horses.) The production of wool during the same year was 20,164 pounds. While much of that wool undoubtedly went to Dean's mill, his was not the only one in town. Thompson notes that there were three fulling mills and three carding machines in Grafton; it is not clear, however, whether the three carding machines represent separate mills. Completing the list of the town's industrial enterprises were two grist and six saw mills. Despite these activities, the population of Grafton decreased to 1,325 in 1840, the second decade of the century-long decline.

In 1854, the Dean partnership enlarged the mill and installed new machinery; the shift from the simple fulling of wool to the weaving of woolen cloth may have occurred at that point. The expansion may have been related to the arrival of the railroad in nearby Bellows Falls at the mid-point of the century. The availability of relatively cheap and rapid transport could have enabled Dean to reach a much larger market for his product.

Thomas Davis apparently supported the Temperance movement that was then gathering strength in Vermont to counter the prevalence of alcohol abuse. He did not serve alcohol at his Eagle Hotel in contrast to the practice at the village's principal hotel and tavern. That may have contributed to the relatively short existence of Davis' hostelry. The McClellan map of 1856 does not show the Eagle Hotel name for the building (unlike the nearby "Hotel"), indicating that it had become simply Davis' residence by that point. The map labels the recently enlarged mill as "woolen factory." The building next to the west of Milldean was being used as a boarding house for mill employees.

Another change at the woolen mill occurred in 1863 when a corporation was formed to operate it under the name of the Grafton Manufacturing Co. It is not known whether Peter Dean was involved in that firm; regardless, his ownership of the mill was concluded in 1867 when the partners Sabin and Fairbrother of nearby Saxtons River acquired it. Within two years, however, that partnership was reduced to a sole proprietorship as Fairbrother sold his interest to Sabin.

Although the woolen mill was undoubtedly his primary concern, Peter Dean also pursued other interests. He served in the Vermont Senate, representing Windham County during 1847-48, and

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was an (elected) assistant judge of the Windham County court for five years. Other members of the family also were involved in the legal profession. One of his sons, Benjamin Willey Dean, became a lawyer, and one of his daughters, Lemira Mead Dean, married a lawyer, Isaac Lewis Clarke, residing in Illinois although born in Williamstown, Vermont. During the 1860s (possibly after the sale of the woolen mill), Peter Dean purchased a 50-acre farmstead about two miles west of the village. (Under subsequent ownership during the twentieth century, the house was abandoned and has collapsed into ruins.)

The 1860s brought two deaths to the Dean family. Lemira's husband became a lieutenant colonel in the Civil War, and was killed during the Battle of Chickamauga in 1863. Lemira then returned to Grafton and lived at Milldean for the remainder of the century. Her brother, Benjamin, died in Grafton the following year (1864), leaving his wife and three daughters. These deaths may have influenced Peter Dean's decision to sell the woolen mill during the Civil War period of high demand for woolen cloth and financial success for the mill enterprise.

The Beers map of Grafton village published in 1869 shows that Peter Dean continued to live in Milldean some thirty-seven years after its construction. Similarly, Thomas Davis remained the owner of the adjacent house thirty years after its enlargement; however, the name Eagle Hotel is not given and the map's directory lists Davis' occupation as farmer. The area between the two houses appears as the main driveway to the "woolen factory," and in the middle of that area the map shows a symbol labeled "scales." Apparently the wagon loads of wool being delivered to the mill by the local farmers were weighed on these scales.

The mill itself is shown with its longer dimension perpendicular to the street although it has an irregular plan with several projections. A "race" diverges from the south side of the river about 75 rods upstream from the mill, and passes under a small projection on the south front of the building before returning to the river immediately downstream. The river curves around the north end of the building. (The physical appearance of the mill remains unknown as neither photographs nor drawings of it are known to exist.)

Elisha S. Sabin, Jr., then owned both the mill and the building next to the west of Milldean used for boarding mill employees.

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The Beers map directory lists Sabin as a "manufacturer of all wool doeskins &c. Casimeers." Another contemporary source, Christopher Hall's chapter on Grafton in Hemenway's Vermont Historical Gazetteer (written long before the delayed publication in 1891), notes that Sabin manufactured some 75,000 yards of woolen goods - "cassimeres, doeskins, but chiefly kerseymeres" - per year. Sabin is reputed to have annually earned \$10,000 from the mill at the height of its production.

During the 1870s, however, increasing competition from outside Vermont and declining sales impinged severely on that profitability. The assessed valuation of the mill (termed a "factory") in the Grafton Grand List decreased steadily after 1870. Its value was listed at \$6,000 during the 1860s and the year 1870; in 1871, the value dropped to \$4,500, and in 1875, it dropped again to \$3,000. Finally Sabin sought an exemption in local property taxes, threatening to remove the mill from Grafton if he did not get his request. He was rebuffed and he carried through his threat, moving the machinery (if not the entire building) to a site in the village of Gageville eleven miles downstream along the Saxtons River in Westminster township.

Further reductions in the assessed value of Sabin's Grafton mill property reflect that course of events. In 1878, the value of the "factory" (presumably stripped of machinery) decreased to \$1,000, and the next year (1879) it disappeared from the Grand List, the entry being for a "mill lot" assessed at only \$500. The actual fate of the building itself is not known. Sabin moved the boarding house next to Milldean to a new site in Saxtons River village. (Child's Windham County gazetteer of 1884 records the existence at Gageville of The Forest Woolen Co.'s shoddy mill, which was owned by Sabin and employed ten persons; Sabin then resided in Saxtons River.)

Peter Dean lived to witness the removal of the woolen mill that he and his partner had founded four decades earlier, residing at Milldean until his death in 1879. His daughter, Lemira, continued to occupy the house until c. 1910 when she returned to Illinois for her final years. The house remained in the family's possession until 1940. Coincidentally, the census of that year recorded the lowest population (393) in Grafton's history.

Thomas Davis continued to own the house next door until his death in 1872. Thereafter, title to the house was transferred to his wife, Lucy (who died in 1879), and son, John B. Davis, who owned

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it until 1883. The reversion of the building to a dwelling apparently brought little change in its appearance.

Another prominent figure in Grafton's industrial history, John L. Butterfield, acquired the former hotel in 1883. Butterfield resided across the street in a substantial Italianate style house; it is unknown whether he ever lived in the brick house. He and his brother-in-law, Charles Smith, were manufacturers and dealers in various kinds of soapstone articles, employing some twenty men in their quarries on Bear Hill southeast of Grafton village and a sawing mill in the nearby village of Cambridgeport. The soapstone used in both Milldean and the Alexander-Davis House probably came from those quarries (which were opened early in the century) prior to Butterfield's ownership.

After Butterfield's death in 1892, the Alexander-Davis House was acquired by (Mrs.) Elizabeth Smith Hall and her daughter, Fannie S. Hall. These two members of the Hall family established a national record by serving as the only postmasters of Grafton during a 69-year period. Nathan Hall, husband of Elizabeth, held that office during 1871; he was succeeded the same year by his wife, who retained the position until 1898. Their daughter, Fannie, embarked on her career in the post office at least by 1884, when she was assistant postmaster. She took over the postmastership in 1898 and served 42 years, retiring in 1940 at the age of 81. During the entire period, the post office occupied a small clapboarded, gable-roofed building constructed in 1855 next to the east of the Alexander-Davis House (in 1963, it became the first museum of the Grafton Historical Society).

The Hall family had become the longest-term owners of the Alexander-Davis House by the time of its sale in 1945. A succession of relatively short-term occupants followed. Frank and Adela Whipple owned the house between 1956 and 1970, and gave it its current name, "Eaglebrook." Among other work on the house, the Whipples uncovered in the center hall the Eaton stencils, which were repainted by P. B. Lyford in December, 1956. They also renovated the shed wing into living space, the project being done by Fred Prouty, a local contractor.

The present owners, Elisha and Marjorie Prouty, acquired the house in 1985. They have revived the enlarged house's initial function by providing public lodging in the "bed and breakfast" manner, and have opened a gift shop in the southeast front room - Fannie Hall's favorite sitting room; the shop features textiles

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designed by Elisha Prouty. The loft of the barn has been adapted to his weaving studio, illuminated by several modern windows.

Next door, an owner during the 1950s-1960s made various relatively minor alterations to Milldean, probably the most visible being the triplet windows installed in the brick rear wing's west facade to illuminate a remodeled kitchen. The historic wood-framed, gable-roofed shed or barn connected to the brick wing was removed probably during the same period. A subsequent owner, Anna Moffat, adapted part of the main block's first story to a small dress shop in the early 1980s; she also installed the replica of the historic (c. 1900) wood fence that now encloses the front grounds.

The rehabilitation of Milldean was undertaken in 1988 for the present owner, John Sachau. The project was designed by the architect, Peter Moore of Weston, Vermont. The local firm of Grafton Builders under the direction of Richard Schwolsky performed the work, including both the rehabilitation of the house and the construction of the new outbuildings. The project was completed during the autumn of 1989. Similar to Eaglebrook, this house now offers public lodging in the "bed and breakfast" manner.

The brick blocks of both Milldean and the Alexander-Davis House continue to display their historic architectural character. The houses represent the economic success of locally prominent entrepreneurs involved in Grafton's principal nineteenth-century industry. The distinctive appearance of the Alexander-Davis House reflects its subsequent enlargement and conversion to a hotel, although the brief existence of that enterprise receives little more than a footnote in the town's commercial history. The thorough rehabilitation of both houses during the 1980s has enhanced their architectural stature as focal components of the carefully preserved, nineteenth-century built environment of Grafton village.

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BOUNDARY DESCRIPTION

The boundary of the Milldean and Alexander-Davis House properties begins at a Point A located at the northeast property corner of the Alexander-Davis House on the westerly bank of the Saxtons River. Thence the boundary follows the southeast property line of said house 88.5 feet to Point B located at the south property corner of said house. Thence the boundary turns northwesterly and follows the southwest property line of said house (and the northeast edge of the Main Street right-of-way) 13.6 feet to a Point C located at a property corner. Thence the boundary turns northeasterly and follows the property line of said house 35 feet to a Point D located at a property corner. Thence the boundary turns northwesterly and follows the property line of said house 25.5 feet to a Point E located at a property corner. Thence the boundary turns southwesterly and follows the property line of said house 35.5 feet to a Point F located at a property corner on the northeast edge of the Main Street right-of-way. Thence the boundary turns northwesterly and follows the northeast edge of said right-of-way 250.7 feet to a Point G located at the southwest corner of the Milldean property. Thence the boundary turns northeasterly and, following the Milldean property line, extends 94.7 feet to a Point H; thence the boundary turns northwesterly and extends 44.6 feet to a Point I; thence the boundary turns northerly and extends a total of 223.7 feet to a Point J; thence the boundary turns northeasterly and extends about 140 feet, crossing the Saxtons River, to a Point K located at the north corner of the Milldean property on the easterly bank of the river. Thence the boundary turns southeasterly and follows the Milldean property line along the curving easterly bank of said river about 410 feet to a Point L located at the east corner of the Milldean property. Thence the boundary turns southwesterly and follows the Milldean property line about 55 feet, crossing the Saxtons River, to a Point M located at its intersection with the westerly bank of said river. Thence the boundary turns southerly and follows the northeast property line of the Alexander-Davis House along the westerly bank of said river about 185 feet to Point A, the point of beginning.

BOUNDARY JUSTIFICATION

The boundary of the adjoining Milldean and Alexander-Davis House properties encompasses the lots historically associated with the two houses. The larger 2.2-acre Milldean lot includes a portion

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of the Saxtons River and the site where there formerly stood a woolen mill that belonged to the original owners of the two houses. The 0.5-acre Alexander-Davis House lot has been slightly reduced in area by the subdivision near its south corner of a very small rectangular lot where there now stands a one-story building constructed in 1855 to contain an insurance office and the Grafton post office. The latter building and lot are excluded from this National Register nomination.

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The following information repeats for all photographs except where noted:

Milldean and Alexander-Davis House
Grafton, Vermont
Credit: Hugh H. Henry
Date: August 1989
Negative filed at Vermont Division for Historic Preservation

Photograph 1
Date: September 1989
Milldean on left, Alexander-Davis House on right behind trees,
and Main Street in foreground; view looking northeast.

Photograph 2
Alexander-Davis House - south facade; view looking north.

Photograph 3
Alexander-Davis House - east facade; view looking northwest.

Photograph 4
Alexander-Davis House - north facade; view looking southwest.

Photograph 5
Alexander-Davis carriage barn - south facade; view looking
north.

Photograph 6
Alexander-Davis carriage barn - east and north facades; view
looking southwest.

Photograph 7
Dean and Alexander woolen mill site on Saxtons River; view
looking northwest.

Photograph 8
Milldean - south and east facades; view looking north.

Photograph 9
Milldean - south and east facades; view looking northwest.

Photograph 10
Milldean - west and south facades; view looking northeast.

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Photograph 11

Date: September 1989

Milldean barn - north and west facades; view looking southeast.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

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PROPERTY OWNERS

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