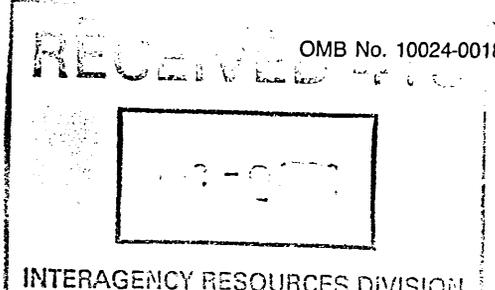


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name West View Farm

other names/site number _____

2. Location

street & number Town Highway # 34 N/A not for publication

city or town Waterford N/A vicinity

state Vermont code VT county Caledonia code 005 zip code 05819

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Eric Albert 1/23/95
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Edson B. Beall 1-6-95
Signature of the Keeper Entered in the National Register Date of Action

West View Farm
Name of Property

Caledonia County, Vermont
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
7	1	buildings
1		sites
		structures
		objects
8	1	Total

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

Agricultural Resources of Vermont

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

AGRICULTURE/agricultural outbuilding
AGRICULTURE/agricultural field
AGRICULTURE/storage
DOMESTIC/single dwelling
DOMESTIC/secondary structure

Current Functions
(Enter categories from instructions)

AGRICULTURE/agricultural outbuilding
AGRICULTURE/agricultural field
AGRICULTURE/storage
DOMESTIC/single dwelling
DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

No style
Other: Round barn

Materials
(Enter categories from instructions)

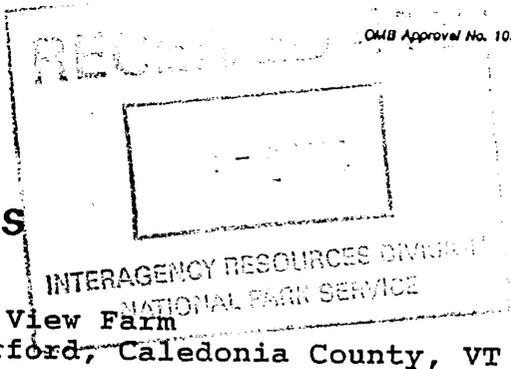
foundation stone
walls shingle
weatherboard
roof shingle
other wood

Narrative Description

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

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National Register of Historic Places Continuation Sheet



Section number 7 Page 1

7. DESCRIPTION

The West View Farm complex is a collection of nineteenth and early twentieth century agricultural buildings which have been maintained in their original state to an unusual extent. These buildings are located on both sides of Town Highway #34, an unpaved road, in Waterford, Vermont, and are surrounded by 150 acres of hayfields, pastures and woodlands. West View Farm, therefore, retains the integrity and feeling of its period of significance. The outstanding feature of this farm is a round barn, built in 1903, that is not only unusual because of its shape, but unique in the method of its construction. Other buildings include a corn crib and smoke house, both of which are rarely found standing in Vermont.

1. Round Barn, 1903 (contributing)

The barn is a three-level, 80 foot diameter, perfectly round wood frame structure with an 18 foot diameter center silo. The upper and lower levels are column free, which provides uninterrupted spaces. [For full dimensions of the barn, see the accompanying drawings.]

Exterior

The exterior of the barn is wood shingled. At the upper level there are 14 fixed three over three windows located in the center of the 16 roof planes. The middle level has 12 double-hung six over six windows centered on the roof planes. There are nine fixed three-over-three windows at ground level. The windows have a flush exterior wood casing. Vent holes are located to the left of every other window on the upper level. Steel rings are also placed to the left of every other window on this level for the purpose of attaching scaffolding. There is a projected wood eaves leading to a roof covered with asphalt shingles. The radiating roof eaves have a flat wood board fascia below. At the peak of the roof is an octagonal cupola with rectangular wood louvers. Above is a weathervane comprised of a tapered base with a ball, rod and pivoting vane in the form of an ornate arrow.

Access to the upper level at the southeast elevation is through a gable framed entrance with a sloped floor which is preceded by an earth ramp with stone retaining walls. A fixed three-over-three window is centered above the double entrance doors.

At the northeast elevation of the barn there is an enclosed cattle ramp which

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Waterford, Caledonia County, VTSection number 7 Page 2

extends from the first to the second level. It has a shed roof covered with wood shingles. The wood frame walls are sheathed with horizontal planking, and it is wood shingled in conformity with the remainder of the barn. Where it meets the second level, the ramp becomes a platform, with two fixed three-over-three windows centered on the platform. A storage area is located beneath the ramp with a passage door on the ground floor of the northeast side. An additional outside entry to the middle level is through a shed roof passageway on the southeast elevation.

The entrance to the ground floor is through a pair of wood plank doors on the east and west elevations. At the northeast elevation there is also a single door pedestrian entrance to the storage area below the second level front entrance to the barn.

Interior

At the center of the dirt floor ground level there is a wood framed silo with a stone base. The silo is double planked with half inch thick horizontal boards on each side of the 2x4 wood studs.

The ground level is most striking for the absence of center posts supporting the second level. Instead, there are 16 radiating inverted king trusses. They are comprised of a wood top cord with a steel rod bottom member on each side. The rods have threaded ends and extend back to the end of the top cord member where it is held with a loop and pin. A steel plate with a wood block supports a center wood ring beam.

There is a wood column in the exterior wall below each truss. The remainder of the exterior wall consists of exposed wood studs at two feet on center. The second floor framing bays are composed of two radiating beams at the inner ring, creating three equal spaces between the trusses. The outer ring has three radiating beams, creating four equal spaces between the trusses.

The ground level has an interior access door to a storage room which is located below the sloped wagon entrance to the upper level. The room has a door and fixed three over three window to the exterior, and a wood stair to the creamery above it.

The middle level is used for cattle. The floor has nine continuous five foot wide passageways at the perimeter. There are 50 cow stalls, three horse stalls, a pen and an open area surrounding the center silo. An access door is located at the

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northwest side of the silo. At the edge of the cow stalls there are recessed troughs with hinged plank doors to the lower level. The feeding floor is elevated above the stanchion area which is pitched slightly to the recessed troughs. There are six vents at the perimeter wall extending up through the floor above to the circular vent holes at the base of the wood fascia. Interior access to the third level is by a ship's ladder, at the silo, aligned with the entrance passage.

At the ceiling of the second level there are 16 radiating beams with a center column aligning over the truss member below. There is also a wood column at the exterior wall supporting each of the 16 wood beams. The remainder of the exterior wall is composed of exposed wood studs at two feet on center.

The third level is completely open and the pitched roof raises from the 18 foot high perimeter wall to the top of the 40 foot high center silo.

The silo has four openings centered above a hinged access door at the northwest elevation, and three openings at the south elevation. The planked floor runs perpendicular to the entrance. There are five floor hatches centered on every fourth window, together with three smaller ones - all at the base of the silo.

The barn roof is composed of 16 main roof beams of a continuous length radiating out from the center silo. In addition, there are three support rings: the highest has a single rafter creating two equal spaces; the middle has three rafters creating four equal spaces; and the lower has five rafters creating six equal spaces. The base of the upper ring has a diagonal brace back to the silo at each of the 16 main rafters. The outer edge of the roof bears on a double plate supported by the exposed wood stud wall. The exterior of the studs is covered by horizontal wood sheathing. There are six boxed-in vents in the exterior wall which extend up to the circular vent at the base of the wood fascia.

2. Farmhouse, c.1860, c.1880, c.1930 (contributing)

This Greek revival farmhouse is located 105 feet northeast of the round barn. The original two-and-a-half story house (c.1860) has a kitchen/porch/carriage stall addition (c.1880), together with a garage addition (c.1930), located on the southwest

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elevation. The entire farmhouse and its additions have clapboard siding with three-and-a-half inches to weather.

Original Farmhouse

The original farmhouse is 38 feet wide by 30 feet deep. There is an exposed brick foundation with three pane cellar windows. At the southeast elevation, the central entrance door is flanked by a pair of windows, with five windows centered above and two basement windows. There are four windows and one cellar window at the northeast elevation. Six windows and one cellar window are at the northwest elevation. All window casings have a decorative cap.

This two and a half story gable roofed house has a metal roof covering the existing wood shingles. There are pedimented gable ends.

The basement has a dirt floor and full length center beam. There is a six foot high fieldstone foundation basement wall with three foot high brick foundation above.

The first floor has a four room layout with a center hall and a straight run of stairs to the second level. There is a five-and-a-half inch wide wood plank floor. The doors are four panelled and have a decorative casing with corner blocks and flat wood base. The windows are two over two, with casings that match the door casings in the three formal rooms; a flat window casing with matching corner block is used elsewhere. The ceiling is eight feet seven-and-a-half inches high.

The second floor has four bedrooms off the center hall. The windows are the same as those used on the first floor, with a flat casing. The ceiling is eight feet, one inch high.

There is a walkup stair to the attic which has wide plank flooring. The two brick chimneys are exposed and there is a two over two double-hung window at each end.

Kitchen/Porch Addition

The nineteenth century kitchen/porch addition to the farmhouse is 30 feet wide by 29 feet deep. It has a crawl space open to the basement of the original farmhouse. The first floor includes a kitchen entered from the enclosed screened porch which has an offset entrance door and two windows to the left. The kitchen has a single light window - at the rear, and wood wainscoting. An enclosed stair to the basement from the kitchen may originally have had a bulkhead entrance. A pantry is located at the southwest elevation of the kitchen. There is a chimney located in the wall between

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the kitchen and pantry. The two rooms above the kitchen wing have tongue and groove, beaded edge paneling. The ceiling slopes in at four feet, three inches off the floor. There is a perpendicular gabled dormer, with a single window, centered above the porch.

Carriage Stall Addition

Attached to the kitchen addition is a nineteenth century one-and-half story wing with two open carriage stalls, and an enclosed bay. This addition has a loft level with two stairs. The carriage stalls and connected bay are 34 feet wide by 18 feet deep and have a raised plank floor.

Garage Addition

To the southwest of the stalls is a 20 foot wide by 20 foot deep one-and-a-half story garage. It has two pairs of doors. The roof pitches slightly to the northwest with a level parapet at the southwest elevation. The garage addition has a fieldstone foundation. The five foot, eight inch lower level has a dirt floor and center support beam. At the southwest elevation, there is an opening and a fixed three over three window on the ground level; a two over two double-hung window on the second level; and a fixed three over three window on the upper level. On the first floor, at the southeast elevation, there are two pairs of hinged entrance doors with eight panes of glass in the upper portion of each door.

The southeast elevation of the second floor has an access door and one two over two double-hung window. Two two over two double-hung windows are on the second level at the northwest elevation. A stair to the loft level is located at the southwest wall.

3. Corn Crib, c.1870 (contributing)

This shed is located across the road from the round barn. It has a braced frame with mortice and tenon joints. The structure sits on stone piers, and has a raised plank floor. There is slatted wood siding on the northeast elevation, extending 12 feet from the east corner to the north. The beams supporting the loft level are unfinished poles. There is an interior stair at the southeast elevation to the loft. There are diagonal 45 degree knee braces at the posts. The shed has vertical board siding and a gable roof covered with metal over the existing wood shingles. A pair of doors is centered at the northwest elevation and there is a rear access door. There is

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a nineteenth century shed roof addition at the southwest elevation. Combined dimensions are 25 feet wide by 32 feet deep. The entire structure is in poor condition, but intact.

4. Poultry House, c.1904 (contributing)

This wood frame structure is 33 feet southwest of the round barn. It rests on a wood sill supported by a stone foundation. The siding is wood shingles at five inches to weather. Four three over three double-hung windows and a door are located at the southeast elevation which also has small hinged openings at the ground level for poultry access. Single fixed three over three windows are located at both the northeast and southwest elevations. The separate entrance area has a raised wood floor. The remainder of the poultry house is divided into three separate compartments, with a dirt floor. On the walls of each compartment are two shed roof chicken coops with hinged access covers. There are hinged vents at the rear of each compartment. The shed roof is metal covered. The structure is 54 feet wide by 17 feet deep.

5. Smokehouse, c.1860 (contributing)

This structure is located across the road from the farmhouse. It is four feet, two inches wide by four feet, six inches deep, and sits on a stone foundation. The gable roof has a metal cover over existing wood shingles. The wall construction is one brick wide, and it is parged inside and out with a one foot square pattern. It has an opening centered over the metal fire door.

6. Water Station, c.1904 (contributing)

This woodframed structure is located between the farmhouse and the round barn in what served as the barnyard. There is a concrete and stone foundation. It has shingles at five inches to weather, corner boards, and a flat wood fascia. There is an asphalt shingled shed roof. Access to the concrete water trough is through a pair of hinged doors on two sides, and a single door on the other two sides. The structure is seven foot square, and eight feet high at the front of its roof which is the highest point.

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West View Farm
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7. Garage, c.1920 (contributing)

This woodframed, two-bay structure has a gabled roof and it is shingled at five inches to weather. It sits on nine concrete piers which have the wooden barrel forms still in place. There is a wood plank floor with removeable planks on the southwest side to provide access to vehicles from the crawlspace beneath. There are two three-over-three fixed windows at three elevations. A brick chimney is located at the northwest elevation. There are two pairs of entrance doors with a three-over-three window centered above them. The loft level is reached by a stair and trap door at the northwest elevation. The garage is 52 feet northeast of the farmhouse on the northwest side of the road. The garage is 22 feet square.

8. Sugar House, c.1870 (noncontributing due to condition)

This structure is partially collapsed. Only the walls at the southeast and southwest elevations are standing. The wood shingled shed roof, though fallen, is intact. The two feet high stone foundation is 42 feet wide and 40 feet deep. The sugar house is of mortise and tenon construction with pegged joints. The walls are comprised of vertical wood boards ranging in width from four to ten inches; square head nails were used. Much of the original sugaring equipment is present. It is 276 feet northeast of the garage, and it is set back 160 feet northwest of the Town Road.

9. Land (contributing)

The farm, consisting of 150 acres, is bordered on the northeast by State Aid Highway #4; this has been the site of the farm since 1807 (acreage which later accrued to it on the other side of the State road is no longer part of it). There are sloped hayfields on both sides of the unpaved Town Highway #34. The hayfield at the northeast corner of the site merges with a sloped pasture that is northwest of the barn; they are bordered by woods to the north and west. Woods also border the southeasterly hayfield. Located on a high ridge of land above the Passumpsic valley, the view extends out over rolling hills and nine villages, including Danville which is eight miles distant.

The surrounding land had been integrated with the several functions of the farm

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Waterford, Caledonia County, VTSection number 7 Page 8

during its history. Most obviously, and in the traditional way, the round barn was built over a bank that adjoins the town road. This permits direct access to the ground floor from the barn yard, while the middle and upper levels are reached from the road by a walkway and high drive, respectively.

Similarly, the sugar house is located on a slope below the town road so that the maple sap could flow from a holding tank in the wagon by means of gravity feed.

Vegetables were grown on the northwesterly edge of the upper field, adjoining the town road and opposite the farm house. This location facilitated loading for the cash crop, and ready access for household consumption.

Natural borders determined the limits of the hayfields. The southwesterly boundary of the lower field was set by ledge and by a brook in the case of the upper field.

An early road was built on the southwesterly side of the brook (starting at the town road, opposite the high drive entrance to the round barn), giving access to the woods that are southeast of the hayfield. The same road also provides access to the apple orchard that was situated southwest of this hayfield; at least since the mid-nineteenth century, this orchard provided a major cash crop.

The same road beside the brook provided access to the row of sugar maples that runs along its southwesterly side from the town road and continues into the woods where the farm road is lined on either side with sugar maples and therefore served both for sugaring and lumbering purposes. The other principal stand of sugar maples was also planted with accessibility in mind because they form an imposing and continuous arcade alongside the town road from its northeasterly beginning to the southwesterly end of the property.

Stone walls appear throughout the farm property, indicating the stages of growth that West View Farm underwent. Often these stone walls subsequently served as demarcations for pasture rotation, in which case they were augmented by wood fences that still exist.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Agriculture

Architecture

Period of Significance

c.1860 - 1944

Significant Dates

c.1860

1903

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Packard, Lambert (architect)

Quimby, Fred (builder)

Primary location of additional data:

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

Name of repository:

West View Farm
Name of Property

Caledonia County, Vermont
County and State

10. Geographical Data

Acreage of Property 150 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 19 261900 4921420
Zone Easting Northing

2 19 262330 4920260

3 19 261760 4920080
Zone Easting Northing

4 19 261220 4920460

See continuation sheet

5 18 738780 4920940

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Charles Levy / Research Sociologist (Retired), Harvard University

organization HR date June 2, 1994

street & number RD #3, Box 251 telephone (802) 748-5441

city or town St. Johnsbury state Vermont zip code 05819

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name Charles and Elinor Levy

street & number RD #3, Box 251 telephone (802) 748-5441

city or town St. Johnsbury state Vermont zip code 05819

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

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

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

**National Register of Historic Places
Continuation Sheet**

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West View Farm
Waterford, Caledonia Co., VT

West View Farm, whose most prominent feature is a large round barn that was the last work of noted Vermont architect Lambert Packard, is significant for both its architectural and historic merit. It is being nominated under the "Agricultural Resources of Vermont" multiple property submission and clearly meets the registration requirements for the farmstead property type. The farm clearly reflects the diversified agricultural practices in mid to late 19th century Vermont, with dairying and production of cheese and butter being predominant. Buildings on the farm mostly date from this time period and include a Greek Revival style farmhouse, corn crib, and smokehouse. Early 20th century buildings include the round barn, chicken house, and water station. The round barn is one of twenty-three that were built in Vermont, of which only five are believed to remain. This is the only round barn in Vermont that has an enclosed cattle ramp to the second level and the only known round barn that has no supporting posts inside on the ground level (a structural system designed by Packard, who had engineering training).

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8. STATEMENT OF SIGNIFICANCE

CRITERION A

West View Farm is significant as a farmstead that contributes to our understanding of agricultural history in Waterford specifically, and Vermont generally, during the nineteenth century and through the first half of the twentieth century.

Josiah Hastings (born 1786 in Westmoreland, N.H.) moved to the present site of the farm in 1807. Waterford had grown to the point that in the same year a second saw mill was built there. The town was chartered in 1780 as Littleton. To avoid confusion with a town of the same name that had been subsequently established across the Connecticut River in New Hampshire, it was renamed Waterford in 1797.

Agriculture remained the principal pursuit of the community throughout the nineteenth century. This was due in part to the fact that the soil and terrain were considered well-suited to agriculture. It also happened by default, because there were no water-powered factories and the residents relied on businesses in the surrounding communities. However, several small-scale operations did appear, most notably: a clover mill (later converted to a starch mill); a slate quarry; a shingle mill; and tanneries. The population of Waterford grew rapidly until 1811, and then gradually, before reaching its peak of 1412 in 1850. Mainly due to a western migration of young adults, the population declined steadily thereafter: to 815 in 1880, and 574 in 1920.

Josiah Hastings' original farmhouse, where he raised seven children, was on the site of a hayfield at the present farm: on the southerly side of the State Aid Road, just easterly of the Town Highway. The 1820 census lists Josiah and his wife, Mary Packard Hastings, as "engaged in agriculture."

The existing farmhouse was built c.1860 by Curtis Hastings, the son of Josiah. Following the death of his father Curtis, Winfield Hastings purchased the farm in 1877 from his mother, Adlene Powers, and proceeded to acquire contiguous parcels so that it grew from 175 acres to approximately 400 acres by 1900.

The farm had undergone a shifting emphasis that reflected changes in the Vermont agricultural economy. In 1860, about the time that the present farmhouse was built, there were 97 sheep and 15 cows. Sheep farming had been declining in the State since the 1840's, and dairying was then in its ascendancy. Accordingly, by 1887 the number

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Waterford, Caledonia County, VTSection number 8 Page 2

of sheep had dropped to 50, and cows had increased to 20. In 1904, a year after the round barn was built, there were 50 cows and no sheep.

The diversified farming that was typical of Vermont also characterized West View Farm, so that in 1860 it produced potatoes (250 bushels), wheat (1350 bushels), barley (200 bushels), maple sugar (1300 pounds), cheese (1000 pounds), and butter (2000 pounds).

Butter was then on the verge of replacing cheese as the leading commercial dairy product of Vermont; by 1900 the nation's foremost butter producer was Vermont. The trend was reflected by West View Farm: in 1904, a year after the round barn was built, its cows were Jerseys, which are best for butter. The production of butter had increased to approximately 10,400 pounds per year.

In spite of diversification, dairying had remained the primary source of income for West View Farm, just as it did throughout Caledonia County in which it is located (more farms there concentrated on dairying than on all other types of activities combined during the period in which the round barn was built).

The structures of the farm buildings have escaped alterations to the point where they are frozen in time and therefore provide an accurate picture of the historic context "Dairying 1850-1941." The round barn, corn crib, smoke house, water station and chicken house are unchanged (with the exception of the roofing material). The farmhouse has lost some of its exterior detail and gained a garage extension in the 1930's, but it is otherwise in its nineteenth century state.

The corn crib is unusual because it is intact; the Vermont Division for Historic Preservation notes that "they are likely to exist as archeological sites today." While the smoke house is described as "an exceedingly rare property type."

The distribution of the hayfields, pastures, and woods is essentially as it was when the round barn was built. This is equally the case with the sugar bush and orchard. Throughout the 150 acres of the present farm there are the original stone walls, wooden gates and other demarcations. (The acreage that was lost is on the northeast side of the State Aid Road, for the most part.)

Consequently, West View Farm retains its historic integrity and the associative and physical characteristics required for listing as a farmstead under the historic context "Dairying 1850-1941."

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Waterford, Caledonia County, VTSection number 8 Page 3

CRITERION C

The most notable feature of West View Farm is its round barn. It is the last known work of the distinguished Vermont architect, Lambert Packard (1832-1908). Packard created much of Victorian St. Johnsbury, located about one mile from the farm. In addition to stately homes, his commissions included the following structures in St. Johnsbury: the Fairbanks Museum; the North Congregational Church; the former Fairbanks scale factory; the Atheneum; and the Post Office block. The homes and public buildings he designed can be found across a wide area of Vermont and New Hampshire.

Round barns are rare in Vermont, as they are elsewhere. Twenty three round (as distinct from polygonal) barns were built in Vermont - all in the northern one-third of the State. Their era ended with the start of World War One. A survey done in 1971 determined that twelve of these true round barns remained; five had not survived the preceding five years. At present there are five in Vermont.

The West View Farm round barn was built in 1903 by Fred Quimby, an East Barnet carpenter who was noted for the precision of his work in general and his silos in particular. These skills help to explain why he was able to build the first Vermont round barn in 1899. He built one other round barn which has been moved to and rebuilt at the Shelburne Museum. The West View barn is the last and largest of the three.

There are some respects in which the West View Farm barn is typical of other round barns: it is a wood frame bank barn built on three levels with stalls radiating around a central silo to which the rafters were joined at each level. In addition, it has a covered high drive, much like a covered bridge, that is typical of barns (both round and rectangular) that were built in the Passumpsic River Valley.

At the same time, the West View Farm barn is highly unusual in having an enclosed cattle ramp attached to it that provides access to the second level from the ground.

Further, it is the only known barn, round or rectangular, that has no posts supporting it at the ground level. This achievement results from the engineering training that Packard received before becoming an architect.

Packard's influence is also apparent from the fact that this barn is finished to a much higher degree than the other surviving round barns, which are more utilitarian in appearance. For example, the West View Farm barn has boxed cornices

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rather than open ones, and planed boards throughout the interior.

The West View Farm barn became an instant landmark in the area when it was completed in 1903. The local newspaper stated that "One of the most picturesque objects that can be seen from the western part of the town [St. Johnsbury] is the big round barn...." During the first year after its completion, 2000 people visited the barn. Among the visitors were "many," including out-of-staters, who expressed their intention to build a round barn at their farms. The West View Farm round barn became nationally known through a contemporary article about it in Country Life.

The interest in this barn was not only due to the uniqueness of its construction, but also to the size: its stone foundation is nine feet high and five feet wide; the beams of the first and second levels are 31 feet long; the third level has rafters of 40 feet and a capacity of 175 tons of hay; the central silo is 18 feet in diameter, 50 feet high, and can hold 400 tons of silage; 140,000 feet of timber and 110,000 shingles were used in its construction.

When the round barn was built in 1903, Waterford was known to be a community that cherished traditional values. Yet, Western competition and the growing specialization of the dairy industry had compelled Vermonters to seek the most efficient possible approaches to farming - including the structure of their barns. The most unique of these responses was the round barn. It was perceived as providing a variety of advantages over the rectangular barn, even the bank type, including the following: the unobstructed mow and the central location of the supply meant a reduction in labor; because the exposed surfaces are circular, they are better able to withstand wind pressure; considerably less building material is required; it minimizes wasted space; and it is more easily cleaned because there are no corners.

The conflict between traditionalism and modernity was resolved by Winfield Hastings' son, Eldridge, who persuaded his father that this radical departure could be justified as a more effective use of space. (The funding for the barn came from an inheritance that Winfield received from his step-mother.) Lambert Packard was related to the Hastings and lived nearby - as did Fred Quimby, so they were logical choices as architect and builder, respectively. Winfield Hastings was convinced by the results, and reported that the new barn allowed him to feed his 50 Jerseys in 15 minutes. This was made possible by arranging the stanchions and stalls around the

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silos. Also, the shape of the barn on the ground floor allowed him to build eight octagonal stiles around the silo to house 40 pigs; while accommodations for 100 hens were placed against the outer wall.

A contemporary report noted that "[West View Farm] is one of the best dairy farms in Waterford, and when Mr. Hastings decided to build a new barn the problem was to construct one that would be most serviceable for housing live stock."

What sets West View Farm apart is the round barn which is rare as a type and unique in its features, together with the smoke house and corn crib which have been exceedingly scarce in a surviving state. The original condition of the farm buildings and surrounding farmland mean that West View Farm contributes to our understanding of agricultural history in Waterford specifically, and Vermont generally, during the nineteenth century and first half of the twentieth centuries. West View Farm is eligible under criteria A and C, and is being nominated as part of the multiple property documentation form "Agricultural Resources of Vermont." This farm retains its historic integrity and the associative and physical characteristics required for listing as a farmstead under the historic context "Dairying, 1850-1941."

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Boundary Description

Commencing at the point of intersection of a certain stone wall and wire fence which marks the common corners of Lots 12 and 13 of the Second Range and Lots 7 and 8 of the First Range of the Lots of Waterford;

Thence running South 70° West following a board and wire fence along the line between Lot 12 of the Second Range and Lot 7 of the First Range a distance of 349 feet to a point in the centerline of Town Highway #34;

Thence South 69° 30' West following the same lot line and a board fence 479 feet to a fence corner;

Thence North 19° 30' West 1,768 feet following a board and wire fence to a fence corner marked by a birch tree, which said fence corner is further described as being located on the southerly bound of the Interstate 93 right-of-way and is further described as being located 155 feet South of Southbound Station 559+85 LT as described on the Interstate Plans. Thence following the southerly limits of I-93 in an easterly direction for approximately 3,440 feet to the most westerly corner of the land and premises now or formerly of R. Ash, which is located 150 feet southerly of I-93 Southbound Station 527+10 LT;

Thence South 76° 30' East along the southerly line of R. Ash 199.4 feet to an iron pipe;

Thence Southeasterly for approximately 90 feet to a point in the center of State Aid Road #4 at Station 17+35 thereof;

Thence Southwesterly along the centerline of State Aid Road #4 for an approximate distance of 1,421 feet to a point in the centerline easterly of the northeasterly corner of land and premises formerly of C. Remick;

Thence Southwesterly a distance of 22.1 feet to an iron pipe on the northerly line of said C. Remick premises;

Thence South 49° 30' West 139 feet to an iron pipe at the northwesterly corner of said Remick premises;

Thence South 29° 00' East 171.5 feet to an iron pipe at the southwesterly corner of said Remick premises;

Thence North 58° 00' East 133.2 feet along the southerly line of said Remick premises to an iron pipe;

Thence in an easterly direction 16.7 feet to the centerline of State Aid #4;

Thence in a southeasterly direction along the centerline of said State Aid #4 a distance of 201.6 feet to a point in said centerline;

Thence South 20° East 40 feet to an iron pipe set at a fence line;

Thence continuing the same course South 20° East following said fence line 600 feet to a fence corner;

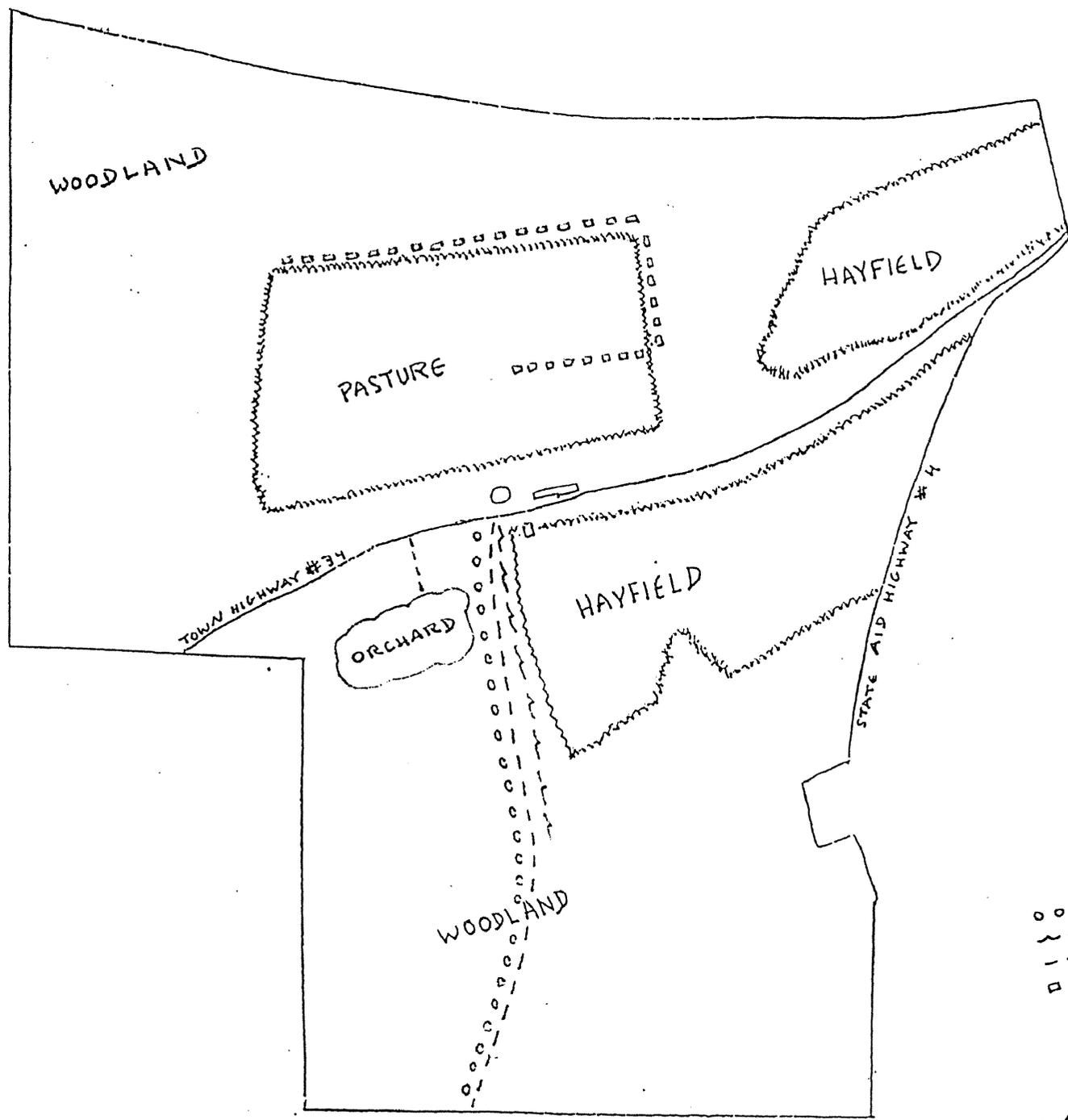
Thence South 69° 21' West following in part a stone wall and in part a board fence 1,623 feet to a point;

Thence North 18° 45' West following in part a wire fence and in part a stone wall 1,284 feet to the point of beginning.

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Boundary Justification

The present boundary encompasses 150 acres surrounding the round barn, farmhouse, the various outbuildings, and adjacent fields which have comprised the core of the farm since 1807. All of this land is located on the westerly side of State Aid Highway #4. The boundaries of this land have been changed in two respects since it became West View Farm: (A) a small lot near the southwesterly corner was sold by the previous owner; and (B) the northerly edge of the property was taken by eminent domain for construction of Interstate 93. A buffer of extensive woods stands between cleared areas of the farm and both of these alterations, so that they do not effect the integrity of the farm. During the last half of the nineteenth century, additional acreage was acquired at the easterly side of what is now State Aid Highway #4, so that the total acreage of the farm reached approximately 400 acres. The latter was subdivided and sold by the previous owner. Woods and hayfields stand between the farm buildings and the subdivision, which is approximately 1200 feet away, so it does not have an adverse impact on the farm. The existing acreage, then, is sufficient to convey the historic context of West View Farm, and to protect its architectural and agricultural character.



- ooo = SUGAR MAPLES
- ~ ~ ~ = BROOK
- - - = FARM ROAD
- = STONE WALL

SITE PLAN 
 SCALE 1" = 620'

WEST VIEW FARM
 WATERFORD
 CALEDONIA COUNTY

SUGAR HOUSE X
8

34

HIGHWAY

TOWN

GARAGE +
7

FARM HOUSE +
2

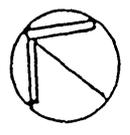
5
D
SMOKE
HOUSE +

6
SIPRING
HOUSE +

3
CORN
CRIBS +

ROUND
BARN +
1

4
POULTRY
HOUSE +



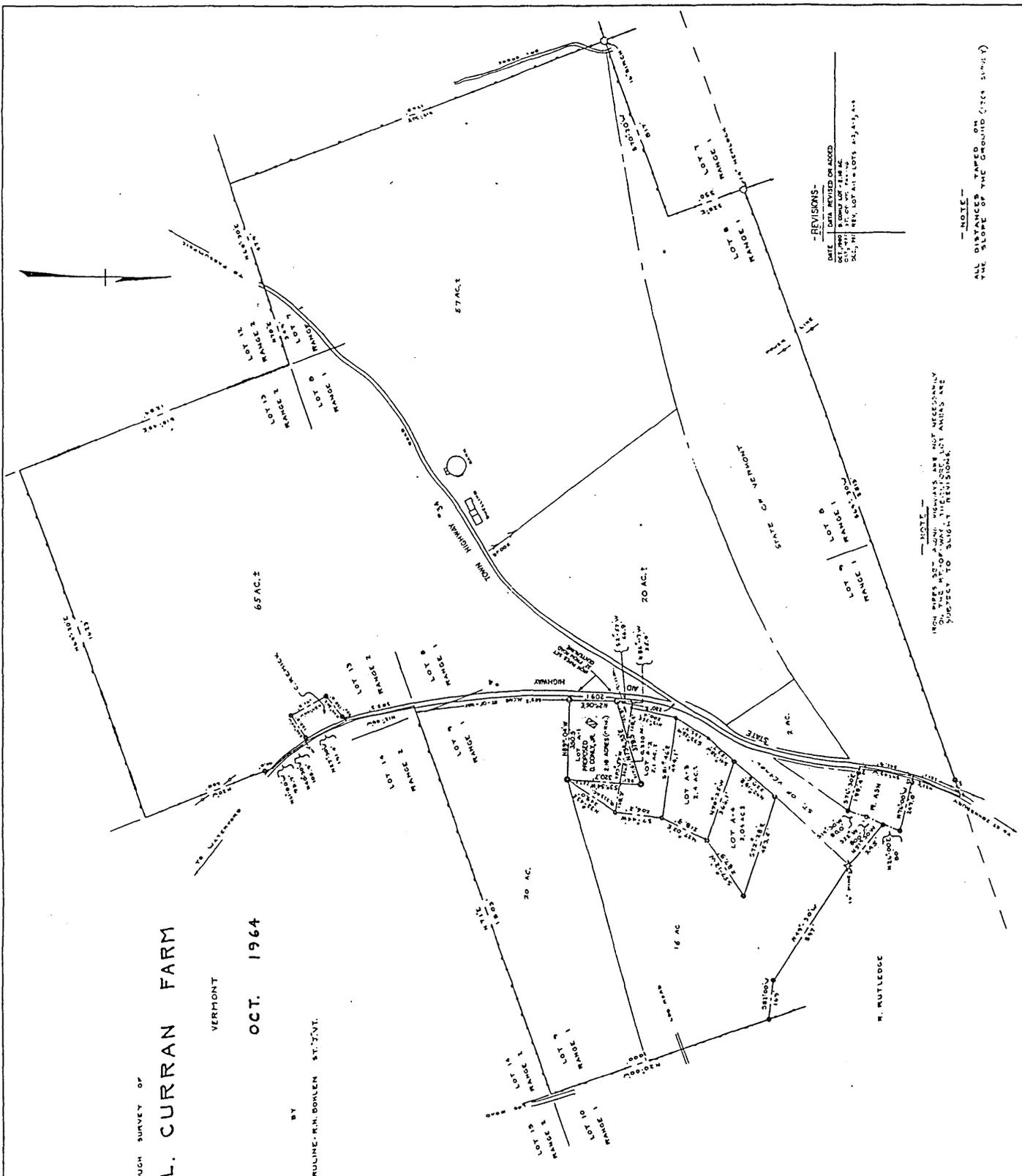
+ CONTRIBUTING
X NON - CONTRIBUTING

BUILDING LOCATION

SCALE 1"=100'

WEST VIEW FARM
WATERFORD
CALEDONIA COUNTY
VERMONT

ROUGH SURVEY OF
R. J. & C. L. CURRAN FARM
 WATERFORD, VERMONT
 SCALE 1" = 200'
 OCT. 1964
 BY
 TRULINE - R. N. BOULEN ST. J. VT.



LEGEND

- PROPERTY LINE
- FENCE
- DOTTED LINE
- BLAZED LINE
- STONE WALL
- IRON PIPE
- V.T. A.O.T. CONC. MON.

ACREAGE

LOT	RANGE	ACREAGE
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2	1	50
3	1	25
4	1	25
5	1	25
6	1	25
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100	1	25

NOTE - ACREAGE INCLUDES ROAD RIGHTS OF WAY

REVISIONS

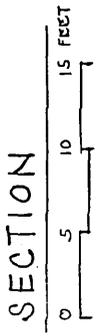
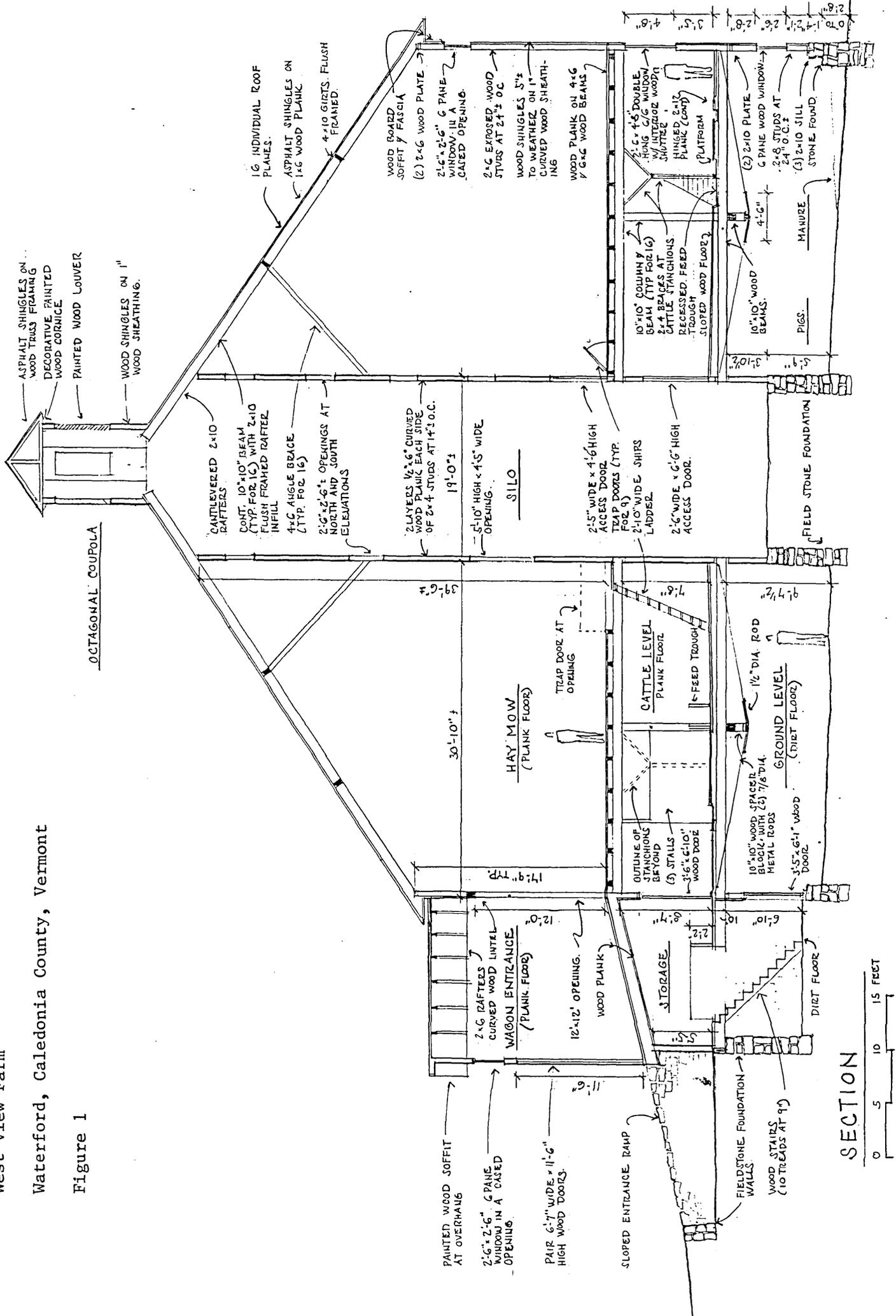
DATE	DATA REVISED OR ADDED
10/1/64	ADDED 100' ROAD RIGHT OF WAY
10/1/64	REV. LOT 1 & 2
10/1/64	REV. LOT 1 & 2

NOTE - IRON PIPES SET TO MARK VERTICALLY BE NOT NECESSARILY SUBJECT TO SLIGHT REVISIONS.

NOTE - ALL DISTANCES TAPED ON THE SLOPE OF THE GROUND (TICS SIMILY)

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 Waterford, Caledonia County, Vermont

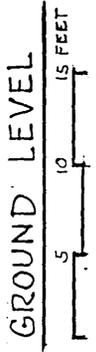
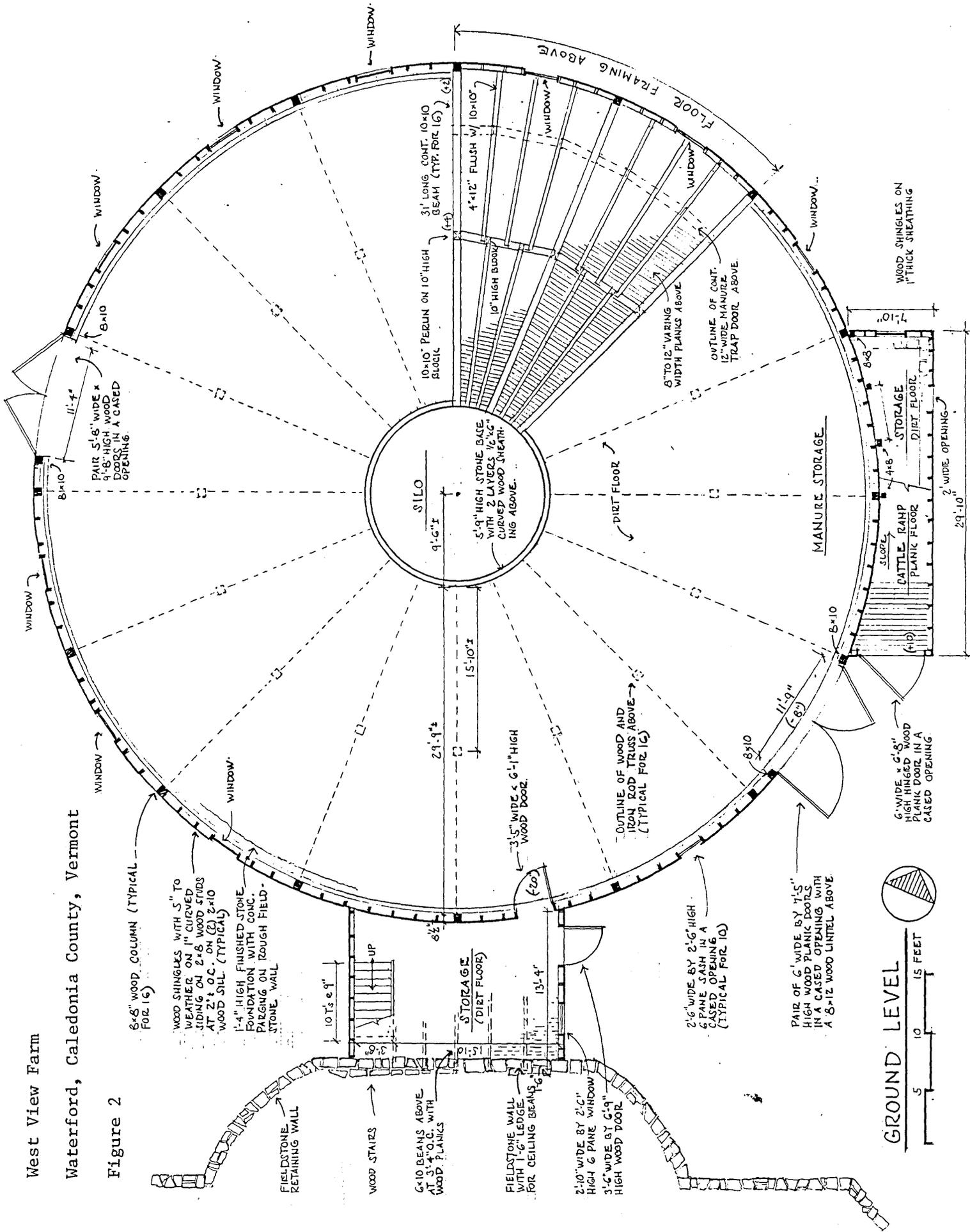
Figure 1



West View Farm

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Figure 2



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PHOTOGRAPH IDENTIFICATION

West View Farm
Waterford, Caledonia County, Vermont
Credit: Charles Levy
DATE: May 16, 1994
Negatives on file at Vermont Division for Historic Preservation

The above information is the same for all photographs.

1. Round barn and farmhouse from the east.
2. Round barn from the southeast.
3. Round barn from the northeast.
4. Round barn from the northwest.
5. Truss system on first level of round barn.
6. Silo and stanchions on second level of round barn.
7. Haymow of round barn.
8. Farmhouse from the east.
9. Farmhouse from the south.
10. Corn crib from the north.
11. Poultry house and round barn from the southeast.
12. Water station from the south.
13. Smokehouse from the northwest.
14. Garage from the east.
15. Sugar house from the southwest.
16. Town road bisecting the farm from the northeast.
17. Southeastern hayfield from the west.
18. Northwestern hayfield from the northeast.