

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

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received JUN 20 1983

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Newfane Village Historic District

and/or common Same

**2. Location**

street & number Principally along Main, West, Church, Court, Depot, and Cross Streets, N/A not for publication

city, town Newfane N/A vicinity of

state Vermont code 50 county Windham code 025

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	N/A <input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple Ownership ; see list on Continuation Sheets 1-4

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Office of the Town Clerk

street & number West Street

city, town Newfane state Vermont 05345

**6. Representation in Existing Surveys**

title Vermont Historic Sites and Structures Survey has this property been determined eligible?  yes  no

date 1971  federal  state  county  local

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier state Vermont 05602

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved * date 1825-35
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

\*Buildings #4, 13, 37, and possibly others

## Describe the present and original (if known) physical appearance

The Newfane Village Historic District includes most of the village of Newfane, incorporating some sixty principal buildings. Circumscribed by low hills, the village occupies a relatively flat area along Smith Brook in the West River valley. An irregular ring of public buildings surrounds the central common, flanked on the north by a small group of commercial buildings; residential areas radiate from that core. Architectural styles range from the Federal (represented by buildings moved to the site during its initial development circa 1825) to the Colonial Revival; the Greek Revival style predominates, overlaid in several cases with Gothic Revival elements. The overwhelmingly preponderant wood-framed and clapboarded, gable-roofed buildings share a domestic scale and a nearly uniform color scheme (white with dark trim) that give the village an unusually cohesive appearance. Careful maintenance of the building stock and lack of modern intrusions reinforce the integrity of Newfane's historic character.

Both Newfane village and the historic district focus on the expansive Common, whose east-west axis interrupts the north-south pattern of settlement along Main Street (Vermont Route 30) and the diverging West Street. The village's public buildings - including the county court house (#1) and former jail (#14) - surround the Common; a small commercial area of a half-dozen buildings lies immediately to the north. Residential areas including some forty-five houses extend outward to the south, north, and northwest.

The right-of-way of the abandoned West River Railroad - marked by the former depot, #17 - defines the east side of the village. Northward from the relatively flat village center, Main Street ascends the shoulder of a low hill; the historic district follows Main Street almost to the edge of the village at the brow of the hill. In the opposite direction, the historic district extends only a short distance south of the Common along Main Street. The other principal street of the village, West Street, diverges from Main Street at the Common and parallels Smith Brook along its constricting valley to the northwest, where the historic district reaches to the former Edwards farm (#59) at the village fringe.

Main Street bisects the large landscaped oblong Common. To the west, the perpendicular Court Street bounds the north side of the Common, intersecting West Street at its northwest corner. From there, West Street cuts diagonally south-eastward across the Common to converge with Main Street; Church Street leads from the same (northwest) corner on a right-angle alignment to bound the west and south sides of the oblong. (The pavement of the two streets usurps much of the Common's southwest quadrant.) East of Main Street, an unnamed semicircular driveway encloses the Common.

The informally landscaped Common consists of broad lawns furnished with various monuments and a fountain and is shaded by scattered mature deciduous trees. Like those along the village streets, the trees that formerly dominated the setting are dwindling in number, the victims of disease and the ancillary effects of encroaching pavement and highway maintenance practices (especially winter salting). Two granite monuments flank the east side of Main Street; one commemorates Jonathan Park - original settler and donor of land for the Common - while the other formerly served as a public watering trough. West of Main Street on the Common, a multi-tiered, cast-iron fountain standing in a circular basin enhances the front grounds of the Windham County Court House (#1); a Civil War memorial statue (installed in 1916) stands south of the fountain near West Street.

# 8. Significance

<b>Period</b>	<b>Areas of Significance—Check and justify below</b>			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** N/A                      **Builder/Architect** N/A

**Statement of Significance (in one paragraph)**

The Newfane Village Historic District represents a small rural county seat that developed principally during the relatively short span of the second quarter of the nineteenth century and that retains essentially intact its 19th to early 20th century architectural character. The village's buildings display an extraordinarily homogeneous appearance, generally being domestic-scaled vernacular interpretations of the Greek Revival and Gothic Revival styles; early 20th century structures maintain the scale, form, massing and in some cases emulate the design of the earlier buildings. Landmark public and commercial buildings around the Village Common include some excellent examples of more high-style expressions of architectural design. Focused on the Court House (#1) and its Common, the complementing vernacular buildings, many exhibiting attached wings, ells and barns in the manner of "continuous architecture", form a highly cohesive and distinctive entity largely unscathed by twentieth century changes and intrusions. Newfane village retains its primacy in county government despite the emergence of much larger towns in Windham County, an evolution that elsewhere in Vermont has usually caused the shift of the county seat to the larger center.

The development of what became Newfane village began in two different locations during the 1760s and 1770s. In 1768 (six years prior to the townships organization), Jonathan Park constructed the first frame house on a site north of the present Newfane Inn (#37). However, a hilltop two miles to the west attracted more concentrated settlement, and a small village emerged there. Owing to the persistent efforts of Judge Luke Knowlton - an original proprietor, land grantee, and storekeeper - the seat of Windham County was moved in 1787 from Westminster to Newfane Hill (coincidentally, almost the geographical center of the county), bringing the county court house and jail with it. The original block of the Newfane Inn was built during the same decade at the hilltop crossroads.

By the early nineteenth century, the village at Newfane Hill had expanded to include a meeting house, an academy, two hotels, three stores, various shops, and some twenty houses. Anthony Jones owned the Inn mentioned above, and, in 1822, Austin and Roger Birchard established their store at the village.

Meanwhile settlement had continued on "Park's Flats," as the nearly level area along Smith Brook was known. Small water-powered mills were built along the brook but development proceeded slowly until 1825. In that year, Jonathan and Ephraim Park donated four acres to the "inhabitants of the County of Windham" for the site of a new county court house and jail, and the county seat was shifted the two miles downhill to a "place more convenient of access." Deacon Jonathan Park declined the honor of lending his name to the place so a compromise, Fayetteville, was chosen in favor of the Marquis de Lafayette, who had visited the United States in 1824.

# 9. Major Bibliographical References

(See Continuation Sheet)

# 10. Geographical Data

Acreeage of nominated property Approx. 70 acres

Quadrangle name Brattleboro, Vt.-N.h.

Quadrangle scale 1:62500

**UTM References**

A 

1	18
Zone	

6	9	1	3	0	0
Easting					

4	7	6	2	1	0	0
Northing						

B 

1	18
Zone	

6	9	1	1	5	0
Easting					

4	7	6	1	4	7	5
Northing						

C 

1	18
Zone	

6	9	0	9	0	0
Easting					

4	7	6	1	5	2	5
Northing						

D 

1	18
Zone	

6	9	0	7	2	5
Easting					

4	7	6	2	3	5	0
Northing						

E 

Zone	

Easting					

Northing						

F 

Zone	

Easting					

Northing						

G 

Zone	

Easting					

Northing						

H 

Zone	

Easting					

Northing						

**Verbal boundary description and justification**

(See Continuation Sheet)

**List all states and counties for properties overlapping state or county boundaries**

N/A

state	code	county	code

state	code	county	code

# 11. Form Prepared By

name/title Hugh H. Henry

organization Historic Preservation Consultant

date February 1983

street & number Green Mountain Turnpike

telephone 802-875-3379

city or town Chester

state Vermont 05143

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Eric Gilbertson*

title Director/Deputy State Historic Preservation Officer

date May 31, 1983

For NPS. use only

I hereby certify that this property is included in the National Register

*Melvin Byers*  
Keeper of the National Register

Entered in the  
National Register

date 7/21/83

Attest:

date

Chief of Registration

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Property Owners in the Newfane Village Historic District:

1. County of Windham  
Newfane, Vermont 05345
2. Trustees of the First Congregational  
Church  
Newfane, Vermont 05345
3. Robert and Frances Howells  
3A. Newfane, Vermont 05345
4. Keith and Barbara Crowell  
4A. Newfane, Vermont 05345
5. Earle Morse, Chairman  
Board of Trustees  
Incorporated Village of Newfane  
Newfane, Vermont 05345
6. Barbara Litchfield  
6A. Newfane, Vermont 05345
7. Norman and Mary Hunt  
Newfane, Vermont 05345
8. Michael Hecker  
Newfane, Vermont 05345
9. Elsie Sergides  
37 Maryland Street  
Springfield, Massachusetts 01108
10. Albert (Jr.) and Deborah Litchfield  
Newfane, Vermont 05345
11. Lynn and Jane Kent  
Newfane, Vermont 05345
12. Historical Society of Windham County, Inc.  
c/o Mrs. William Mantel  
Newfane, Vermont 05345
13. Mary Strahan  
Newfane, Vermont 05345

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14. County of Windham  
14A. Newfane, Vermont 05345
15. Donald Maher  
15A. 21 Vaille Avenue  
Lexington, Massachusetts 02173
16. Earle and Margaret Morse  
Newfane, Vermont 05345
17. - 19. William and Fanny Mantel  
Newfane, Vermont 05345
20. Peter and Mary Loring  
20A. Newfane, Vermont 05345
21. Robert and Lynda Bates  
Newfane, Vermont 05345
22. George Swift  
22A. Newfane, Vermont 05345
23. Jay and Linda Whitaker  
23A. Newfane, Vermont 05345
24. Norman and Barbara Brooks  
24A. Newfane, Vermont 05345
25. Pauline Casanova  
Newfane, Vermont 05345
26. Maude Radway  
26A. Newfane, Vermont 05345
27. Earle Sanford  
Newfane, Vermont 05345
28. Brinton Shine  
28A. Wardsboro, Vermont 05355
29. Percy and Joyce Sprague  
29A. Newfane, Vermont 05345

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- 30. Norman and Esther LaMoria  
Newfane, Vermont 05345
  
- 31. Gertrude Van Vliet  
31A. 25 Hawley Place  
Ridgefield, Connecticut 06877
  
- 32. Creighton Goodnough  
6001 Ballou Court  
Raleigh, North Carolina
  
- 33. Paul Peterson and Willie Miller  
33A. Newfane, Vermont 05345
  
- 34. William and Margaret McCracken  
Newfane, Vermont 05345
  
- 35. William and Shirley Schommer  
Newfane, Vermont 05345
  
- 36. Vermont National Bank  
Newfane, Vermont 05345
  
- 37. Eric and Gundella Weindl  
Newfane, Vermont 05345
  
- 38. Wesley Liebler  
38A. Newfane, Vermont 05345
  
- 39. Jacques Allembert  
39A. Newfane, Vermont 05345  
39B.
  
- 40. Trustees of the Moore Free Library  
40A. Newfane, Vermont 05345
  
- 41. Sally and Norman Ballentine  
Newfane, Vermont 05345
  
- 42. Irma Schroeder  
Newfane, Vermont 05345
  
- 43. Trustees of the First Congregational Church  
Newfane, Vermont 05345
  
- 44. Alice Williams  
Newfane, Vermont 05345

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- |      |   |      |   |
|------|---|------|---|
| 45.  | Leonard Wallstein<br>755 West End Avenue, Apt. 58<br>New York, New York 10025 | 58.  | Brantz and Ana Mayor<br>58A. 7 Hemlock Road<br>Hanover, New Hampshire 03755 |
| 46.  | Earle and Margaret Morse  | 59.  | A. Luke and Miriam Crispe   |
| 46A. | Newfane, Vermont 05345  | 59A. | Newfane, Vermont 05345  |
| 47.  | Robert and Muriel Crowell<br>Newfane, Vermont 05345                           |      |   |
| 48.  | Nancy Grussing  |      |   |
| 48A. | Newfane, Vermont 05345  |      |   |
| 49.  | Robert and Muriel Crowell   |      |   |
| 49A. | Newfane, Vermont 05345  |      |   |
| 50.  | Steven Zeigfinger<br>Newfane, Vermont 05345                                   |      |   |
| 51.  | Sally Ballentine<br>Newfane, Vermont 05345                                    |      |   |
| 52.  | Lawrence and June Williams  |      |   |
| 52A. | Newfane, Vermont 05345  |      |   |
| 53.  | Joseph and Beverly Bates  |      |   |
| 53A. | Newfane, Vermont 05345  |      |   |
| 54.  | Douglas and Beatrice MacFarland<br>Newfane, Vermont 05345                     |      |   |
| 55.  | Earle and Louise Stebbins<br>Newfane, Vermont 05345                           |      |   |
| 56.  | Albert Sievers<br>RFD 1, Box 47A<br>Moodus, Connecticut 06469                 |      |   |
| 57.  | Mrs. Joseph Pontecorno<br>31-20 54th Street<br>Woodside, New York 11377       |      |   |



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The buildings are sited at varying intervals, setbacks, and orientation around the perimeter of the Common, illustrating the irregular pattern of density and facade lines that exists throughout the historic district. The public buildings west of Main Street - the Court House (#1), First Congregational Church (#2), and Union Hall (#5) - share the same eastward orientation but each holds a different position relative to the perimeter of the Common. The architectural focus of the village and historic district, the Windham County Court House (#1) stands within the Common but offset parallel to its Court Street (north) edge; the First Congregational Church stands perpendicular to, and outside of, the Church Street end of the Common while the Union Hall stands parallel to, and outside of, Church Street's south leg.

Along Main and West Streets leading away from the Common, the detached buildings occupy relatively small lots although generally with both front and side yards. The density declines at the margins of the historic district, where gaps between the buildings mark the transition from the village to its rural fringes. The houses along the streets exhibit a variety of setbacks and orientations; West Street has the most uniform facade lines.

Architectural styles represented within the Newfane Village Historic District range from the Federal to the Colonial Revival in period. Reflecting the village's development during the second quarter of the nineteenth century, the Greek Revival style dominates the historic district. Only a few buildings approach being fully developed expressions of their styles - the Greek Revival style Court House (#1) is the outstanding example. The majority consists of simplified temple form buildings to which some decorative elements, frequently Gothic, have been applied.

A few Federal style buildings in the historic district - notably the Olds-Davidson House (#13) and the Newfane Inn (#37) - were constructed during the late eighteenth century on the original site of the county seat atop Newfane Hill, about two miles west of (and 1000 feet higher than) the present village. Upon construction of the new Court House (#1) and County Jail (#14) in 1825, the county seat was shifted to the valley location and the village followed physically; during the succeeding decade, most of the buildings atop the Hill were dismantled and moved downhill to their present sites. Whatever alterations the buildings may have received in the process are not known.

Newfane's buildings display an extraordinary homogeneity of exterior appearance. Their nearly universal size of one- or two-and-one-half stories - regardless of type - gives the entire village a domestic scale; the majority have gable-front orientations. The greatest uniformity involves materials: with but two exceptions - the brick Historical Society museum (#12) and the Vermont National Bank (#36) - the principal buildings are wood-framed and sheathed with clapboards or, occasionally, synthetic substitutes. The most visually striking characteristic is the color of the buildings: regardless of their original, and in the case of the late nineteenth-century (Queen Anne) examples, more appropriate colors, fully ninety percent are now painted white with dark green or black trim.

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Several types of buildings appear in the historic district, including commercial, religious, agricultural, railroad, and residential. The last type accounts for the overwhelming majority, about three-quarters of the total. Several houses, however, have been partly adapted to accommodate modest commercial uses. Among the small numbers of the other building types, some changes of usage have also occurred. The extreme case involves two railroad-related buildings (#17 and #19) that have lost their original railroad functions.

The agricultural building type in the historic district takes the form of barns and sheds associated with village houses. In most cases, these outbuildings are linked physically to the houses, comprising the "continuous architecture" typical of nineteenth-century Vermont. The virtual disappearance in the present century of animals kept on the premises for food and transport has led to significant changes in their former domiciles; the barns especially have undergone various adaptations of use and alterations of appearance. The most dramatic examples are the former barn of the Park-Field House (#51), converted circa 1925 to a theatre, and the finest carriage barn in the village (#39A, belonging to the Kimball-Benedict House), recently altered to accommodate use as the annex of an inn.

The generally good condition of most buildings within the Newfane Village Historic District indicates active and ongoing maintenance. Substantial rehabilitation or restoration, therefore, have not been common in recent years.

Many buildings in the historic district have undergone minor alteration. During the nineteenth century, porches and bay windows were added to several buildings; those features have since become historic in their own right. Some of those porches have been removed in recent decades - the most conspicuous case being the two-story veranda that formerly spanned two facades of the Newfane Store (#16). Generally, the buildings retain the essence of their original character, and taken together, they form an excellent example of a well-preserved Vermont villagescape.

Descriptions follow of the individual buildings in the historic district; numbers refer to the enclosed sketch map.

1. Windham County Court House (Court Street); 1825, 1853, 1907

The architectural focus of the village (and historic district) since its erection in 1825, the Windham County Court House stands within the common, deeply set back from the west side of Main Street. The two-story, wood-framed and clapboarded Court House constitutes an outstanding example of the Greek Revival style, presenting to Main Street a Doric tetrastyle temple front appended in 1853. Behind the Greek Revival portico, the main block of the building exhibits Federal features original to its construction. The nine-bay north eaves elevation of the building and its slate-sheathed shallow-pitched gable roof parallel the south side of Court Street;

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the rear (west) two bays and rear gable elevation were added to the original block during an enlargement in 1907. The rear five-bay elevation overlooks West Street and displays the same stylistic elements as the east front, excepting the portico and central entrance.

The two-story Doric portico dominates the five-bay east front facade, its fluted columns rising from granite bases to the entablature of the surmounting pediment; the frieze bears the building's name in raised gold-leaf letters. A modillion cornice encloses the flush-boarded tympanum inset with a triangular panel. Granite steps approach the facade's central Federal entrance comprised of a double-leaf paneled door flanked by sidelights and pilasters; the latter support a full entablature surmounted by a semielliptical fanlight. The regular fenestration carries semi-circular louvered fans on both stories; the first story is lighted by six-over-six sash while the taller second story openings have nine-over-nine sash. The windows are flanked by louvered shutters, and those on the upper halves of the second-story windows are generally kept closed. Corner pilasters terminate the wall plane.

Set back from the plane of the pediment, a two-stage tower rises from the building's ridge. The square flush-boarded lower stage carries a modillion cornice, above which the recessed upper stage is distinguished by pilastered truncated corners that flank a recessed round-headed louver on each face; a bracketed cornice encircles the upper stage below a culminating hexagonal domed cap.

The north and south eaves elevations of the Court House differ from the gable elevations by having broad smooth pilasters with prominent capitals separating the individual bays; the window treatment matches that of the other elevations. At the rear of the north elevation, a secondary entrance is sheltered by an Italianate scroll-bracketed hood.

The rear (west) gable elevation of the building is also a public facade, and repeats on a single wall plane the pedimented form and decorative treatment of the main (east) facade.

2. First Congregational Church (Church Street); 1839

Reflecting the design of the slightly earlier Union Hall (#5), the essentially Greek Revival character of the First Congregational Church bears an overlay of Gothic Revival influence in its pointed-arch openings. The wood-framed and clap-boarded church rises two stories from a granite slab foundation to a slate-sheathed gable roof, above which a three-stage tower with spire soars to the greatest height among the buildings in the historic district.

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Full-width granite steps approach the church's three-bay east gable facade. Smooth pilasters delineate the three bays of the facade, rising from the building's sill to the underscaled cornice of the vertically exaggerated pediment; capital bands near the top of the pilasters suggest the two lower members of an entablature under the cornice. A tall pointed-arch louver is centered within the clapboarded tympanum. On the first story, eight-over-twelve sash flank the central entrance; the latter consists of a double-leaf paneled door enframed by sidelights and multi-pane transom, the entire ensemble set within a fluted surround with corner blocks. The taller second-story openings have twelve panes exposed above closed louvered shutters and below the intersecting tracery of pointed-arch heads; pointed-arch shutters flank the exposed windows.

The square clapboarded tower ascends above the facade through three recessed stages, each defined by corner pilasters supporting a full entablature and the upper two bearing a pointed-arch louver on each face. The tower culminates in a four-sided clapboarded spire that tapers upward to a metal weathervane.

The four-bay north and south eaves elevations of the church lack the pilasters that appear on the east facade. The simpler fenestration consists of eight-over-twelve sash on the first story and twelve-over-twelve sash on the second story, the latter headed by pointed-arch louvers.

3. Davis-Howells House (Church Street); c.1790, moved c.1830?

This diminutive one-and-one-half story, wood-framed and clapboarded house may have been built on Newfane Hill circa 1790 and then moved to its present site circa 1830. The two- by three-bay main block has an entrance on its north gable facade, its asphalt-shingled gable roof being oriented perpendicular to the adjacent First Congregational Church (#2). A one-story west ell links the main block to a former shed sheathed with flush vertical boards and now used as part of the residence.

3A. Garage: c.1970

One story; wood-framed; clapboarded; gable roof; one stall with overhead door flanked by recessed, screened west porch. Non-contributing owing to age.

4. Jones-Underwood-Crowell House (Church Street); 1787, moved 1825

Among the earliest buildings in Newfane, this plain two-and-one-half story, wood-framed and clapboarded gable-roofed house was constructed on its original Newfane Hill site in 1787 and served as the county jail. In 1825, the building was dismantled and moved to its present site, where it was reconstructed as the residence of Anthony Jones. During the middle decades of the century (c.1840-1880), the house served as the Congregational Parsonage.

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The house's six-bay north eaves facade looks toward the Congregational Church and Court House while its asphalt-shingled gable roof corresponds in alignment to the larger buildings. Two-over-one sash have replaced the house's original small-pane windows, and the sidelighted off-center main doorway is sheltered by a small entrance porch. The circa 1960 porch replaced a nineteenth-century, four-bay, shed-roofed porch with bracketed posts that spanned the entire width of the facade. The house's gable (east and west) elevations extend three bays in depth.

4A. Garage: 1973

One story; wood-framed; redwood siding; gable roof; 2 stalls with overhead doors. Non-contributing owing to age.

5. Union Hall (Church Street); 1832

Union Hall flanks the Court House on the south side of the Common (Across West Street) sharing the latter's deep setback from Main Street. Constructed in 1832 as the Union Church, the building may have introduced to Newfane the stylistic blend of Greek Revival and Gothic Revival forms noted above in the description of the First Congregational Church (#2). In this case, the Gothic Revival overlay includes both pointed-arch windows and crenelated tower cresting. The one-story, wood-framed and clapboarded building stands on a granite and brick foundation, has a slate-sheathed gable roof oriented parallel to Church Street and is surmounted by a two-stage tower.

The three-bay east gable facade of Union Hall, like that of the Congregational Church (#2), is subdivided by smooth pilasters with molded capitals that support the horizontal entablature of the pedimented gable. The clapboarded tympanum is inset with a triangular louver. The molded surrounds of the pointed-arch openings on the main story match the pilasters in height. Within its surround, the central doorway is surmounted by a louver that repeats the pointed-arch form of the flanking windows. Each window consists of a twenty-over-twenty sash headed by a pointed arch lighted with rectangular panes (those along the perimeter being cut to the required curvature); pointed-arch shutters - divided vertically at the apex of the arch - are mounted in an open position.

The clapboarded two-stage square tower stands atop the ridge just behind the gable peak. Both stages are crowned by molded cornices; the diminished upper stage is marked by a pointed-arch louver on each face and bears a crenelated cresting with corner pinnacles.

The plain three-bay north and south eaves elevations of the building lack the molded surrounds and pilasters of the east facade. The twenty-over-twenty sash are headed by pointed-arch louvers.

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In 1872 (after having been abandoned by religious groups for about twenty years), the building was refurbished and converted to a public hall. Probably at that time, a broad one-bay, gabled entrance porch with pedestaled corner pillars and side balustrades was added to the front facade, its stamped-metal roof rising to the impost level of the pointed-arch louver above the doorway. The porch was removed in 1981 when the present full-width wood steps were installed.

6. Pratt House (Main Street); 1916-17

Showing the influence of the contemporary Colonial Revival style, this residence, commonly known as the Pratt House, was built in 1916-17 to replace (and emulate) the elegantly detailed Federal style Field House that had been destroyed by fire. The present two-and-one-half story, wood-framed and clapboarded house stands back from the corner of Main and West Streets, its slate-shingled gable roof parallel to the former. Various shrubs and trees screen the house from the street and the Common to the north.

The symmetrical three-bay east eaves facade possesses coupled two-over-one sash each side of, and directly above, the central entrance; single sash occupy the outer bays on the second story. (On the two-bay north gable elevation, the coupled sash occur only on the first story.) The main (east) entrance is sheltered by a one-bay porch (now enclosed with corner columns and central pediment.

A one-and-one-half story south wing is recessed from the facade line of the main block. An enclosed entrance porch occupies the interior corner between the main block and the wing, sheltering the latter's east entrance.

6A. Garage: c.1920

One-and-one-half stories; wood-framed; novelty siding; gable roof; 2 stalls with sliding doors.

7. Hunt House (Main Street); c.1970

One-and-one-half stories; wood-framed; board-and-batten siding; gable roof; casement windows; built c.1970 to replace the late 18th-century Holland House destroyed by fire. Non-contributing owing to age.

8. Eddy House (Main Street); c.1850

Marking the southwest corner of the Newfane Village Historic District, this two-and-one-half story, wood-framed and clapboarded house presents to Main Street a broad four-bay east gable front. As in the case of several other houses in the historic district, a Gothic Revival style porch with bracketed slotted posts spans the facade in five bays.

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The two-over-two sash are arranged in an asymmetrical manner around the central entrance. The house extends only three bays in depth along the north and south eaves elevations. The gable roof has been sheathed with corrugated metal.

A one-and-one-half story shed wing projects from the rear (west) elevation of the house.

9. Buttery House (Main Street); c.1840

Standing across Main Street from the Eddy House at the southeast corner of the historic district, the Buttery House constitutes a rather unusual example of Greek Revival domestic architecture. The two-and-one-half story, wood-framed and clapboarded house is oriented with its asymmetrical five-bay west eaves facade toward the street rather than the stylistically appropriate three-bay pedimented gable elevations relegated here to subsidiary positions.

Another stylistic anomaly involves the placement of the main entrance in the (south) end bay of the eaves facade. Nevertheless, the doorway displays a proper Greek Revival array of sidelights, pilasters, and entablature; and the latter features appear in larger scale on the corners and eaves, respectively, of the house. The varied fenestration comprises sixteen-over-sixteen sash on the west facade's first story, six-over-six sash on the facade's second story and both stories of the other elevations, and paired eight-over-twelve sash inset in the tympanums of the north and south pedimented gables.

A one-and-one-half story ell projects from the rear (east) elevation of the house; a small vertical boarded barn extends from the east end of the ell.

10. Litchfield House (Main Street); c.1840

One-and-one-half stories; wood-framed; clapboarded; gable roof (asphalt shingles) with added continuous shed dormer on west slope; 5-bay west eaves facade with off-center entrance, altered porch; two-over-two sash except six-over-six in south gable; added east ell. Non-contributing owing to alterations.

11. Moulton House (Main Street); c.1840

One-and-one-half stories; wood-framed; clapboarded; gable roof (asphalt shingles); 3-bay west gable facade with altered porch; two-over-two sash; one-story east wing with attached shed.

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12. Historical Society of Windham County (Main Street); 1936

This 1936 reproduction of a Federal style house was built for use as a museum. The two-and-one-half story, brick, marble-trimmed building stands parallel to, and set back from, Main Street; its gable roof is shingled with slate. The five-bay west eaves facade is arranged symmetrically around a central entrance composed of a double-leaf door set in a molded architrave surround that is topped by an entablature. The several marble components include the steps, water table, door surround, and the sills and keystones of the eight-over-twelve sash.

13. Olds-Davidson House (Main Street); c.1790, moved c.1830

Originally constructed circa 1790 on Newfane Hill and moved to its present site circa 1830, the Olds-Davidson House defines the south edge of the Common on the east side of Main Street. The Federal style (with some later Greek Revival and Italianate additions) wood-framed and clapboarded house consists of a two-and-one-half story main block oriented parallel to Main Street and, attached to its northeast corner, a two-story east ell whose three-bay length parallels the Common. Two-over-two sash light the first and second stories while paired eight-over-twelve sash occupy the north and south gables of the main block. The slate-shingled main gable roof carries two interior end chimneys.

The main block's five-bay west eaves facade is arranged symmetrically around a formal central entrance, whose paneled door is flanked by sidelights framed by paired molded pilasters and crowned by a semielliptical fanlight with carved surround and radially patterned spandrels, the entire ensemble set inside tapered smooth pilasters. An added Italianate entrance porch with bracketed chamfered posts and scroll-sawn balustrade shelters the doorway, and its roof carries a similar balustrade to serve as a balcony for a pilastered and sidelighted second-story doorway. Corner pilasters that stop below the eaves entablature enframe the facade; both the pilasters and entablature may have been added or reworked in the Greek Revival period.

A similar porch extends the width of the four-bay north gable elevation, a secondary facade facing the Common that also possesses both first and second story central doorways. The porch also serves an entrance in the west gable elevation of the east ell, which is offset one bay north of the main block's wall plane.

A one-story garage wing extends eastward from the ell, replacing a large barn that formerly was linked to the ell by an intermediate shed.



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14. former Windham County Jail; 1825, c.1853?

Defining the east side of the Common and facing the Court House (whose facade it rather crudely emulates) across Main Street to the west, this building and its since demolished south wing formerly served the dual function of being the county jail and a commercial hotel. The two-and-one-half story, white-painted brick building was constructed in 1825, oriented with its slate-shingled main gable roof parallel to Main Street. A broad transverse gable and two-story veranda (possibly added in 1853 when the Court House received its tetrastyle portico) dominates the west facade. The jail's window openings have granite sills and two-over-two sash, screened in the north half of the building with iron bars.

Below the pedimented transverse gable of the west facade, a two-story veranda supported by four slender columns with granite bases shelters five of the facade's seven bays. The open concrete deck of the first story serves the sidelighted central entrance; the upper level is enclosed by a balustrade of dimension stock. A six-over-six sash framed by sidelights and transom creates a large central opening in the flush-boarded tympanum.

A one-story, shed-roofed enclosed porch was added circa 1956 across three of the four bays on the south gable elevation. A doorway with a small metal balcony and fire ladder marks the gable of that elevation.

Excepting the replacement of the twelve-over-twelve sash, the jail retains essentially its nineteenth-century appearance. However, two different south wings have been attached to the building during portions of its existence. The first appears in early photographs to have been the barn (#14A) that now stands a short distance to the south. The barn was detached probably to make way for the substantially larger second wing built for the Windham County Hotel.

The wood-framed and clapboarded hotel wing extended eight bays southward at the scale of the main block, more than doubling the overall size of the building. Containing twenty-five guest rooms, the hotel was distinguished by a single-level porch with turned components that spanned half its length between the jail's porch and the off-center hotel entrance. The hotel wing was demolished in 1956.

14A. Barn; c.1853, moved c.1890

Originally attached to the County Jail's south elevation, this two-and-one-half story, wood-framed and clapboarded barn stands south of the former jail with its asphalt-shingled gable roof oriented parallel to the main building. Six bays of twelve-over-twelve sash are widely spaced along the second story of the west eaves elevation; a row of five horse-stall windows marks the middle section of the first story. An inappropriate segmented overhead door has been installed in the north gable elevation.

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15. Chase-Maher House; c.1850, altered c.1890

Standing on the north side of the Common, the Chase-Maher House was transformed circa 1890 from its original utilitarian appearance to the village's most fully developed example of the Queen Anne style possessing an asymmetrical plan with several projections including a three-story corner tower. The two-and-one-half story, wood-framed and clapboarded house has a high cross-gable roof shingled with slate. Its fenestration consists of two-over-two sash arranged in an irregular manner; under the west gable, a second-story oriel overlooks the Common to the south.

The south gable facade is dominated by a two-story, chamfered-post porch serving entrances on both levels. The open first story extends around the southwest corner of the house; the upper story has a turned balustrade. Both levels terminate against the three-story polygonal tower that occupies the southeast corner of the house; the tower rises through a dogtooth frieze band to a bellcast slate-shingled, pyramidal-peaked roof that culminates in a finial.

A one-and-one-half story wing with a staggered-butt slate roof projects from the east elevation of the house toward its adjacent barn (#15A).

15A. Barn; c.1890

Standing to the northeast of the Chase-Maher House, this one-and-one-half story, wood-framed and clapboarded barn is oriented with its corrugated metal-clad gable roof parallel to the south side of Depot Street. Four six-over-six sash are spaced along the south eaves elevation. A central cupola stands astride the ridge, with coupled louvered openings on each face and a slate-shingled hip roof. A one-story wing extends from the barn's southeast corner.

16. Newfane Store (Main and Depot Streets); c.1850

The successor to the Birchard Brothers' original (circa 1826) store on the site, the present store was constructed after a mid-nineteenth century fire struck the Birchard building. The two-and-one-half story, wood-framed and clapboarded main block extends six irregularly spaced bays (of two-over-two sash) along its west (Main Street) eaves facade and four bays across its north (Depot Street) gable elevation, the slate-shingled gable roof being oriented parallel to Main Street. The nineteenth-century display windows on the west facade have been mostly removed and the storefront has been expanded outward.

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A one-and-one-half story ell projects from the rear (east) elevation's north end. At the opposite end of the main block, a two-story, hip-roofed wing with a second-story east porch was added in 1971.

A late nineteenth century photograph shows the store in a markedly different appearance. Lacking the present south wing, the building was shielded on its west and south facades by a broad two-story veranda with bracketed turned posts and a second-story turned balustrade. Wood steps stretched two-thirds the length of the five-bay west veranda, serving two off-center entrances. The veranda was demolished in the early 1940s.

Although the building has undergone some alterations to adapt to the changing needs of its continued use as a store, it still contributes to the historic and visual character of the district; it retains its original form, acts as a visual closure for the north end of the common, and continues in its historic role as a general store serving village residents.

17. former Newfane Depot (Depot Street); c.1880

The former depot of the abandoned West River Railroad marks the alignment of the railroad grade at the Depot Street crossing. Retaining its original appearance, the modest one-story, wood-framed and clapboarded building extends three bays along its trackside (east) eaves facade, its gable roof sheathed with asphalt shingles. Chamfered stickwork decorates the gables of the two-bay north and south elevations; similar outriggers support the deeply overhanging eaves of the east and west elevations. The two-over-two sash have bracketed sills. Transomed sliding doors on the east and north elevations distinguish the former baggage/freight room in the north half of the building, now used primarily for storage.

18. former Ballou's Cider Mill and Jelly Factory; c.1895

Situated north of the former depot (#17), this elongated rather deteriorated wood-framed and clapboarded building with a corrugated metal-clad gable roof also parallels the west side of the railroad grade. The building rises one and one-half stories above the grade along its east eaves elevation; an exposed basement story appears on its other three elevations. A loading dock extends along the east elevation, apparently served by a siding of the abandoned railroad. Constructed circa 1895, the building was used by W. C. Ballou (the contemporary station agent) for a cider mill and jelly factory and, probably, his feed and flour warehouse.

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19. former Railroad Water Tower/Maintenance Shed; c.1880

Farther north of the former depot (#17), the former enclosed water tank and maintenance shed of the West River Railroad stands next to the east edge of the abandoned grade. The wood-framed and clapboarded building rises two stories to a corrugated metal-clad gable roof oriented parallel to the railroad grade. Inside the south half of its second story, the building contains a cylindrical water tank built of wood staves and iron hoops. A stub of the large diameter pipe used to fill locomotive tenders penetrates the west wall, below which partly rotted vertical splash boards cover the clapboards. In the north half of the same elevation, a large trabeated doorway provided entry for track maintenance equipment, e.g., a speeder.

20. former Higgins Store and Post Office (Main and Depot Street); 1876

Facing southward past the Newfane Store (#16) toward the Common, this nineteenth century storefront building retains its historic appearance. The building was constructed in 1876 for L. I. Winslow's general store after fire destroyed the earlier Jones Exchange on the site. The two-and-one-half story, wood-framed and clapboarded building of L-plan extends five bays along its Main Street (west) eaves elevation and a total of eight bays along Depot Street. The west four of the latter bays constitute the main (south) gable facade while the remaining bays belong to an east ell. The building's gable roofs are sheathed with corrugated metal.

The south facade is defined by a pedimented gable spanning its four-bay width; two standard two-over-two sash are set within its clapboarded tympanum. On the first story, a three-bay storefront possesses deeply embayed one-over-one display windows flanking a central entrance with double-leaf paneled doors. A second-story, shed-roofed porch with slender square posts and a scroll-sawn balustrade corresponds to the width of the storefront beneath it. The fourth bay of the facade occurs to the right, occupied by an upper-story entrance.

The east ell's four-bay south eaves elevation is marked by a paneled bay window next to the main block's upper-story entrance. A shed-roofed porch spans the east block's east gable elevation.

A photograph published in 1901 shows the building in a slightly different appearance. The storefront possessed much smaller display windows set flush with the central entrance, and the second-story porch had box posts. A secondary entrance existed near the north end of the west elevation; that entrance has been subsequently removed in favor of a rear entrance in a small shed-roofed wing attached to the north gable elevation. The alteration of the storefront to its present form occurred after H. J. Batchelder acquired the store from his brother at the turn of the century.

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20A. Barn; c.1850

Standing parallel to Depot Street east of the former Higgins Store (#20) is its wood-framed, vertical-boarded former barn; the gable roofs of the main block and west wing are sheathed with corrugated metal. The main block retains a central multi-pane transom under its south eaves but the original large doorway has been infilled. The west wing has a full-width porch added to its south eaves elevation. These alterations reflect the recent conversion of the barn to commercial usage.

21. Newton-Bush House (Main Street); c.1830

One of the earliest houses constructed in Newfane village, this substantial house with Federal style decorative features was built circa 1830 for Marshall Newton, Jr. The two-and-one-half story, wood-framed and clapboarded house appears similar in form to the Olds-Davidson House (#13), oriented with its slate-shingled gable roof parallel to the street, and possessing a five-bay west eaves facade and a south gable elevation the equivalent of four bays in depth. The present windows consist almost uniformly of two-over-two sash; however, a pair of apparently original eight-over-twelve windows distinguishes the south gable; a bay window has been recently added to the rear (east) elevation.

The symmetrically arranged west facade presents to the street a formal Federal style central entrance, above which on the second story there exists a complementary Palladian-motif triptych window. The sidelighted doorway is enframed by a pilastered surround and a semielliptical fanlight. The triptych window is comprised of a two-over-two sash flanked by sidelights set within pairs of pilasters that support a straight entablature.

A one-and-one-half story shed wing extends from the house's north gable elevation, its first story opened by large sliding barn doors. The north wing's gable roof is shingled with slate laid in a staggered-butt pattern.

22. Brown House (Main Street); c.1860

A modest example of the dominant house type in the historic district, this one-and-one-half story, wood-framed and clapboarded, three-bay, gable-front house extends only two bays (of two-over-two sash) in depth; its gable roof is clad with corrugated metal. A shed-roofed porch spans the west gable facade. A one-story south ell with a recessed west entrance porch connects to a one-and-one-half story south extension. A three-bay, shed-roofed porch extends the full width of the building's rear (east) elevation, distinguished by round-arched lattice screens; the latticework was salvaged from the former Island Park Pavilion in Brattleboro, demolished after being damaged in the great 1927 flood.

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22A. Garage: c.1935

One story; wood-framed; novelty siding; shed roof; one stall with sliding door.

23. Ballou House (Main Street); c.1880

Not only its present blue color distinguishes the Ballou House from others in the Newfane Village Historic District. A very shallow-pitched gable roof and a broad Queen Anne veranda give it a unique form. The two-story, wood-framed and clapboarded house stands perpendicular to Main Street; a side-bay entrance marks the three-bay west facade (with a one-bay north extension on the first story) while the five-bay south facade has a central entrance.

An eclectic array of ornamental features on the house includes stylized paneled corner pilasters, paired brackets at the eaves, and peaked lintel boards above the two-over-two sash. The prominent veranda shields the west and south facades with bracketed turned posts and a low scroll-sawn balustrade.

A more conventional one-and-one-half story, gable-roofed shed wing is attached to the rear (east) elevation of the house.

23A. Shed: 19th century

One-story, wood-framed; vertical board siding; metal-sheathed gable roof.

24. Gould House (Main Street); c.1840

This one-and-one-half story, wood-framed and clapboarded house has been sheathed with synthetic siding and enlarged with recent one-story south and east wings. Only the two-bay (of six-over-six sash) west gable elevation retains its original arrangement; the south eaves facade has been mostly concealed behind a massive fieldstone fireplace chimney and an enclosed porch. A shed dormer has been added to the south slope of the slate-shingled gable roof, which retains a center chimney with a corbeled cap. Non-contributing owing to alterations.

24A. Barn: 19th century

A renovated one-and-one-half story, wood-framed, vertical-boarded barn stands northeast of the Gould House, oriented with its asphalt-shingled gable roof perpendicular to the house; An overhead door has been added to the west elevation. A one-story east ell has been recently added to the barn, used for servicing motor vehicles. Non-contributing, owing to alterations.

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25. Robinson House (Main Street); c.1840

A one-and-one-half story, wood-framed and clapboarded classic cottage oriented with its two-bay west gable elevation toward Main Street, the Robinson House belongs among the several buildings in the historic district that display an overlay of Gothic Revival elements. In this case, a Gothic Revival three-bay, slotted-post porch (its balustrade apparently rebuilt with dimension stock) extends the width of the five-bay south eaves facade, sheltering the central entrance and providing a view downslope over the village center. The house's windows are fitted with one-over-one sash. The gable roof has been sheathed with corrugated metal, and carries interior end chimneys with corbeled caps.

A one-story ell with garage bay at the left projects from the north elevation of the house.

26. Radway House (Main Street); c.1870

This modest one-and-one-half story, wood-framed and clapboarded house displays an eclectic complement of ornamental features. A Gothic Revival slotted-post porch dominates the two-bay west gable facade, sheltering the right-bay entrance whose door possesses round-headed etched glass lights. Slender corner "pilasters" emulate the form of the porch posts. The two-over-two sash have peaked lintel boards, and an oculus lights the gable. Paired brackets support the eaves of the corrugated metal-clad gable roof.

A one-story wing is attached to the house's rear (east) elevation.

26A. Garage: c.1960

One story; wood-framed; clapboarded; gable roof; one stall with overhead door. Non-contributing owing to age.

27. Sanford House (Main Street); c.1840

An unusually wide three-bay (west) gable front gives a distinctive appearance to this one-and-one-half story, wood-framed and clapboarded house; the side-lights and peaked lintel board of its central entrance constitute virtually the only decoration. The house extends two bays (of two-over-two sash) in depth beneath a gable roof sheathed with corrugated metal.

A one-story wing extends from the rear (east) elevation of the house.

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28. Whitney House (Main Street); c.1830

Defining the northeast corner of the Newfane Village Historic District, the one-and-one-half story, wood-framed and clapboarded Whitney House stands atop the knoll north of the village center. Its narrow two-bay (of two-over-two sash) west gable elevation faces Main Street while an elongated six-bay eaves facade looks southward into the village. An entrance porch (with one enclosed bay) spans two-thirds the width of the south facade. Two shed-roofed dormers interrupt the south eaves of the corrugated metal-clad gable roof.

A one-story shed wing links the house's rear (east) elevation with a vertical boarded barn, whose gable roof continues the orientation of the other two blocks; a large double-leaf door enters the barn's south eaves facade.

28A. Shed: c.1920

One-story; wood-framed; novelty siding; shallow-pitch roof; double-leaf door flanked by multi-pane sash; stands south of house in field.

29. Sprague House (Main Street); c.1840

Situated diagonally across Main Street to the south of the Whitney House (#28), this vernacular Greek Revival style, one-and-one-half story, wood-framed and clapboarded house is oriented with its three-bay east gable front toward the street. An entrance porch with square pillars is recessed into the house's southeast corner, causing a one-bay north offset of the six-over-six sash on the east front's first story; on the south eaves elevation, the porch extends two bays to an entrance. The gable roof is shingled with slate.

A one-and-one-half story ell with a lower roof (also slate-shingled) projects from the rear of the house's south elevation. Apparently a former shed, the ell has been altered with large multi-pane windows flanking an east entrance and an exterior chimney on the south gable elevation.

29A. Garage: c.1920

One-and-one-half stories; wood-framed; clapboarded; gable roof; two stalls with double-leaf sliding doors.



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30. Hamlin House (Main Street); c.1840

Built by Thurston Robbins, one-and-one-half story, wood-framed and clapboarded "three-quarter" classic cottage possesses entrances both on its asymmetrical four-bay south eaves facade and on its three-bay east gable facade. The sidelighted off-center south doorway is enframed by a molded surround with corner blocks; the central east doorway is sheltered by a pedimented entrance porch. The window openings are fitted with two-over-two sash. The gable roof has been sheathed with asphalt shingles.

A smaller-scaled shed wing with shed dormers on its gable roof links the house's rear (west) elevation to a small one-and-one-half story gable roofed barn; a gable roofed shed ell with single bay opening with canted corners is attached to the latter's southwest corner.

31. Dodge House (Main and Cross Streets); c.1860

Shielded by shrubs and trees from the intersecting Main and Cross Streets, the two-and-one-half story, wood-framed and clapboarded Dodge House possesses the most fully decorated Gothic Revival style porch in the historic district. The one-bay entrance porch distinguishes the three-bay Cross Street (south) eaves facade, sheltering its central entrance with slotted posts, cut-out valance, and pendants dripping from the eaves; the components are formed with trefoil and quatrefoil motifs.

Flanking the porch, other first-story bays are occupied by slender room-height coupled, four-over-four sash; on the second story, the windows are reduced to coupled two-over-two sash of standard height. The same window pattern exists on the two-bay Main Street (east) gable elevation. An added exterior fireplace chimney bisects that elevation, rising through the ridge of the slate-shingled gable roof.

A one-and-one-half story wing extends from the house's west elevation; a two-bay entrance porch with turned posts, scroll-sawn brackets, and geometrical balustrade marks the wing's south eaves elevation. A one-story garage ell projects from the opposite (north) elevation.

31A. Barn; c.1860

A large wood-framed barn with stone foundation and board-and-batten sheathing stands to the west of the Dodge House, oriented with its corrugated metal-clad gable roof parallel to the house; a diamond window lights its east gable.

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32. Edminster-Pratt House (Main and Cross Streets); 1844

Built probably in 1844 for a Dr. Edminster, this one-and-one-half story, wood-framed house has been sheathed with synthetic siding. The two-bay Main Street (east) gable elevation displays twelve-over-twelve sash on the first story and eight-over-twelves on the second story. The three-bay south eaves facade has a rear-bay entrance protected by a one-bay pedimented porch. The gable roof has been clad with asphalt shingles.

A similar-scaled, four-bay wing extends westward from the main block with an entrance on its Cross Street (north) eaves elevation. A garage has been added to the rear (west) end of the wing.

The house may have been originally constructed c.1790 on Newfane Hill and later dismantled and moved to the village.

33. Witte House (Main Street); c.1850

Another one-and-one-half story, wood-framed and clapboarded house oriented with a nominally three-bay gable elevation toward the street, the Witte House is distinguished by a Gothic Revival veranda with bracketed slotted posts that dominates both its Main Street (east) elevation and south eaves facade. The veranda extends four bays in each direction, from a one-bay north extension of the east elevation around the southeast corner to the central transomed entrance on the five-bay south facade. The window openings are fitted with two-over-two sash. A metal-sheathed extension of the slate-shingled gable roof's south slope has been added atop the veranda roof to carry snow over the latter.

A one-story wing extends from the house's rear (west) elevation.

33A. Shed; c.1850

Unique in the Newfane Village Historic District for its Gothic Revival appearance, this one-and-one-half story, wood-framed, gable-roofed shed stands to the south-west of the Witte House; board-and-batten siding and a Tudor-arched, double-leaf entrance give the building its stylistic distinction.

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34. McCracken House (Main Street); c.1830

This one-and-one-half story, wood-framed and clapboarded, gable-roofed house oriented with a three-bay gable front toward the street is distinguished by a two-bay porch with box posts that spans the Main Street (east) gable facade and its left-bay entrance. The house extends three bays (of two-over-two sash) in depth along the north and south eaves elevations. The north slope of the roof retains slate shingles laid in a staggered-butt pattern while the south slope has been sheathed with asphalt shingles.

A one-story west wing with a recessed south entrance porch links the house to a two-and-one-half story, clapboarded barn; a partial second story in the barn is finished with plaster and lathe, and may have been used as a wheelwright's shop.

35. Eames House (Main Street); c.1830

A two-and-one-half story, wood-framed and clapboarded, gable-roofed house that extends (along with its north attachments) parallel to Main Street, the Eames House probably predates by many decades its Queen Anne decorative features. A two-story, hip-roofed polygonal tower with enlarged two-over-two sash and paneled spandrels protrudes from the east eaves facade south of the central entrance. Abutting the tower, a porch with bracketed turned posts and geometrically patterned balustrade spans the balance of the facade, including two bays of standard two-over-two sash north of the central entrance.

The three-bay south gable elevation shows evidence that the house has been enlarged from an original depth of two bays, the gable peak being centered above the right (east) pair of bays. The west slope of the roof has a shallower pitch than the east slope, extending over the asymmetrical left (west) bay.

A one-and-one-half story north wing is recessed from the main block's facade line with its own east entrance porch. The wing's shed-dormered gable roof is shingled with slate laid in a lapped-butt pattern, matching that on the larger-scale attached barn to the north; large sliding doors beneath an elongated transom open the barn's east eaves elevation.

36. Vermont National Bank (Main Street); 1884

George A. Hines of nearby Brattleboro designed Newfane's singular bank building in an eclectic manner influenced by the contemporary Richardsonian Romanesque style. Constructed by A. W. Stowe and Son in 1884, the one-and-one-half story, rusticated granite-trimmed, gable-roofed brick building shares both the domestic scale and the gable front orientation that predominate among the buildings in the historic district.

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Above a granite foundation, the richly decorated three-bay Main Street (east) facade is built of pressed brick (with white mortar) laid in five-course American bond. A central vertical axis leads upward from the granite steps, passing the paneled double-leaf doorway and its transom and granite lintel, to a raised granite sign block reading "18 BANK 84"; above the sign block, the corbeled surround of an inset granite-framed, pointed-arch gable window rises to a round head trimmed with granite impost blocks and keystone. The first-story side bays are occupied by oversize transomed four-over-four sash (of "double thick french glass") framed by granite sills and lintels and surmounted by blind round arches also highlighted by granite imposts and keystones.

On the four-bay south eaves elevation, the windows lack the transoms and surmounting decorative elements but are flanked by blank metal shutters. Corbeled courses along the top of the wall surface support the galvanized metal box cornice. The north elevation shares the same masonry window framing but omits the glazing in favor of brick infill, apparently a characteristic of the original design.

The slopes of the slate-shingled gable roof exceed the height of the eaves elevations, rising at a steep pitch to an acute peak. A central double-flue chimney stands astride the ridge, its shaft bearing round-headed niches surmounted by a corbeled cap.

The interior of the bank retains most of its original fabric. A banking room occupies the front half of the main floor, bisected diagonally by a curvilinear counter overlaid with a broad butternut surface molded along the outer edge. A low metal screen - cut down from its original room height - surmounts the counter, incorporating tellers' wickets. Matched and beaded wainscoting sheathes both the counter front and the wall surfaces below the level of the windows. The windows and doors are set within molded surrounds. A paneled double-leaf doorway leads into a south rear office that flanks the vault. The original ceiling has been concealed behind a circa 1960 suspended ceiling.

37. Newfane Inn (Main and Court Streets); 1787, moved 1825

Originally, constructed in 1787 at the Hill village, the main block of the inn was moved in 1825 for its contemporary owner, Anthony Jones, to its present site overlooking the Common. The Federal style, two-and-one-half story, wood-framed building of L plan has been sheathed with synthetic siding but retains slate shingles on its gable roofs. The inn actually constitutes an unusual example of continuous architecture, being comprised of five attached units of the same scale; the main block at the corner of Main and Court Streets, the north ell along Main Street, the west wing along Court Street, the recessed west shed wing, and the offset barn (the latter two also parallel to Court Street).

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The main block presents to Court Street and the Common its five-bay south eaves facade shielded by a recessed full-width, two-story veranda. The first story of the veranda has square posts with scroll-sawn brackets while the upper story has slender columns; diamond-patterned balustrades unify the two levels. The two stories also have identical central entrances, their sidelights framed by paneled pilasters that carry a semielliptical fanlight within a paneled surround. Twelve-over-twelve sash complete the symmetrical fenestration.

On the pedimented Main Street (east) gable elevation, a similar entrance occupies a right bay; its doorway is flanked by pilasters bearing a Doric entablature. The second-story bay above the entrance contains a triptych window like that above the entrance of the Newton-Bush House (#21), a short distance to the north.

The inn's north ell projects four bays along Main Street, its east eaves elevation following the plane of the main block's east elevation and sharing a similar appearance. The ell's north gable elevation is also subdivided into four bays.

The west wing of the inn matches the main block in size. The first story of the south eaves elevation is now subdivided into eight bays while the second story has five bays. A simplified version of the main block's east entrance occupies the easternmost bay of the wing's first story. During the middle nineteenth century, a three-bay storefront occupied the middle of the facade; it consisted of a central entrance flanked by expansive fifteen-over-fifteen sash. By 1925, the storefront had been replaced with two of the present six-over-six sash and a relocated doorway. Subsequently, both that doorway and original coupled twelve-over-twelve sash to the left of the wing's main entrance have been removed in favor of standard sash.

Attached to the northwest corner of the west wing, the inn's shed wing forms a courtyard in front of its south eaves facade. Four open carriage stalls with angled upper corners occupy the first story while standard sash light the second story. The slate roof is laid in a lapped-butt pattern.

Offset southward from the shed wing's southwest corner, the inn's barn (and former horse stable) approaches the facade line of the main block with its south eaves elevation. The barn is sheathed with novelty siding, and its roof is clad with stamped metal. Ten horse-stall windows are spaced regularly along the south elevation.

Although the inn's two-story veranda remains its dominant feature, the building formerly possessed a more extensive array of porches. For at least a century prior to its collapse in the 1960's, a single-level, five-bay porch with bracketed turned posts (but no balustrade) spanned the south of the west wing. A shorter five-bay, balustraded porch with box posts was added circa 1915 to the east elevation of the main block and north ell, centered on the existing entrance; that porch was removed circa 1940.

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38. Odd Fellows Building (Court and West Streets); c.1830

The main block of this Federal style, two-and-one-half story, wood-framed and clapboarded building with a slate-shingled gable roof corresponds to the Newfane Inn at the opposite end of Court Street. Its Court Street (south) eaves facade extends four bays of coupled six-over-one sash while the narrow east and west gable elevations have only two bays of single sash. The easternmost section of the main block's gable roof, while of the same slope as the rest of the roof, rises to a slightly lower ridge. A full-width south porch consisting of a mortared river-stone rail supporting eight slender columns spans the facade. Twin off-center transomed entrances are framed by molded surrounds.

Similar-scaled ells project from both the northeast and northwest corners of the main block. A shed-roofed entrance vestibule occupies the interior corner formed by the eastward offset of the four-bay northeast ell from the main block; the northwest ell is offset almost the two-bay width of its south gable elevation from the corner of the main block, and extends only two bays in length.

Constructed circa 1830 for Anthony Jones, the building contained tenements and was called the "long building" during the nineteenth century. A federal judge acquired the building around the turn of the century, and some of its rooms were then used as offices during sessions of the county court. Subsequently the local I.O.O.F. occupied a hall on the second story, and, for a half century after 1910, part of the first story served as Newfane's telephone exchange. In 1971, the building was converted to apartments.

38A. Barn; 19th century

A short distance northeast of the Odd Fellows Building stands this one-and-one-half story, wood-framed and clapboarded barn, its gable roof oriented parallel to Court Street.

39. Kimball-Benedict House (West Street); 1832

Constructed in 1832 for Pardon T. Kimball, the Kimball-Benedict House constitutes the outstanding example of Greek Revival style domestic architecture in the Newfane Village Historic District. The house faces toward the Common from its West Street site behind the Windham County Court House (#1), and its tetrastyle temple front in a simplified Ionic order echoes the Court House's tetrastyle Doric front. Converted to an inn circa 1966, the two-and-one-half story, wood-framed and clapboarded building has a rectangular plan extending three bays (of two-over-two-sash) in each direction; its moderately pitched gable roof has been sheathed with asphalt shingles.

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The east gable front displays a tetrastyle portico with fluted Ionic columns that rise from granite bases to support the horizontal entablature of the pedimented gable. A large semielliptical-arched opening (with a molded surround) in the clapboarded tympanum reveals a balcony now enclosed with windows installed behind the balustrade. The facade's central entrance is flanked by undivided two-thirds sidelights set within a molded surround with corner and header blocks.

The south eaves elevation is marked by a two-story bay window with paneled spandrels and molded cornices. The north eaves elevation has a two-story, flat-roofed pavilion attached toward the rear of the house.

A one-and-one-half story wing with a south entrance porch extends from the house's rear (west) elevation. The wing is linked by a one-story, flat-roofed passageway to the house's former barn (#39A).

39A. former Kimball-Benedict Barn; 19th century, altered c.1966

Conversion of the premises to an inn (circa 1966) has brought significant alteration to the large wood-framed and clapboarded, gable-roofed barn. The interior was previously finished with hardwood wainscoting and contained about eight box stalls. Now subdivided internally into two stories, the building has received a sidelighted central entrance on its east gable front, numerous windows, and shed dormers on both slopes of its asphalt-shingled roof. A large central cupola similar in design to that on Barn #15A appears original.

A one-and-one-half story, three-bay ell with an east porch has been added to the barn's south eaves elevation. A one-story, flat-roofed passageway has been constructed to link the barn with the house's west wing.

The form, massing and cupola of the barn identify its historic role. However, numerous recent alterations (which may be reversible) make the building non-contributing in its present state.

39B. Shed: 19th century

One-and-one-half stories; wood-framed, clapboarded, gable roof, shed-roofed north wing, stands south of former barn (#39A) at edge of field.

40. Moore Free Library (West Street); c.1840, 1897-98

Newfane's public library consists of a main block constructed in 1897-98 and the original circa 1840 Moore House, now in a subsidiary position behind the main block. Philura C. Moore contributed the enlarged building to the town and served as the first librarian. The two-and-one-half story, wood-framed and clapboarded main block stands on a dressed granite foundation, oriented with its slate-shingled gable roof perpendicular to the street.

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The four-bay east gable front has a right-bay entrance sheltered by a projecting flat-roofed entrance porch with triple chamfered posts at its front corners and a molded cornice. A paneled bay window with standard one-over-one sash surmounted by a molded cornice protrudes from the facade's left side; an identical bay window occurs near the rear of the five-bay south eaves elevation.

Upon construction of the main block, the original one-and-one-half story house was moved back from the street and turned ninety degrees to become a west wing. A central gabled pavilion with curvilinear cut-out bargeboards projects from the wing's south elevation; its recessed porch with paneled pillars serves a sidelighted central entrance enframed by pilasters and entablature. Two bays of six-over-six sash flank the entrance on the right while a trabeated shed opening exists to the left.

40A. Barn; 19th century

Standing to the rear (west) of the Moore Free Library, this two-story, wood-framed and clapboarded barn with a slate-shingled gable roof continues the alignment of the main building; a sliding door enters its south eaves elevation.

41. Church House (West Street); c.1840

This small-scale, one-and-one-half story, wood-framed and clapboarded house with a slate-shingled gable roof shows a two-bay (of two-over-two sash) east gable elevation to West Street. The four closely spaced bays of the south eaves facade include an off-center entrance sheltered by a diminutive one-bay porch with bracketed posts.

A smaller-scale west wing has been recently expanded by the addition of an enclosed south porch. Attached to the wing and continuing the same orientation is a small clapboarded barn.

42. Underwood House (West Street); c.1840

The singular example in the Newfane Village Historic District of a three-bay I-house, the wood-framed and clapboarded Underwood House rises two stories to a slate-shingled gable roof. The three-bay west eaves facade possesses a central entrance flanked by louvered shutters in the position of sidelights and set within a fluted surround incorporating corner and header blocks. The single-bay (of six-over-six sash) north and south elevations are crowned by pediments.



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A one-and-one-half story ell projects from the house's rear (east) elevation; an entrance porch marks the south elevation of the ell.

43. Congregational Parsonage (West Street); c.1880

Construction of the Congregational Parsonage circa 1880 completed the development of the West Street neighborhood. The two-and-one-half story, wood-framed and clapboarded house of irregular plan has a cross-gable roof shingled with slate. A shed-roofed porch with chamfered posts spans the three-bay east gable facade (with a right-bay entrance) and continues around the southeast corner to meet a projecting two-bay south pavilion. A first-story bay window protrudes from the pavilion. The standard window openings are fitted with two-over-two sash.

A one-and-one-half story wing extends from the rear (west) elevation of the house; an entrance porch marks its south eaves elevation and the south slope of its roof carries a shed dormer.

44. Merrifield-Howe House (West Street); c.1840

Charles Merrifield built this one-and-one-half story, wood-framed and clapboarded house circa 1850, orienting its gable roof perpendicular to the street; a renovation circa 1920 altered the openings in its east gable facade and added the shed dormers to its presently asphalt-shingled roof. Having lost one of the original window bays, the two-bay east front contains a sidelighted, transomed right-bay entrance (shifted from its original left-bay position) and, in the left bay, a triptych window consisting of a standard two-over-two sash flanked by one-over ones (the original two window bays had standard two-over-two sash). The front porch with turned posts, scroll-sawn brackets, and a geometrical balustrade turns the southeast corner and meets a two-story bay window centered on the three-bay south eaves elevation. Beyond the bay window, a gabled one-bay porch also added circa 1920 shelters a secondary entrance.

A smaller-scale shed wing extends from the rear (west) elevation, linking the house to a clapboarded barn.

45. Higgins-Maher House (West Street); c.1850

An unusual portico with Gothic Revival octagonal corner columns distinguishes the three-bay west gable front of this one-and-one-half story, wood-framed and clapboarded house. Also distinctive is the fish-scale stamped metal that sheathes the gable roof. The deeply recessed porch shelters a sidelighted right-bay entrance set within a fluted surround with corner blocks. The three-bay (of two-over-two sash) north and south eaves elevations are lighted also by kneewall windows.

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A smaller-scale rear (east) wing with shed-roofed dormers links the house to a former carriage barn oriented perpendicular to the other blocks. Sheathed with novelty siding, the barn has been altered by an encircling window band added immediately below the eaves line. The west eaves facade retains its central double-leaf sliding doors.

46. Park-Morse House (West Street); c.1852

Among the several buildings in the Newfane Village Historic District that display elements of the Gothic Revival style, the Morse House constitutes the most fully developed example. The one-and-one-half story, wood-framed and clapboarded I-house was constructed circa 1852 for Elihu Park. Oriented parallel to the street, its steeply pitched gable roof (clad with corrugated metal) and its central gabled wall dormer possess deeply overhanging raking eaves decorated with curvilinear openwork bargeboards and pendants at the gable peaks. The slender two-over-two sash reach room height on the first story; kneewall windows occur under the horizontal eaves, and a blind oculus marks each gable peak. On the five-bay east eaves facade, a sidelighted, transomed entrance is centered beneath the wall dormer. A three-bay porch with slotted posts and scroll-sawn brackets spans the facade.

A one-story ell with a west entrance porch projects from the house's rear (west) elevation; a former shed wing with a slate roof extends beyond the ell.

46A. Shed: c.1920

One-and-one-half stories, wood-framed, novelty siding, gable roof with shed dormers, double-leaf door.

47. Mason-Schaaf House (West Street); c.1850

The Gothic Revival slotted-post porch of this one-and-one-half story, wood-framed and clapboarded house built for Anthony Mason matches that on the adjacent Park-Morse House (#46). However, the house's dominant stylistic feature is a Queen Anne two-story polygonal tower that occupies the southeast corner rising above the valley between the east and south gables of the slate-shingled transverse-gable roof. Similar to the tower on the Chase-Maher House (#15), this tower rises through a dogtooth frieze band and molded cornice to a bellcast pyramidal-peaked roof culminating in a finial. To the right of the tower, the four regular bays of the east gable facade include a sidelighted central entrance set within a fluted surround with corner and header blocks. The window openings are fitted with one-over-one and two-over-two sash (paired in the front gable).

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A smaller-scale west wing possesses an entrance porch on its south elevation; the wing links the house to a clapboarded barn with a slate roof laid in a staggered-butt pattern.

48. Eager House (West Street); c.1840

A vernacular expression of the Greek Revival style built by Otis Warren, this one-and-one-half story, wood-framed and clapboarded house presents to West Street a four-bay west gable front dominated by a full width, one story shed roofed porch whose four fluted columns support an eaves entablature. The porch shelters the off-center sidelighted entrance and the flanking bays of six-over-six sash. Both the raking eaves of the gable front and the horizontal eaves of the three-bay north and south elevations carry full entablatures. The gable roof is sheathed with corrugated metal.

A one-story rear (east) wing links the house to a small clapboarded barn that follows the orientation of the other blocks.

48A. Garage: c.1920

One-and-one-half stories; wood-framed, novelty siding, gable roof, double-leaf doors.

49. Rice House (West Street); c.1840

Another example of the Greek Revival influence on Newfane architecture, the two-and-one-half story, wood-framed and clapboarded Rice House with a slate-shingled gable roof corresponds to the Buttery House (#9) in its orientation, presenting to West Street a five-bay (east) eaves facade. The two bay gable ends have full pediments. Unlike the Buttery House, this house possesses a symmetrical facade arranged around a sidelighted central entrance with a peaked lintel board. Six-over-six sash occupy the window bays. An added exterior chimney bisects the south gable elevation, interrupting the pediment.

A short one-and-one-half story shed ell projects from the rear (west) elevation, linking the house to a clapboarded barn with added window openings.

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49A. Shed: 19th century

One-and-one-half stories, wood-framed, clapboarded, gable roof, two trabeated openings on north eaves elevation.

50. Wild House (West Street); c.1840

Built by Otis and Arthur T. Warren, this one-and-one-half story, wood-framed and clapboarded, gable-roofed house shares with several other houses in the historic district a three-bay gable front overlaid with Gothic Revival decorative features. In this case, the most prominent is the shed-roofed porch with slotted posts and scroll-sawn brackets that spans the west facade, sheltering the sidelighted right-bay entrance and the flanking bays of two-over-two sash. The front gable of the slate-shingled roof carries scroll-sawn bargeboards with a wave profile. A bay window protrudes from the rear of the two-bay south eaves elevation.

A one-story rear (east) wing has a south entrance porch with slotted posts; attached to the rear of the wing, a small clapboarded barn projects perpendicularly southward.

51. Johnson-Field House (West Street); c.1840

The wood frame of this one-and-one-half story house derives from the first framed house in Newfane, built in 1768 by Jonathan Park on a site north of the Newfane Inn (#37). The present clapboarded house with a slate-shingled gable roof was built circa 1840 for Orison Johnson; it stands perpendicular to West Street with its two-bay east gable elevation toward the street. The three-bay south eaves facade contains the central entrance set within a fluted surround with corner and header blocks. Twelve-over-twelve sash occupy the window openings, excepting a bay window added to the north elevation.

A one-story west wing with a bay window on its south eaves elevation links the house to a clapboarded former barn. In the 1920s, Charles K. Field, a contemporary radio personality, converted the barn to a theatre containing a stage, dressing rooms, and balconies; additional windows and shed dormers on both slopes of the gable roof reflect that conversion. A south garage ell has been added to the former barn.

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52. Warren House (West and Cross Streets); 1836

This one-and-one-half story, wood-framed and clapboarded, gable-roofed house is oriented with its three-bay (west) gable front toward West Street. It was the builder, Otis Warren's own house. A small gabled porch is now all that shelters its right-bay sidelighted entrance. A paneled bay window fitted with standard two-over-two sash marks the two-bay south eaves elevation. The asphalt-shingled roof carries a full-length shed dormer on its south slope and a pair of gabled dormers on the north slope.

A one-story east wing with an enclosed south porch links the house to a one-and-one-half story shed whose gable roof follows the alignment of the other blocks.

52A. Garage; c.1960

One-and-one-half stories, wood-framed, novelty siding, gable roof, two stalls with overhead doors. Non-contributing owing to age.

53. Bates House (West Street); c.1850

Now adapted to a residence and a clockmaker's shop, this unembellished, rectangular two-and-one-half story, wood-framed and clapboarded building with a slate-shingled gable roof served previously as a small factory and an inn. Its east eaves facade extends eight closely spaced bays along the street, the sidelighted central entrance taking a position corresponding to two window bays (of two-over-two sash) on the second story. The north and south gable elevations extend four bays in depth; a curved bay window has been recently added to the north elevation.

A one-story wing extends from the building's southwest corner, possessing its own east entrance beneath a cross gable.

Until its removal c.1950, a veranda with bracketed turned posts spanned both the east and south elevations of the main block. The building served originally as a wagon and wheel factory. The veranda represents its adaptation to an inn during the first half of the present century.

53A. Barn; 19th century

A one-and-one-half story, wood-framed and clapboarded barn stands northwest of the Bates House, its asphalt-shingled gable roof oriented perpendicular to the main building; a diagonal-boarded sliding door enters its east gable facade.

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54. Cushing House (Cross Street); c.1880

The one-and-one-half story, wood-framed and clapboarded, gable-roofed Cushing House possesses a five-bay south eaves facade oriented toward Cross Street. A three-bay porch with turned posts, scroll-sawn brackets, and dimension-stock balustrade extends the width of the facade, sheltering its central entrance and flanking bays of one-over-one sash. The south slope of the main roof retains slate shingles while the north slope has been mostly replaced by a shed-roofed second story that projects over a north wing.

A one-story west wing serves as a passageway to an attached one story, one stall, gable-front, clapboarded garage which formerly served as a woodshed.

55. Rhodes House (Cross Street); c.1935

This one-and-one-half story, wood-framed, clapboarded house is set back from Cross Street on a rise; the ridge of its gable roof is oriented parallel to the street. A shed dormer runs across the rear (north) slope of the roof. A smaller scale gabled wing with three part picture window extends from the west end of the main block. Although of later construction date than many buildings in the district, it echoes their scale, massing, form and materials.

56. Whitcomb House (Cross Street); c.1925

This one-story; four-by-two bay wood-framed, clapboarded gable roofed house is, like its neighbor, #55, set back from Cross Street on a slight hill. The eaves-front facade has a recessed entrance porch on the west end. A shed-roofed wing extends from the rear of the main block.

57. Paige House (West Street); c.1880, moved c.1920

This small one-story, two-by-two bay wood-framed, clapboarded, gable-roofed structure has two-over-two sash and a porch on the west gable facade. It was formerly a barber shop and was moved c.1920 from its original Depot Street site east of #20.

58. Jameson House (West Street); c.1840

The unusual arrangement of this Greek Revival style, one-and-one-half story, wood-framed and clapboarded, gable-roofed house places its main entrance in the rear bay of its three-bay south eaves facade rather than on the three-bay east gable elevation facing West Street. Pilasters, transom, and entablature enframe the south entrance, and corner pilasters support the eaves entablature that encircles the house. The window openings are fitted with six-over-six sash. The roof is sheathed with corrugated metal.

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58A. Barn; 19th century

A small one-and-one-half story, wood-framed, gable-roofed barn sheathed with novelty siding stands south of the Jameson House (#58); sliding doors enter its east gable facade.

59. Edwards-Crispe House (West Street); c.1840

The former Edwards farm defines the northwest corner of the Newfane Village Historic District. The substantial Greek Revival style house and a large barn are set back somewhat from West Street, the house being shaded by mature deciduous trees. A three-rail board fence encloses the front (west) grounds of the buildings.

Standing on a granite foundation, the two-and-one-half story, wood-framed and clapboarded, gable-roofed house shares the orientation of the stylistically similar Buttery and Rice Houses (#9 and 49): it presents to the street a symmetrical five-bay (west) eaves facade rather than the pedimented gable form of the three-bay north and south elevations. Twin paneled bay windows (presumably added during the later nineteenth century) flank the central west entrance and its one-bay open porch whose balustraded roof serves as a balcony for a second story doorway. Two-over-two sash occupy the other openings, including one within each pediment. The roof is shingled with slate.

A rear (east) ell of the same scale follows the plane of the main block's south elevation; an entrance porch and partly altered fenestration mark both the north and south eaves elevations of the ell.

59A. Barn; 19th century

A large wood-framed and clapboarded, gable-roofed barn stands north of the Edward-Crispe House (#59), oriented perpendicular to the house's main block. The south eaves elevation of the barn is entered by diagonal-boarded, double-leaf sliding doors. An oculus lights its west gable. Centered atop the corrugated metal-clad roof is a square cupola with louvered faces and a bell-cast cap. A shed-roofed extension forms the rear (north) portion of the barn.

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The county's new Court House (#1) was erected in 1825 on Jonathan Park's one-and-one-third acre portion of the Common. A short distance to the east, the new County Jail (#14) was built on Ephraim Park's two-and-two-thirds acre portion of the donated land. The two buildings cost the county \$10,000.

The county buildings quickly attracted the usual components of a village center, several of which literally slid down the hill (on the ox-powered sledges of the period) from the former county seat. The Newfane Inn's main block (#37), the Olds-Davidson House (#13), the Jones-Underwood-Crowell House (#4, rebuilt from the original county jail on the hill), and others made the trip. Austin and Roger Birchard moved their business to the new center in 1825, and erected the predecessor of the present Newfane Store (#16) within a year or so.

The Court House served also as a temporary meeting house during its early years. About 1830, members of the various religious societies joined together to form "The Liberal and Charitable Christian Society of Newfane," and proceeded in 1832 to build a Union Church (#5), probably the first expression of the Gothic Revival style in the village. The same year, Pardon T. Kimball chose the Greek Revival style for his new house (#39) whose Ionic tetrastyle portico overlooks the Common from West Street. In 1839, after having withdrawn from the Union Church, the Congregationalists erected their \$4,000, 300-seat, decoratively Gothic church (#2) next to Kimball's domestic temple.

Fayetteville expanded rapidly during its first two decades. Many of the houses along Main and West Streets were built in this period, and several display Gothic Revival decorative elements probably inspired by the two churches. During the same decades, however, the population of Newfane township began to recede from its historical maximum of 1,506 reached in 1820; the number declined to 1304 by 1850.

Anthony Jones was the principal developer of the new village. In addition to the transplanted inn, Jones owned the so-called "long building" (#38), a store, and several houses including his own (#4) on Church Street. At some point around 1840, Jones undertook his most ambitious project; called the Jones Exchange and intended to contain a hotel and store, the building (on the site of the present #20) was the largest ever constructed in the village. However, the venture soon failed and Jones left Fayetteville in 1844. The building itself was destroyed by fire in 1874.

In 1853, the county buildings received improvements worth \$13,000 (\$3,000 more than their original cost a quarter-century earlier). The Court House was transformed to its present high-style Greek Revival appearance by the addition of its Doric tetrastyle portico. In contrast to the Court House, the Union Church was abandoned the same year by the Universalists (the survivors of the union), and the building was left to weather for two decades.



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The westward exodus from Vermont following the Civil War kept Newfane's population on the decline (down to 1,113 in 1870). The village, however, held its own owing partly to the activities of county government. In 1872, the deteriorating Union Church was repaired with public funds and converted to a Town Hall. The Jones Exchange fire of 1874 left a temporary gap but in 1876 the present store building (#20) was erected for L. I. Winslow, successor merchant to the Birchard brothers. At the 1877 publication of the history commemorating Newfane's first century, Fayetteville consisted of two hotels, two stores, one grist and saw mill, two blacksmith shops, two carriage factories, and fifty houses in addition to the public buildings and church. Most remain today.

Since the middle 1860s, railroad promoters had been laying plans to link Newfane with Vermont's rapidly expanding rail network. Ground was finally broken at the county seat in 1878 for the construction of a narrow-gauge line along the West River valley to Brattleboro and a connection with the main line there. The first train of the optimistically named Brattleboro and Whitehall Railroad arrived in Newfane on November 18, 1880. Service on the lightly built branch line proved notoriously slow and unreliable and the railroad's effect on Fayetteville's development was slight.

That result was not anticipated in the initial flush of enthusiasm over the railroad. The trustees of the Windham County Savings Bank (founded in 1854 by Austin Birchard and others) may have been moved by such thinking in 1884 when they commissioned George A. Hines of Brattleboro to design their new bank building (#36). Hines created an eclectic, vaguely Romanesque design for the modestly scaled brick block - the first brick structure in the village - and he specified of the labor and materials required for construction that such labor and such materials must be of the best of their several kinds..." The bank was completed in December, 1884; a century later, the finely crafted building continues to demonstrate that Hines' specification was achieved.

Although Fayetteville never outgrew its agricultural background, Child's 1884 business directory records a modicum of industrial activity in the village. The largest enterprise was Davenport and Underwood's saw mill and turning works situated on Smith Brook near the intersection of West and Cross Streets. That firm employed twenty men at its steam-powered mill, and produced \$2,000 worth of lumber per month. The firm's production may have included some of the turned architectural components that embellish village buildings.

By the 1880's, the name of the village was gradually changing from Fayetteville to that of the township. The Post Office adopted the name "Newfane" in 1882 but the appellation "Fayetteville" persisted in town records until 1898. The change must have been commonly accepted by 1901, when an illustrated review of county towns (Picturesque Putney, Newfane, Townshend and Jamaica) referred to "what was formerly called Fayetteville."

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The village received another public building near the Common in 1898. Philura C. Moore enlarged her West Street house to convert it to the Moore Free Library (#40), offering "a commodious and well-lighted room, handsomely finished in quartered oak and provided with all of the modern accessories," according to Picturesque Newfane. Mrs. Moore became its first librarian, and willed the building to the town upon her decease in 1915.

Picturesque Newfane also describes a contemporary social institution probably unique to Newfane, the County Jail with its attached Windham County Hotel (#14). "The fact that the jail of the county is situated in one part of this commodious building, is no disparagement of the solid merits of the hotel that is here conducted." In one respect, the hotel served both the lawyers and jurors who stayed in its twenty-five guest rooms and the inmates lodged in the cells down the hall: "The prisoners in the jail are boarded by (the hotelkeeper) at the expense of the state." This arrangement continued until the hotel was closed in the 1940s.

Activity around Newfane's depot increased in 1900 when W. C. Ballou, the enterprising station agent, opened the adjacent cider mill and jelly factory (#18). Using steam-powered equipment, the mill processed apples grown on local farms. The enthusiastic writer of Picturesque Newfane praised Ballou's jelly as "a relish fit for a king, or a hearty Vermonter."

A much-anticipated improvement in the railroad itself occurred in the summer of 1905. The track of the reorganized West River Railroad was widened to standard gauge to gain interchangeability of rolling stock with the main line at Brattleboro. Over the next two decades, however, emerging highway competition diverted much of the railroad's traffic.

Newfane village never suffered a major conflagration owing largely to the detached spacing of its wood buildings. Following the Jones Exchange fire of 1874, the next significant building was lost circa 1915 when the Field House burned; that elegantly detailed Federal style house had been moved to the corner of Main and West Streets from its original site at the Hill village, and balanced the contemporary Olds-Davidson House (#13) on the south side of the Common. The present Pratt House (#6) was built 1916-17 in a simplified Colonial Revival style intended to emulate its predecessor.

The succeeding decades of the present century have brought few substantial changes to Newfane's historic environment. In 1936, the Windham County Historical Society's museum (#12) was erected to become the village's second brick building. An historical epoch ended the same year when the West River Railroad was abandoned, victim of the 1927 flood and highway competition. The Newfane Depot (#17) and an unusual enclosed water tank (#19) remain standing to mark its right-of-way; the latter building is possibly the only surviving example of its type in Vermont, a railroad structure rendered obsolete by the shift from steam to diesel locomotives.

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Twenty years after the railroad's demise, the village lost to demolition (in 1956) the hotel half of its dual-function jail building (#14). Subsequently the jail itself has ceased to serve that function owing to consolidation of such facilities within the state's penal system. In contrast to the jail, the Newfane Inn continues in operation and now holds the significance of being one of the oldest public hostleries in Vermont.

The present Newfane Village Historic District conveys a strong sense of nineteenth-century Fayetteville. The extant building stock differs only marginally from that in place during the period when the village acquired its present name. The unifying architectural characteristics possessed by the buildings have been described in Section 7. The cumulative effect of these characteristics gives the village an extraordinarily cohesive appearance.

The limited range of architectural styles in Newfane village indicates both the period and the intensity of its development. The Greek Revival style predominates, reflecting the architectural fashion of the second quarter of the nineteenth century when the village's development was largely accomplished. Only the Court House (#1) and the Kimball-Benedict House (#39) with their tetrastyle porticoes approach high style; most examples consist of temple form buildings decorated in a vernacular manner. Several temple form buildings display Gothic Revival style ornamentation, a blend that appeared initially in the Union Church (#5) of 1832 and subsequently pervaded Newfane's residential building stock. Interspersed among the Greek Revival/Gothic Revival expressions are a few Federal style buildings that represent the late eighteenth-century village on Newfane Hill.

The relative paucity of high-style buildings in Newfane village relates to its historic situation within an essentially agricultural community that did not possess substantial wealth. While a local cattle broker, Pardon T. Kimball, achieved a certain sophistication in his Greek Revival house (#39), county governmental resources were required to create the village's stylistic landmark, the Windham County Court House. Not even the arrival of a railroad in 1880 appreciably enhanced the village's fortunes; the rather modestly eclectic bank building (#36) culminated the railroad's effect on the built environment, and within a few decades the railroad itself disappeared from the persistently rural setting.

During the present century, Newfane's buildings have been subjected to limited degrees of alteration and change of usage. Synthetic sheathing materials have been applied to several buildings, most notably the Newfane Inn (#37). Porches and decorative features (usually nineteenth century additions) have been removed from some buildings, occasionally as part of an attempt to restore an original appearance. The village has been spared the disruptive effects of demolition, at least among the principal buildings. The village's barns have become its most vulnerable historic resource: reflecting the disappearance of domestic livestock, they have been mostly adapted to other uses with accompanying alterations of their appearance. In a few cases, barns and sheds have been demolished, truncating the "continuous architecture" typical of the village's residential building configuration.

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Complementing the overall integrity of Newfane's historic character, twentieth century intrusions have not yet been thrust into its midst. The most recent principal building in the historic district, the Historical Society's museum (#12), was erected in 1936 but was designed as a reproduction of a Federal style house. The lack of inappropriate modern commercial buildings distinguishes Newfane from most other Vermont villages whose environments have been altered by at least a few architectural intrusions.

Newfane preserves another significant aspect of its nineteenth century character. Among most of Vermont's fourteen counties, the county seat has followed economic and political power to the leading town. Two towns (Brattleboro and Bellows Falls) in Windham County have become much larger and more influential than Newfane. Nevertheless Newfane holds the distinction of being a small rural village that retains the seat of county government.

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VERBAL BOUNDARY DESCRIPTION:

The boundary of the Newfane Village Historic District begins at a Point A located at the intersection of the north property line of the Whitney House (#28) property and the west edge of the former West River Railroad right-of-way; thence the boundary extends southerly along the west edge of said former right-of-way to a Point B located at its intersection with a line parallel to, and twenty-five (25) feet north of, the north elevation of the former railroad water tank and maintenance shed (#19); thence the boundary turns easterly and, crossing the former railroad right-of-way, follows said line paralleling the building's north elevation to a Point C located at its intersection with a line parallel to, and twenty-five (25) feet east of, the east elevation of said building; thence the boundary turns southerly and follows said line paralleling the building's east elevation to a Point D located at its intersection with a line parallel to, and twenty-five (25) feet south of, the south elevation of said building; thence the boundary turns westerly and follows said line paralleling the building's south elevation, crossing the former railroad right-of-way to a Point E located at its intersection with the west edge of said right-of-way; thence the boundary turns southerly and follows the west edge of said right-of-way (but passing to the east of the former Ballou's Cider Mill and Jelly Factory, #18, and the former Newfane Depot, #17), crossing Depot Street, and continuing to a Point F located at its intersection with the south property line of the Buttery House (#9) property; thence the boundary turns westerly and follows said property line to the Main Street right-of-way, crosses the Main Street right-of-way, and continues along the south property lines of the Eddy House (#8) property and the adjoining Kimball-Benedict House (#39) property to a Point G located at the intersection of the latter property line and the east edge of Smith Brook; thence the boundary turns northerly and follows the east edge of said Brook to a Point H located at its intersection with the north property line of the Jameson House (#58) property; thence the boundary turns easterly and follows said property line and an easterly extension thereof across the West Street right-of-way to a Point I located at its intersection with the east edge of said right-of-way; thence the boundary turns northwesterly and follows the east edge of said right-of-way to a Point J located at its intersection with a line parallel to, and one hundred (100) feet north of, the north elevation of the Edwards-Crispe Barn (#59A); thence the boundary turns northeasterly and follows said line to a Point K located two hundred (200) feet from the east edge of the West Street right-of-way; thence the boundary turns southeasterly and follows a line parallel to, and 200 feet northeasterly of, the east edge of the West Street right-of-way and the intersecting north edge of the Cross Street right-of-way to a Point L located at the northwest corner of the Rhodes House (#55) property; thence the boundary turns easterly and follows the north property line of said property to a Point M located at the northeast corner of said property; thence the boundary turns northerly and follows the west property line of the Hamlin House (#30) property to a Point N located at its northwest corner; thence the boundary turns easterly and follows the north property line of said property

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to a Point O located at its intersection with the southwest corner of the Sprague House (#29) property; thence the boundary turns northerly and follows the west property line of said property to a Point P located at the northwest corner of said property; thence the boundary turns easterly and follows the north property line of said property and an easterly extension thereof across the Main Street right-of-way to a Point Q located at its intersection with the east edge of said right-of-way; thence the boundary turns northerly and follows the east edge of said right-of-way to a Point R located at its intersection with the north property line of the Whitney House (#28) property; thence the boundary turns easterly and follows said property line to Point A, the point of beginning.

BOUNDARY JUSTIFICATION

The boundaries of the historic district enclose the concentrated nineteenth century buildings of Newfane village. Along the east side of the village, the right-of-way of the abandoned West River Valley Railroad delineates the edge of the developed area. A topographic feature, Smith Brook, serves the same function along the west side of the village. The south boundary of the historic district corresponds to a marked decline in the concentration of historic properties. The same factor applies also along the north side of the historic district, where the boundary reaches essentially to the edge of the village itself. The boundaries are sufficient to protect the historic resources of the village.

NEWFANE VILLAGE HISTORIC DISTRICT

NEWFANE, VERMONT

February, 1983

Not To Scale

- 19 Historic Building
- 3A Noncontributing Building
- - - Historic District Boundary

