

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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

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1. Name of Property

=====

historic name Waitsfield Common Historic District

other names/site number _____

=====

2. Location

=====

street & number Joslin Hill Road, North Road, East Road, Common Road

not for publication n/a

city or town Waitsfield vicinity n/a

state Vermont code VT county Washington code 023 zip code 05673

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3. State/Federal Agency Certification

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

Suzanne C. Gamble, National Register Specialist August 13, 2001
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Entered in the National Register

11-8-01

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
<u>7</u>	<u>9</u>	buildings
<u>4</u>	<u> </u>	sites
<u>1</u>	<u>5</u>	structures
<u> </u>	<u> </u>	objects
<u>12</u>	<u>14</u>	Total

Number of contributing resources previously listed in the National Register 0

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Agriculture</u>	Sub: <u>Storage</u>
<u>Agriculture</u>	<u>Agricultural Field</u>
<u>Agriculture</u>	<u>Animal Facility</u>
<u>Agriculture</u>	<u>Agricultural Outbuilding</u>
<u>Domestic</u>	<u>Single Dwelling</u>
<u>Commerce/Trade</u>	<u>Department Store</u>
<u>Social/Religion</u>	<u>Meeting Hall/Religious Facility</u>
<u>Landscape</u>	<u>Forest</u>
<u>Landscape</u>	<u>Natural Feature</u>
<u>Landscape</u>	<u>Plaza</u>

Current Functions (Enter categories from instructions)

Cat: <u>Agriculture</u>	Sub: <u>Storage</u>
<u>Agriculture</u>	<u>Agricultural Field</u>
<u>Agriculture</u>	<u>Animal Facility</u>
<u>Agriculture</u>	<u>Agricultural Outbuilding</u>
<u>Domestic</u>	<u>Single Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u>Landscape</u>	<u>Forest</u>
<u>Landscape</u>	<u>Natural Feature</u>
<u>Landscape</u>	<u>Plaza</u>

7. Description

Architectural Classification (Enter categories from instructions)

Federal
Greek Revival
Gothic Revival

Materials (Enter categories from instructions)

foundation stone
roof asphalt
walls weatherboard
other metal
slate

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

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 a grave.
- D a cemetery.

Waitsfield Common Historic District

Washington County, Vermont

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Exploration/Settlement

Architecture

Religion

Period of Significance 1793-1950

Significant Dates 1793
1797
1798

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder _____

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

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9. Major Bibliographical References

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Bibliography

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

Previous documentation on file (NPS)

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

10. Geographical Data

Acreage of Property 237 acres

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

Zone Easting Northing	Zone Easting Northing
1 18 675830 4895580	3 18 676400 4894150
2 18 676870 4894900	4 18 675370 4894820
___ See continuation sheet.	

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

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

11. Form Prepared By

name/title Paula Sagerman, Historic Preservation Consultant

organization _____ date June 15, 2000

street & number 16 Merrill Mundell Road telephone (802) 348-9371

city or town South Newfane state VT zip code 05351

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Waitsfield Common Historic District
Washington, Vermont

Description

The Waitsfield Common Historic District is located in the Mad River Valley on a hillside plateau at the western slope of the Northfield range of the Green Mountains. It is in the Town of Waitsfield, Vermont, about one mile northeast of Waitsfield village. The historic district is a well-preserved early hilltop settlement of Vermont. At the core of the historic district is the 1798 public common, which consists of two triangular open plots formed by the intersection of four roads: Common Road, Joslin Hill Road, North Road, and East Road. The triangles are enclosed at each end by a road. Surrounding the common are thirteen houses, one farm, a cemetery, and the archaeological remains of several historic structures. The historic district contains sixteen properties, including five historic houses that date from 1793 to 1810, and one c. 1810 farmstead. These five vernacular Federal-period houses, the public common, and the 1797 cemetery sufficiently depict the early settlement of Waitsfield Common, unlike most early Vermont hilltop settlements which have lost most of their historic resources. The historic district retains its integrity of location, materials, workmanship, feeling and association. Its integrity of setting and design is mostly intact, but has been slightly compromised due to the recent construction of a few single-family homes, and the loss of historic structures due to abandonment and fire over a long period of time, which is typical of 200-year old settlements. However, most of the new homes are in the same locations as the former historic homes and are of the same scale, setback and materials as the remaining historic structures. There is also evidence of the locations and histories of all of the former historic structures.

The Town of Waitsfield is located in Washington County, Vermont, on the Mad River and Vermont Route 100, which both run north-south. The Waitsfield Village Historic District is listed on the National Register of Historic Places. Other local historic resources include the Mad River Valley Rural Historic District, which includes Waitsfield and Moretown.

The Waitsfield Common Historic District boundary follows the outer perimeter property lines of the parcels adjacent to the public common. In contrast to Waitsfield village, which is confined to a narrow valley bounded on one side by a steep escarpment and the other by the winding Mad River, the entire historic district lies on a plateau at about 1,100 feet. Beyond the boundary of the historic district, the land descends to the valleys below, and to the west and north there is a particularly steep descent to the Mad River Valley. The land surrounding the core of Waitsfield Common was historically farmland, and much of this land is still open and crossed by stone fences. One farm has been in continuous use since about 1810 (#14).

Waitsfield Common is accessed from Waitsfield Village via the steep, winding Joslin Hill Road. The crossroads of Waitsfield Common are a combination of paved and dirt surfaces, and some sections of roads are lined with large trees and stone fences, while other sections are open. Joslin Hill Road was laid out around 1795. It runs east-west and is paved. The stumps of mature trees, a row of young trees, and the remains of a stone fence line the south side of the road in the historic district, and a row of mature maple trees lines the north side of the road in front of the cemetery.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

Waitsfield Common Historic District
Washington, Vermont

East Road was laid out around 1796, and meets Joslin Hill Road at the center of the common. It also runs east-west and is a dirt road lacking trees or stone fences. Common Road was laid out in 1807, and runs north-south. It is a dirt road lined on both sides with stone fences and mature maple trees. Where it crosses the east side of the south triangle of the common, the west side of the road is lined with a row of mature maple trees. The first Common Road originally (1796) departed the common just southeast of the Gustin property (#9), and led southwest until it intersected Cross Road (a road outside of the historic district). North Road was laid out either in 1796 or 1807. It meets the Common Road at the center of the common and runs generally north-south. It is a paved road lacking trees or stone fences.

The two triangles of the common consist of open lawn. The south triangle has mature maple trees lining most of the southwest and east edges and recently-planted deciduous saplings line the rest of the south edge and all of the north edge. The north triangle has scattered young trees at its north end. The south triangle is visually dominated by the 3 acre cemetery that lies across the road to the north. A row of mature maple trees lines the south edge of the cemetery, along the road. Judging from old maps, it is possible that the common is very similar today as it was historically, although the north triangle was probably only about half the size that it is currently. Originally, the common also included all or part of the cemetery and a narrow triangle of land southeast of the intersection of Common Road and East Road.

In general, the uplands of the Mad River Valley were not ideal for agricultural production. However, because of its location on a plateau, all of the historic properties in the Waitsfield Common Historic District maintained some degree of farming activity during the nineteenth century, and many of these properties remained farms into the early twentieth century. This agricultural history is depicted by the large fields that dominate the area south and east of the common, and northeast of properties #3, 11 and 13. Besides the stone fences lining the roads, there are also stone fences lining the west and north boundary of property #14, the northwest boundary of property #15, and the southeast boundary of property #3.

Most of the buildings in the Waitsfield Common Historic District are modestly-sized single-family homes that represent the historic district's early period of settlement (1793-1841) or its non-historic period of late twentieth-century economic prosperity (1970-2000). In fact, it appears that only one house was constructed between these periods, to replace a historic house that burned down in 1946 (#7). Between about 1840 and 1940, agricultural buildings were constructed many of the properties in the historic district. The only property that maintains agricultural structures is #14; the rest disappeared by the mid twentieth-century.

Most of the houses sit in an open yard surrounded by a scattered mix of deciduous and coniferous trees. All of the historic houses face in a generally southerly direction, which may explain why two of them (#8 and 11) plus one missing house (#10) do not face the road. Of the historic houses, two Federal Cape Cod houses lie at the southwest side of the south triangle (#8 and 9), one Greek Revival/Gothic Revival house lies at the northern corner of the north triangle (#3) and

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

Waitsfield Common Historic District
Washington, Vermont

one Federal Cape Cod house lies at the east corner of the north triangle (#11). A Federal/Gothic Revival house and its farmstead are located on the east side of Common Road, just south of the common (#14). Non-historic, modestly-sized single-family homes sit at the west corner of the south triangle (#5), behind the cemetery (#6), west of the common on Joslin Hill Road (#7), at the south corner of the south triangle (#10), east of the south triangle on Common Road (#15), behind property #3 (#4), behind property #8 (#16), and east of the north triangle on East Road (#12). Except for #4, 6 and 16, all of these non-historic houses were built in the locations of former historic houses. In addition to the houses, there are historic agricultural buildings at property #14, non-historic greenhouses at property #15, two non-historic garages (#7 and 11), and one non-historic shed (#5).

Most of the houses are 1-1/2 story wood frame structures with clapboard siding. There is one historic brick house (#14) and one historic house has been covered with aluminum siding (#11). All of the houses in the historic district are in very good or excellent condition. Two of the historic houses have recently undergone a comprehensive rehabilitation (#3 and 9), and one has been certified for rehabilitation investment tax credits (#9).

Historic-period archaeological resources include the underground remains of the 1807-1809 First Congregational Church (now the front portion of the cemetery, #2), the 1800 First Animal Pound (northeast of the cemetery, #2), the Third Animal Pound (southwest of property #8), the c. 1812 Julian Dumas Home and Shoe Shop (northeast of the cemetery, #2), the c. 1804 Philip Gustin Blacksmith Shop (southeast of the extant house, #9), the c. 1793 Salma Rider House (property #12), and the c. 1793 Samuel Stow Savage House (property #10). There also may be below-ground remains of a blacksmith shop northeast of property #12.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 4

Waitsfield Common Historic District
Washington, Vermont

Individual Property Descriptions

1. Waitsfield Public Common, 1798, contributing

The Waitsfield Common consists of two connected triangular grassy plots formed by the intersection of Joslin Hill Road, North Road, East Road, and Common Road. The ends of the triangles are enclosed by roads. The southern triangle is lined with mature maple trees along its east side and half of its west side. The rest of this triangle is lined with recently-planted saplings. The northern triangle has a cluster of young mixed trees at its north end.

The public common was formed when Samuel Stow Savage donated two acres and sold two other acres in the northwest corner of Lot 105 to the town in 1796 (now part of the two triangles), and when Ezra Jones III sold 5 acres in the northeast corner of Lot 106 to the town in 1798 (probably the cemetery and property #5 and 6). In 1798, the common was first "chopped over," i.e. it was cleared of trees and included all or part of the cemetery. At that point, the common was nearly square and was crossed by the extant roads near its northeast end. The west corner of the common was at its current location at the intersection of Joslin Hill Road and the southern cross road, and the south corner was at its current location at the intersection of Common Road and the southern cross road. The original north and east corners are unclear. It is possible that the northeast boundary of the original common is where the extant medium-sized maple trees line the northeast edge of the cemetery, and that the east corner of the original common was in Constant Freeman's dooryard (#11). The southeast boundary of the original common was probably a straight line between this east corner and the south corner described above. The north triangle may have reached its current size by the mid nineteenth-century. Judging from the 1858 Walling Map and the 1873 Beers Map, there may have been roads along the northwest and southeast boundaries.

2. Waitsfield Common Cemetery & Site of Church/Meeting House, Joslin Hill Road, 1797, contributing

The Waitsfield Common Cemetery is a flat 3-acre parcel north of the intersection of Joslin Hill Road and North Road. It fronts on all of the north edge of the south triangle of the public common, and part of the west edge of the north triangle. A row of mature maple trees marks the historic frontage and southwest boundary of the cemetery. A split-rail fence borders the entire cemetery, and an old stone post marks the west corner of the cemetery. The cemetery contains several hundred graves and headstones, and since 1904, has been maintained by the town Cemetery Commission.

The original 1797 cemetery was enlarged twice. The 1797 plot was set back from the road, behind the church/meeting house, which stood between the cemetery and the road from 1807 to the 1870s. After the meeting house was removed, its land was incorporated into the cemetery. In 1992, a 3/4-acre strip of land was added to the northeast end of the cemetery. This addition of land has not changed the historic character of the cemetery.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

Waitsfield Common Historic District
Washington, Vermont

In the early years of Waitsfield's development, the original cemetery plot was set aside as a community burial ground and became the first cemetery in Waitsfield. The oldest grave in the cemetery reportedly dates to either 1796 or 1797. Most of the earliest settlers are buried here, such as Samuel Stow Savage and his wife Anna, and Dr. Frederick Richardson and his three wives. Most people who lived on Waitsfield Common during the period of significance are buried here.

Most of the headstones are in the 1797 portion of the cemetery and date to the nineteenth-century. They include numerous slate stones from 1805 to the 1830s that are inscribed with urns, garlands and wheat sheaths; numerous marble headstones from the 1820s to 1860s; and numerous marble and granite obelisks dedicated to entire families that date to the late nineteenth-century. There are also several severely deteriorated slate headstones that probably predate 1805. The gravemarkers in the second section of the cemetery date to the late nineteenth and early twentieth century and are mostly large granite headstones dedicated to entire families. The 1992 portion of the cemetery has only a few graves and is mostly open lawn. In the 1970s, the cemetery was regraded and it is possible that some of the older headstones were moved slightly.

The Congregational Church/Meeting House was erected between 1807 and 1808. It was a 40' x 54' timber frame structure with 24' posts. According to *Child's Washington County Gazetteer 1783-1889*, this structure was built after "the pattern of its contemporaries, with the usual box pews, high pulpit towering over the deacon's seat and supplied with the necessary sounding-board suspended directly over the preacher's head, and the spacious gallery, surrounding three sides." The building had an "extravagant" amount of 7" x 9" glass panes. Horse sheds were also constructed west of the church. The church/meeting house was drawn "from memory" by Rev. Perrin B. Fisk (1792-1846). In this undated drawing, the church is shown as a 2-1/2 story, 3 bay x 5 bay, gable-front, wood frame structure. This plain clapboard building had three cross-and-prayer-book doors topped by four twelve-over-twelve windows in the front gable wall, and five regularly-spaced twelve-over-twelve windows at each story of the north elevation. The low-sloped roof had no overhang. (The accuracy of this drawing has not been confirmed.) The building also appears from a distance in an undated photograph. In this image, it also has a steeple. It is unclear when this building was demolished, but it appears to have survived into the 1870s as it appears on the 1873 Beers Map.

3. Roderick Richardson House and Store, 71 North Road, c. 1807 with mid nineteenth-century alterations, contributing

This Greek Revival wood frame house is located on the west side of North Road, opposite the north corner of the north triangle of the public common. It sits back from the road facing southeast on a flat parcel. To the rear and sides of the house are scattered deciduous trees, and a row of deciduous trees runs from the north corner of the house in a northeasterly direction parallel to the road. The remains of a stone fence runs from the rear of the house to the rear of the property, perpendicular to the road. Northeast of the house is a large mown field that descends to the northeast.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 6

Waitsfield Common Historic District
Washington, Vermont

The house is comprised of a 2-story main block and a 1-1/2 story side wing. The main block is square in plan and has a cross-gable roof. It sits on a cut-stone foundation and has clapboard siding, a wood shingle, open-eave, steeply pitched overhanging roof, and symmetrical front facade. The focal point of the front facade is the Greek Revival entranceway ornamented with a richly molded three-part entablature, three-quarter length sidelights, and paneled pilasters infilled with Greek fretwork. Other architectural trim includes paneled cornerboards and wide gable rakes. The front and side facades are all gabled and contain regularly-spaced paired four-over-four windows at the first story, regularly-spaced six-over-six windows at the second story, and paired four-over-four windows at the gable peaks. A small brick chimney rises from the rear roof slope. Greek Revival features include the entranceway and other architectural trim, and the six-over-six windows. The house also has Gothic Revival-influenced features including the cross-gable, open-eave overhanging roof and paired four-over-four windows.

The side wing projects from the southwest elevation of the main block and is rectangular in plan with a side-gable roof. It sits on a cut-stone foundation and has clapboard siding, and a wood shingle, open-eave steeply pitched overhanging roof. At the right end of the front facade is an inset porch framed by a Greek Revival entranceway ornamented with a richly molded three-part entablature and paneled pilasters. Other architectural trim includes paneled cornerboards and wide gable rakes. The wing has regularly-spaced six-over-six windows. The house and wing are in excellent condition.

The house was constructed around 1807 for Roderick Richardson, and the side wing was probably his c. 1807 store. Because of its Greek Revival/Gothic Revival appearance, the house was probably extensively renovated in the mid nineteenth-century. It does not appear to have had any major alterations since then, and recently underwent an extensive rehabilitation. A potash works was also constructed around 1807, northeast of the house, and barns once stood west of the house. These structures were removed at an unknown time.

After building a new house and store in Waitsfield village in 1817, the store remained open until 1823, and the potash works were operated for a while by Richardson's brother, Frederick (#8). Over the next several years the property was transferred several times, and in 1842, the 110 acre parcel was sold to farmer and cooper Pardon Bushnell. In 1864, the property was sold to farmer Florence McCarty, and it remained in this family until it was sold to Hezekiah Smith in 1903. The property remained in the Smith family until Harry Smith's death in 1988.

The 1992 section of the cemetery #2 was originally part of this property. Either this plot or the north corner of the common was the site of Waitsfield's first animal pound, a 30 foot square log structure constructed in 1800, set back from the road near the north corner of the cemetery. It was removed in 1836, when the second Waitsfield pound was constructed at the corner of Joslin Hill Road and Cross Road, about one-half mile southwest of the common.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 7

**Waitsfield Common Historic District
Washington, Vermont**

The Julian Dumas House and Shoe Shop was constructed around 1812 on North Road, between the cemetery and the Richardson House (#3). After 1835, the house was used as the Congregational Church parsonage, but by the 1850s or 60s was no longer inhabited and was later used as an outbuilding "for an adjoining farm." It was demolished at an unknown time.

4. Shea House, 73 North Road, 1996, non-contributing

This property is the rear (northwest) section of the original Roderick Richardson parcel (#3). A long driveway leads from North Road to this reproduction Greek Revival house that sits at the south end of a large mown field adjacent to a woodland. The 2-1/2 story house faces southwest and has a main block with two side wings and an attached side garage. The wood-frame structure has a poured concrete foundation, clapboard walls, and an asphalt-shingle front-gable roof. Architectural trim includes a pedimented front gable, molded cornices, paneled corner pilasters, and a Greek Revival entranceway, and there are regularly-spaced six-over-six windows. The house was constructed in 1996 and is non-contributing due to its age. It is in excellent condition.

5. Miller House, 1075 Joslin Hill Road, 1989, non-contributing

This house is located on the north side of Joslin Hill Road across from the west corner of the common and just west of the cemetery. The house sits askew to the road, facing southeast on an open flat parcel. Behind the house, the land slopes steeply to the valley below. The 2-1/2 story wood frame house has a main block and a side wing. Both sit on a poured concrete foundation and have clapboard siding and an overhanging, low-sloped asphalt-shingle side-gable roof. Architectural trim includes molded cornices and cornice returns, and flat cornerboards, watertable and window trim. The main block is symmetrical and has a central doorway under a wall dormer, and regularly-spaced one-over-one windows. The house was constructed in 1989 and is non-contributing due to its age. It is in excellent condition.

This house replaced a house that burned down in 1987. This house was constructed around 1835, probably for Elisha Benton Richardson, Frederick's (#8) son, although it was later called the "Edward A. Fisk House," for its subsequent inhabitant, the Deacon Edward Anson Fisk. In 1896 the property was sold by the Fisk family to the Maxhams, who shortly thereafter sold it to the Whitcombs, who shortly thereafter sold it to John and Jessie Graves, who at the time lived next door (#7). They left the property to their son Elvin, whose estate was sold in 1983 to the present owners. An undated photograph shows that the original house was a 1-1/2 story wood frame structure with a long, rectangular footprint oriented parallel to the road and a side-gable roof. It also had a side wing and a Colonial Revival one-bay front porch. The side wing reportedly contained a store for a short period during the early twentieth-century. The new house was built in the same location as the first house, but stands askew to the road.

Also on the property is a 1-story wood frame shed that sits between the house and the cemetery. It is also askew to the road and has a rectangular footprint, poured concrete foundation, clapboard

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 8

**Waitsfield Common Historic District
Washington, Vermont**

siding, and a gambrel standing-seam metal roof. The south gable contains a small window. Spanning the long front elevation is a shed-roofed addition with three open bays. This shed appears to date to about 1960 and is non-contributing due to its age. It is in fair to good condition, with a weathered exterior envelope. A mobile home also sits on the property, set back from the road and west of the house.

6. Crawly House, Joslin Hill Road, 1988, non-contributing

This house is located behind (northwest of) the cemetery and was constructed on a parcel subdivided from property #5. The house is accessed by a long driveway that runs along the southwest edge of the cemetery. The wood frame, reproduction Greek Revival house has a front-gable main block and rear wing forming a rectangular footprint oriented southwest-northeast. It has a poured concrete foundation, clapboard walls and a standing-seam metal roof. Architectural trim includes molded cornices and cornice returns, and flat cornerboards and window trim, and there are regularly-spaced one-over-one windows. Spanning the street-side of the rear wing is an inset porch. This house was constructed in 1988 and is non-contributing due to its age. It is in excellent condition.

7. Graves House, 903 Joslin Hill Road, c. 1946, contributing

This wood frame Cape Cod house is located on the north side of Joslin Hill Road, about 1,000 feet west of the common. It sits back from the road on a flat open parcel and has a rectangular footprint oriented parallel to the road. It has a concrete block foundation, asbestos or asphalt-shingle siding, and a side-gable asphalt-shingle roof with no overhang. Two gabled dormers protrude from the front roof slope, and a 1-story hipped-roof porch spans the east gable wall. The front facade is symmetrical and contains a central door flanked by pairs of regularly-spaced windows. All of the windows are six-over-one units, and the gables contained paired windows. The porch has an asbestos or asphalt-shingle sided half-wall and plain square posts. The house is in good condition, with a weathered exterior envelope.

This house was constructed shortly after the historic farmhouse on the property burned down in 1946, and does not appear to have been altered since construction. It is in the same general location as the first house, but the first house was probably located closer to the road. A house is currently (June 2000) under construction directly behind this house, and the extant house will be moved once the new house is completed.

The first house on the property was constructed by Ezra Jones III around 1797, who owned Lot 106. The appearance of this house has not been determined. Jones left the 150-acre farmstead to his son Charles in 1838, who sold the property to Cyrus Joslin in 1859. In 1868 the property was purchased by farmer John Baird, who sold it to Charles and Aurilla Ramsay in 1874, who left it to their daughter Jessie Graves and her husband John in 1897. In 1920, they left this farm to their

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9

Waitsfield Common Historic District
Washington, Vermont

son William J., who left it to his son William "Bover" Graves in 1946. The property remains in the Graves family.

A. Garage, c. 1975, non-contributing

A detached two-bay garage stands east of the house. It has T-111 plywood siding, a front-gable, low-sloped overhanging roof, and two paneled garage doors. It appears to have been constructed in the 1970s and is non-contributing due to its age.

B. Vacant Lot

Across Joslin Hill Road from the Graves house is a large, flat, open field that probably originally belonged with the Ezra Jones farm property.

8. Dr. Frederick Richardson House, 4 Common Road, c. 1802, contributing

This vernacular Classic Cottage is located at the west end of Common Road, where it crosses the southwest edge of the south triangle of the common. It sits on a flat lot with two mature maples between the house and the road intersection. The house faces southeast and sits close to both roads. The wood-frame house has a main block, side wing, and side shed/garage, forming a long, rectangular footprint parallel to Joslin Hill Road. The 1-1/2 story main block has a cut-stone foundation, clapboard walls, and asphalt-shingle gabled roof with a slight overhang. Architectural trim includes plain cornerboards, frieze, and thin cornice and cornice returns, and plain door and window trim. Each gable wall has an exterior brick chimney. The "front" southeast facade has the typical 5 bay Classic Cottage arrangement with a central paneled door flanked by sidelights and pairs of regularly-spaced windows. The northwest roof slope has three small skylights, and the northwest facade has irregularly-spaced windows. All of the windows have two-over-two units with aluminum storm windows. The 1-story side wing has clapboard walls and a shallow double-sloped asphalt-shingle roof. Spanning the southeast facade is an inset porch with square posts and a clapboard apron. A paneled door leads into the house from the porch. The northwest facade has a sliding glass door and four-unit casement window. The 1-1/2 story side shed/garage has clapboard walls, and a standing-seam metal gabled roof. Architectural trim includes plain cornerboards, gable rakes, and cornice trim. On the southeast facade is a garage door and a two-over-two window. The house is in very good condition.

This house was constructed c. 1802 for Dr. Frederick Richardson. Because the house was probably built to face south, and therefore does not face the road, it originally had two "front" doors, the extant one and one in the second bay of the gable wall that faces the road. The c. 1795 Samuel Stow Savage House (#10), now gone, had the same configuration. The house remained in the Richardson family until the 1890s, when it was purchased by Burton Dewey Bisbee. The house remained in the Bisbee family until 1948, and has been sold several times since then. The wing and shed appear not to be original, and were probably constructed sometime in the

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 10

Waitsfield Common Historic District
Washington, Vermont

nineteenth-century. The roof appears to have been raised at some point to create a high kneewall, and the original front (southeast) door trim has been removed. The gable-end door was removed when the front chimney was installed in the 1940s. The sliding glass door and casement windows are recent additions.

9. Philip Gustin House and Store, 30 Common Road, c. 1802, contributing

This asymmetrical vernacular Cape Cod house is located on the southwest side of Common Road, where it crosses the southwest edge of the south triangle of the common. It sits back from the road on a flat lot and faces northeast toward the common. The wood-frame house has a main block with a 27' wide x 26' deep footprint and a rear ell. A large bay window and a small porch project from the southeast gable wall of the main block. The house has a cut-stone foundation, clapboard walls, and an asphalt-shingle side-gable roof with a slight overhang. Architectural trim includes plain cornerboards and frieze, and molded cornices and cornice returns. The windows have lintelboards with double-sloped cornice molding. The asymmetrical front facade has an offset paneled door flanked by pairs of irregularly-spaced windows. The gable walls have regularly-spaced windows. All of the windows are two-over-two units with wood storms. The 1-story bay window projection spans the left half of the southeast gable wall and has wood shinglework and one two-over-two window in each of the three facets of the bay. To the right of this projection is a 1 bay porch that shares a roofline with the projection. It has a turned column and spindled railing, and a door leading to the projection. The rear ell has clapboard walls and an asphalt-shingle roof perpendicular to the front roof. Its northwest wall is contiguous with the northwest gable wall of the main block, as well as their clapboards and eaveline. The architectural trim matches that of the main block, as well as the window trim. The southeast facade has a paneled door modified with a multi-pane window opening, and two pairs of new four-over-four windows. The northwest facade has two-over-two windows and a pair of new four-over-four windows. The house is in excellent condition.

The house was constructed c. 1802 by blacksmith Philip Gustin, who also built a blacksmith shop next to (southeast of) the house in 1804. The shop was a small, square structure removed in the early twentieth-century. Gustin went bankrupt in 1806. Later occupants included blacksmith Suel Willis, who lived there from 1813 to 1820, Rodolphus Bates, who lived there from 1823 to 1833, blacksmith Thomas Tinkham, who lived there from 1833 to 1858, Amariah or Joseph Chandler, who lived there from 1866 to 1874, and blacksmith Edwin Persons, who lived there from 1885 to 1889. In 1889, the property was purchased by carpenter Moses Long, and remained in his family for several generations until his grandson Herbert Spaulding died in 1997. The house reportedly contained a small store in the 1920s and 30s. The new owners found it in poor condition and the house underwent a complete rehabilitation in 1998, which qualified for rehabilitation investment tax credits. The four-over-four windows probably date to the rehabilitation.

The asymmetrical facade of the house may suggest that it was originally a half-plan or three-quarter Cape. The blank space between the right window and the right end of the front facade may have

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 11

Waitsfield Common Historic District
Washington, Vermont

once contained a door or window. The rear ell may have been a detached barn on the property that was moved to its current location around the mid twentieth-century, then renovated in 1998. The bay projection and porch are not original and were added at an unknown time.

10. House, 85 Common Road, c. 1970, non-contributing

This A-frame is located on the northeast side of Common Road, at the south corner of the common. It sits back from the road on a flat lot and is a 2-story wood-frame structure with low side walls, plywood siding, and an asphalt-shingle overhanging roof. A wood deck is attached to the front of the house. The front gable-wall has a sliding glass door, a single-leaf door, and the peak of the gable is infilled with a window. The house was constructed around 1970 and is non-contributing due to its age. It is in excellent condition.

This house was built in the same location as the c. 1795 Samuel Stow Savage house. An undated old photograph shows that this was a front-gabled, 1-1/2 story, wood frame, clapboarded house oriented perpendicular to the road, and similar in appearance to the Dr. Frederick Richardson house (#8). It had a shed attached to the rear wall and large barn attached to the shed, which projected to one side creating an L-shaped farm cluster. (This photograph was the only found record of continuous architecture on Waitsfield Common.) Savage lost all his property due to debts, but by the 1860s, it was owned by his grandson Charles. In the 1880s, Charles and his wife Phoebe moved to Kansas and left the property to their son Edward Savage. Around the turn of the century, Edward and his wife Clara moved to Proctor, Vermont, and in 1911 left the property to their son Egbert. Egbert and his wife Edna, also living in Proctor, used the property as a summer home and by the 1930s, lived there full time. The house burned down in 1936. The parcel remained vacant and was sold to their daughter Dorothy and her husband Clarence Bisbee in 1950. After a few changes of ownership, the extant A-frame house was constructed around 1970 and the current owner has maintained it as a vacation home since 1977.

11. Constant Freeman House, 36 East Road, c. 1810, contributing

This vernacular Cape Cod house is located on the south side of East Road, across from the north triangle of the common. It sits close to the road on a flat lot and faces southwest. The northwest gable wall faces East Road. The 1-1/2 story wood-frame house has a main block with a rectangular footprint, plus a side wing and a garage. An enclosed porch spans most of the front facade of the main block. The main block has a concrete (or parged cement) foundation, aluminum sided walls, and an overhanging, open-eave, standing-seam metal side-gable roof. The only exposed architectural trim is the plain window trim. The irregularly-spaced windows contain one-over-one vinyl units. A small brick chimney emerges from the southeast end of the roof ridge. The porch has a clapboard half-wall, ribbons of one-over-one windows separated by mullions, and a standing-seam metal shed roof. The side wing has clapboard siding and a standing-seam metal side-gable roof. Its rear (northeast) wall is contiguous with the northeast wall of the main block, and its front (southwest) wall is slightly set back from the front wall of the main block. The right

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 12

Waitsfield Common Historic District
Washington, Vermont

third of the rear wall contains an inset porch and a wood panel door. The front wall has one-over-one windows and a garage door at the right end, and there is one old two-over-two window in the rear wall. The one-bay wide garage is attached to the end (southeast) wall of the side wing. Its front and rear walls are contiguous with those of the wing. It has clapboard walls and a shed roof sloping away from the wing. There is a garage door in the front wall adjacent to the garage door in the side wing. The house is in excellent condition.

This house was probably constructed in 1810 for Constant Freeman, although local historian Richard Bisbee reports that it was constructed around 1793 for Alpheus Freeman. In 1815, the property, including a house and barn, was sold to Simeon Pratt, who in 1817 sold it to Moses Chase. After Chase's death in 1831, the property was sold to Elisha Hitchcock, who sold it to John Waterman in 1846. Waterman quickly sold it in 1847 to Almon Joslin. At this point, the property may have been over 100 acres, and Joslin maintained a farm there. In 1909, two years before his death, Joslin sold the property to John Martin, who operated a dairy farm there and probably built a dairy barn behind the house. In the 1940s and 50s the property belonged to the farmers next door (#14). The current owners purchased the property in the 1980s. The house is in excellent condition.

The original appearance of the house has not been determined, but judging by its perpendicular orientation to the road and its date of construction, it may have closely resembled the Dr. Frederick Richardson house (#8) (before its roof was raised and gable-wall door removed) and the first Samuel Stow Savage house (#10). The side wing may be original, and the garage appears to be a converted wood shed, which also may be original. The open-eave overhanging roof is probably not original, and would have been added after the mid nineteenth-century. The porch dates to the twentieth century. The aluminum siding dates to the late twentieth-century and covers clapboard siding. The large, gambrel-roofed dairy barn was located southeast of the house and was oriented north-south. It was torn down at an unknown time, probably the third quarter of the twentieth century. The house has lost a lot of its historic character but retains its original location, setting, feeling and association, and some of its original materials (structure and hidden clapboards and trim). The side wing and garage (former shed) retain their historic character.

A. Mobile Home, c. 1990, non-contributing

This double-wide mobile home is located on property recently subdivided from the original parcel, just south of the historic house. It has a large setback from both East Road and Common Road and is oriented northeast-southwest. It is non-contributing due to its age.

B. Garage, c. 1990, non-contributing

A one bay, wood frame garage is located south of the mobile home (A). It has a rectangular footprint, clapboard walls and a low-sloped front-gable roof. The front gable wall contains a garage door and double-hung window. A small open shed projects from the rear of the side

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 13

Waitsfield Common Historic District
Washington, Vermont

(north) wall. The house is part of the mobile home property but may predate the home by a decade or two. The garage is non-contributing due to its age.

12. Hannon House, 90 East Road, c. 1970, non-contributing

This 2-story wood frame ski chalet is located on the south side of East Road, at the intersection of East Road and the cross road that encloses the north end of the north triangle of the common. It is set back from the road and faces north. The house has a square footprint, a stuccoed first story and a vertical barnboard second story, and a low-sloped front-gable roof with a deep overhang. The front facade is symmetrical and contains a second story cantilevered deck, a centered door at each floor, and paired casement windows. This house was constructed around 1970 and is non-contributing due to its age. It is in very good condition.

This house was constructed in the general vicinity of the former c. 1793 Salma Rider house, which may have been the first house on Waitsfield Common. The appearance of the Rider house is unknown. The house was built sometime between 1791 and 1793, and Rider lived here until his death in 1822. He left the property to his son Asahel, who may have lived here until the mid nineteenth-century. It is unknown what became of the property after this, and *The History of Waitsfield* (1909) notes that it was "deserted and falling to decay." Because the house does not appear on the 1916 USGS map, it was probably removed between 1909 and 1916. The property eventually was purchased by the Graves family (#5 and 7) and was sold to the current owner in 1969.

13. Site of Cornelius Joslin Farm, North Road, c. 1841, contributing

This site is located on the north side of the cross road connecting North Road to East Road, across North Road from property #3. It consists of the remains of two or more rubble stone foundations aligned parallel to the cross road. The foundations mark the location of the Cornelius Joslin Farm, constructed around 1841. The appearance of the buildings is unknown. (It is also possible that a farmstead existed here by the 1820s or 30s that would have been settled by James Rider, Simeon Pratt, or Nathan Stowell.) Joslin bought the property in 1841, the year of his marriage. He maintained a 150-acre farm here and sold the property in 1882 to his daughter Annie Phelps and her husband Nelson. Two years later it was sold to neighbor Florence McCarty (#3), who sold it in 1886 to William Elliot. There is no mention of the Elliots in *The History of Waitsfield* (1909) and the farm reportedly burned down by the early twentieth-century. It does not appear on the 1916 USGS map.

14. Samuel Stow Savage Farm, 251 Common Road, c. 1810, contributing

This 104-acre farmstead is located on both the east and west sides of Common Road, just south of the common. The farmstead cluster is located on the east side of the road, set back slightly from the road. The cluster consists of a brick Federal-style farmhouse, an enclosed high-drive dairy barn

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 14

Waitsfield Common Historic District
Washington, Vermont

with an attached silo, three sheds and a garage. The farmhouse is set back slightly from the road on a knoll and faces the road. The dairy barn (A) is about 50 yards south of the house, set back from and parallel to the road, with the gable-end entrance facing the house. The garage (F) lies between the house and the barn, set back from the road beyond these buildings. One shed (C) lies behind (east of) the dairy barn and another shed (D) is next to (south of) the dairy barn. The third shed (E) sits across the street and north of the farmhouse.

The majority of the property is on the east side of Common Road and is an approximately 50 acre field adjacent to the road that backs up to an approximately 25 acres of forest. The northern half of the field is flat, and the southern half, which begins near the dairy barn, descends in a southerly direction toward the intersection of Common and Cross Roads. The wooded part of the property, which lies along the eastern edge of the property, is the western edge of a large forest. An extensive stone fence marks the edge between the field and forest, and another stone fence lines the east side of Common Road between the farmhouse and the public common. Mature maple trees line this latter fence. The section of the property on the west side of the road is an approximately 25 acre field that descends in a southerly direction toward the intersection of Common and Cross Roads. The extant fields on both sides of the road were historically cropland, haymows, and pasture, and the extant woodlands were historically used for cordwood and sugaring, and other forest products such as lumber. Although about one-half of the nineteenth-century acreage of the property has been sold, the remaining farmland depicts the historic farmstead: open land still surrounds the farmstead cluster, and most or all of the historic cropland, haymows and pastureland, and some of the original woodlot, remain. Ten acres of the original farmstead, a large field north of the west field, is now property #15. Most of the property that has been sold was probably historically woodlot or back pastures at the eastern and southeastern edges of the property.

The farmstead was settled around 1810, possibly earlier, by Samuel Stow Savage, who lived next door (#10). It is possible that the bricks for the farmhouse were produced locally; two clay pits were located within a couple of miles from the house. After Savage's death in 1841, this property was sold at public auction to Cyrus Joslin and Dewitt Strow, who sold it to Aaron Palmer in 1847. Palmer left the farm to his son William, who sold it to his cousin Ida Tucker and her husband Alvaro in 1898. The Tuckers' son sold the farm in 1945, to Edward and Myrtie Jones, who sold it to Mahlon and Florence Jamieson in 1955. The Jamiesons sold the farm to Werner and Erika Von Trapp in 1959. The Von Trapps' son and his family reside here and practice dairying and sheep raising. This property has been farmed continuously since it was settled.

A pre-1870s photograph reveals that two barns once stood across from the farmhouse. They stood next to each other and were long, rectangular 1-1/2 story barns oriented perpendicular to the road, with front-gabled roofs and vertical-board siding. The photograph also shows that Common Road was once lined with tall stone fences between the farmhouse and Cross Road.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 15

Waitsfield Common Historic District
Washington, Vermont

House, c. 1810, contributing

This 1-1/2 story Federal-style Cape Cod house faces west and has a brick main block and a wood frame rear ell. The 5 bay x 4 bay main block has a virtually square footprint; the front facade is slightly wider than the side facades. It sits on a cut-stone foundation and has common-bond brick walls and a slightly overhanging, asphalt-shingle cross-gable roof. The regularly-spaced windows have rectangular stone sills and lintels and simple wood trim. Encircling the house and following the roof gables are boxed eaves with molded cornices and bed moldings, and the side-gables have molded cornices. Spanning most of the symmetrical front facade is a large wall dormer with a steep roof. Above the central front door is a pair of vertical windows separated by a mullion and topped by a small oculus. A large gabled dormer with clapboard siding is centered on the rear roof slope. Attached to the north gable wall is an off-center exterior brick chimney. The windows are two-over-two units with wood storm windows. A set of stone steps leads to the front doorway that has a paneled wood door with two upper lights.

The 1-1/2 story rear ell has a rectangular footprint. It has clapboard walls and an overhanging open-eave asphalt-shingle gabled roof. Spanning the south wall is a four bay porch with a clapboard half-wall, square posts and a shed roof. Stone steps lead to the porch entrance in the left bay. Attached to the rear (east) gable wall of the ell is a large rubble stone chimney. The ell has a mix of irregularly-spaced twelve-over-twelve, six-over-six, and one-over-one windows. The porch provides access to the main block and the rear ell. The house is in good condition, with a slightly weathered exterior envelope.

The main block of the house was constructed around 1810 and was probably built as a Cape Cod type, with a side-gabled roof. The front wall dormer was probably added around 1850 by Aaron Palmer. The rear ell does not appear to be original but may date to the nineteenth-century, and the porch may date to the early twentieth-century. The two-over-two windows are probably second-generation. The house probably originally had a central chimney, which was replaced with the extant north chimney in the early twentieth-century. When the house was acquired in 1960 by the Von Trapps, the rear ell was in poor condition and used as a wood shed. The ell was later rehabilitated into finished living space.

A. Dairy Barn, c. 1900, contributing

This wood frame, 1-1/2 story, enclosed high-drive dairy barn has a rectangular footprint oriented north-south. It has a mortared, rubble-stone foundation, clapboard walls, and an open-eave, overhanging asphalt-shingle roof. Centered on the north gable wall is the high-drive entrance, which has a square footprint, clapboard walls and an open-eave, overhanging asphalt-shingle roof. An earthen ramp with a rubble-stone base leads to the entrance. Architectural trim of the barn and high-drive entrance includes plain friezes and gable rakes, molded cornices, and plain cornerboards and window and door trim. The ground level of the barn is exposed along most of the west and east elevations, and at the south gable wall. The left half of the ground level of the west elevation

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 16

Waitsfield Common Historic District
Washington, Vermont

contains regularly-spaced four-pane horizontal stable windows and the right half contains regularly-spaced ribbons of three, twelve-pane stable windows. At the left end of the main floor of the west elevation are three vertical window openings; the first contains a two-over-two window and the other two are open. At the ground level of the north gable wall of the barn there is a sliding barn door to the right of the high-drive and a pedestrian door flanked by windows to the left of the high drive. At the peak of the north gable is a square louvered opening. Centered on the south gable wall of the barn is a silo (B). Near the peak of this gable is a broken one-over-one window, and under this window, next to the silo connector, is a broken six-over-six window. Attached to the right half of the east wall of the barn is a milk room, which has clapboard walls and a shed roof, and a pedestrian entrance in the north end wall. The dairy barn is in good condition, with a weathered exterior envelope and buckled west wall.

The dairy barn was constructed around 1900, perhaps shortly after the Tuckers bought the farm. It is a high-drive type commonly built in Waitsfield and the rest of Vermont around the turn of the twentieth century, when commercial dairying was the dominant agricultural activity in Vermont and farmers constructed large barns to accommodate this specialized activity. The ground level was modified to accommodate stalls sometime in the early twentieth-century, in order to comply with new sanitary regulations. The barn currently houses about 90 cows and several sheep. The milk room was added in the 1940s after the original detached milk house was removed.

B. Silo, c. 1900, contributing

This cylindrical silo stands about five feet south of the barn and is almost as tall as the barn. It has a wood-stave body and a standing-seam metal conical roof. A three-story wood-frame connector attaches it to the barn. The connector has rough vertical-board walls and square window openings. The silo is in good condition and the connector is in fair condition. The silo may be original to the barn, but the connector appears to post-date the silo.

C. Manure Shed, c. 1940, contributing

This 1-1/2 story manure shed is located south of the silo and has a rectangular footprint and roof ridge oriented north-south. It has a tall, poured concrete foundation with imprints from wood form boards, wood frame walls with flush horizontal siding, and a gabled open-eave, overhanging roof. There is one large door opening on the left side of the south gable wall. It was constructed around 1940, and is in fair to good condition, with a weathered exterior envelope.

D. Shed, 1988, non-contributing

This 1-1/2 story wood frame shed is located behind (east of) the dairy barn. It has a rectangular footprint oriented perpendicular to the road, flush vertical-board side walls and open gable end walls, and a steeply-pitched, corrugated metal gabled roof. The shed was constructed in 1988 and is used for storage. It is in excellent condition and is non-contributing due to its age.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 17

Waitsfield Common Historic District
Washington, Vermont

E. Shed, c. 1890, contributing

This 1-story, 6 bay wood frame structure is located across the road and slightly north of the farmhouse. It has a long rectangular footprint oriented parallel to the road, a rubble stone foundation, and an overhanging corrugated-metal shed roof. The front (east) side has six open bays supported by rough posts with knee braces. The side and rear walls are sheathed in flush vertical boards. This shed was constructed around 1890 and is used for farm equipment storage.

F. Garage, 1970, non-contributing

This 1-1/2 story wood frame garage is located just southeast of the farmhouse. It faces west and has a rectangular footprint oriented perpendicular to the road. Spanning the north side wall is a 1-story shed-roofed projection. The walls have vertical barnboard siding and the steeply pitched front-gable roof has corrugated metal roofing. A brick chimney rises from the center of the roof ridge. At the left end of the front gable wall is a large vertical-board door with iron strap hinges. Centered in the gable is a hinged vertical-board hay door with iron strap hinges. Six-pane sash flank this door, and above this door is another six-pane sash. The south wall has two twelve-pane sash. The projection has an open side (north) wall supported by rough posts. This garage was built in 1970 using recycled materials. It is in good condition and is non-contributing due to its age.

15. Von Trapp House and Greenhouses, 208 Common Road, 1980, non-contributing

This 15 acre property is comprised of 10 acres from the Samuel Stow Savage Farm (#14), and 5 acres from the Gustin House (#9). It is located on the west side of Common Road, between property #14 and the south corner of the common. It is an open flat parcel, with a stone fence running perpendicular to the road marking the original boundary between the Stow and Gustin properties. The property contains a tight cluster of buildings including a house and four greenhouses (A-D) on the east side of the stone wall, and two additional greenhouses on the west side of the stone wall (E and F). Greenhouses A-D face a parking area accessed from the road, and the house lies behind (west of) them. Greenhouses E and F are set back from the road. This property was historically used as farmland.

House, 1980, non-contributing

This 2-story log cabin has an L-shaped footprint and a 1-story projection spanning the south wall. In the crook of the "L" is a 1-story porch. The asphalt shingle cross-gable roof has a deep overhang and exposed purlins. The north section of the "L" has a low-sloped gable roof and the south section has a gambrel roof. The projection and the porch have shed roofs. The windows are a mix of paired and individual one-over-one units. The house was built in 1980 and is non-contributing due to its age. It is in excellent condition.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 18

Waitsfield Common Historic District
Washington, Vermont

A. Main Greenhouse, 1980, non-contributing

The main greenhouse is a low-slung building with a long, rectangular footprint oriented perpendicular to the road. It is a wood frame structure with rough vertical siding, standing-seam metal roofing, and an unusual roofline: the north longitudinal side of the building has a shed roof and the south side has a half ogee-curve roof. The shed roof peaks higher than the ogee roof, creating a vertical area connecting the two roofs that contains a bank of clerestory windows. The walls contain a mix of irregularly-spaced metal doors, one-over-one windows, paired casement windows, and picture windows. This greenhouse was built in 1980 and is non-contributing due to its age.

B-D. Greenhouses, 1980, non-contributing

These three identical greenhouses lie parallel and adjacent to each other and askew to the road. They have long, rectangular footprints and an ogee-arch roofline with no side walls. The end walls are sheathed in flush diagonal siding and the roofs are plastic membranes. The end walls each contain a double metal door and a louvered square opening on each side of the door. These greenhouses were erected in 1980 and are non-contributing due to their age.

E and F. Greenhouses, c. 1990, non-contributing

These two identical greenhouses lie parallel and adjacent to each other and askew to the road. They are identical to Greenhouses B-D. They were erected around 1990 and are non-contributing due to their age.

16. Stafford House, c. 1990, non-contributing

This 1-1/2 story ranch house lies on the south side of Joslin Hill Road, at the end of a long driveway. It sits behind the houses at properties #8 and 9, facing north. It is a wood frame structure with a rectangular footprint, poured concrete foundation, vinyl and brick veneer siding, and a low-sloped, side gable, asphalt-shingle roof. The left 1/3 of the house is a two-bay garage. The main block has a center doorway flanked by a picture window on one side and two paired one-over-one windows on the other. This house was constructed around 1990 on a lot subdivided from property #8. It is in excellent condition and is non-contributing due to its age.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 1

**Waitsfield Common Historic District
Washington, Vermont**

Statement of Significance

The Waitsfield Common Historic District is significant for its distinctive characteristics as a late eighteenth-century Vermont hilltop settlement. The historic district includes several intact historic landscape features such as a public common, cemetery, tree and stone fence-lined eighteenth-century roads, and cleared agricultural land. It also includes several historic structures such as Federal-period homes and farmsteads that represent the late eighteenth-century and early nineteenth-century period of development on Waitsfield Common. The historic district meets National Register Criterion A primarily for its patterns of town development and political history, and secondarily for its agricultural history. It also meets Criterion C as a good example of a rural hilltop settlement with many intact historic structures and landscape features. The period of significance of the Waitsfield Common Historic District is 1793-1950. This period begins with the construction of the first house in the historic district, on property #12, and ends fifty years ago, which is also approximately the time that most of the agricultural activity in the historic district ceased.

Waitsfield Common is one of numerous hilltop settlements that appeared throughout in Vermont in the late eighteenth century. Other examples include Moretown Common, located about seven miles north of Waitsfield; Stockbridge Common, located about thirty miles south of Waitsfield; Peacham, Craftsbury, and Danville, all in the Northeast Kingdom, and Wilmington and Newfane, in Windham County. These early hamlets shared many characteristics such as a hilltop location, central public common, meeting house and cemetery. There are several theories as to why uplands were chosen over the valleys in Waitsfield as well as most of the rest of Vermont's early settlements: the air was drier and healthier compared to the damp, swampy river valleys; overlooking the wilderness from a hilltop location was more appealing than from a valley; frost came later in the year in the uplands; there was an abundance of trees suitable for potash production and trees were easier to clear because they grew at a lower density than in the lowlands and had shallower roots; the wetter valley soils were difficult to cultivate; the uplands contained ideal soils due to the deep duff of deciduous litter; and the least likely reason, for greater defense against Indian attack. Hosea Beckley notes in *The History of Vermont: With Descriptions, Physical and Topographical* (1846), that like the first settlers in other mountainous areas, the first Vermont settlers chose the highest elevation for the center of their town.

Movement into hilltop locations in Vermont waned in the early nineteenth-century, and like most other hilltop settlements, Waitsfield Common lost its status of town center just prior to the mid nineteenth-century as a result of the development of a nearby valley village. This transformation occurred as a result of the distance from waterpower sources and principal transportation routes along rivers. Many farmers also moved to valley locations to escape the wind and snow (many of the late eighteenth-century settlers from southern New England hadn't been aware of the climate that lay in store for them). The Waitsfield, Moretown, and Stockbridge town centers were all moved downhill to a riverside location. Many of Vermont's earliest hilltop settlements such as Newfane and Wilmington were completely abandoned and relocated downhill; these communities

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 2

Waitsfield Common Historic District
Washington, Vermont

even took some buildings with them. Waitsfield Common, however, remained a close-knit agricultural community throughout the nineteenth century and into the early twentieth century.

After Waitsfield and most other Vermont towns experienced a sharp decline in agricultural activity in the mid twentieth-century, the Mad River Valley slowly rebounded due to the advent of the ski industry. As a result of its proximity to the ski resorts of Sugarbush, Sugarbush North, and Mad River Glen, and like many other sleepy hilltop settlements in Vermont, Waitsfield Common became a bedroom and second home community in the late twentieth-century. Despite these factors, Waitsfield Common has retained its rural historic character.

The extant historic resources in the Waitsfield Common Historic District sufficiently depict the settlement of Waitsfield Common. These include the 1797 cemetery (#2), the 1798 public common (#1), the four late eighteenth-century roads that intersect at the public common, the c. 1802 Dr. Frederick Richardson House (#8), the c. 1802 Philip Gustin House and Store (#9), the c. 1806 Roderick Richardson House and Store (#3), the c. 1810 Constant Freeman House (#11), and the c. 1810 Samuel Stow Savage Farmstead (#14). The locations of many of the lost original resources are known, including the 1807-1808 Congregational Church/Meeting House (#2), the c. 1806 Richardson Potash Works (#3), the c. 1834 Richardson/Fisk House (#5), the c. 1797 Ezra Jones House (#7), the c. 1804 Philip Gustin Blacksmith Shop (#9), the c. 1795 Samuel Stow Savage House (#10), the c. 1793 Salma Rider House (#12), and the c. 1841 Cornelius E. Joslin House (#13). There may also be the underground remains of a blacksmith shop on East Road. The locations of the former barns on properties #8, 9, 11 and 14 are also known. The Town of Waitsfield was chartered in 1782, during the Revolutionary War. The first resident of Waitsfield was General Benjamin Wait, who settled there in 1789, west of what later became Waitsfield village. A small hamlet grew near his house and included a store, schoolhouse and tavern, but this hamlet did not reach the size and importance as Waitsfield Common. Like General Wait, most of the Waitsfield proprietors were from Windsor County, Vermont. They met for the first time in Windsor in 1788, and divided the lots the same year. Waitsfield Common lies within Lots 105, 106, 107, and 108. Lot 105 was owned by John Fay, who sold it to Samuel Stow Savage in 1793. Lot 106 was owned by Ezra Jones, Jr., who deeded it to his son Ezra Jones III in 1797. Lot 107 was owned by Noadiah Bissell, who sold it to Salma Rider, who settled on this lot around 1793. Lot 108 was owned by Solomon Strong, who sold it to Roderick Richardson in 1806. By 1791, Waitsfield had 61 residents, including Salma Rider, who by 1793 was probably the first settler on Waitsfield Common.

Despite General Wait's objections, Waitsfield Common was chosen by the early settlers to be the center of commercial and political life in Waitsfield. It is not known whether this location was chosen because it was where an important crossroads was located, or whether the roads were laid out to intentionally intersect at a previously determined public common area.

The first families to settle on Waitsfield Common in the 1790s were those of Salma Rider, Samuel Stow Savage, and Ezra Jones III. They all built houses near what was later to become the public

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 3

**Waitsfield Common Historic District
Washington, Vermont**

common. Their homes may have been built with lumber obtained at a sawmill in nearby Irasville, which was reportedly operating by the 1790s. Interestingly, they all came from different states: Rider came from Shelburne, Massachusetts, Savage came from Windsor, Vermont, and Jones came from Claremont, New Hampshire. Just after the turn of the nineteenth century, other families arrived, such as the Richardsons, from Stafford, Connecticut, and the Gustins and Freemans, hometowns unknown.

Salma Rider (1758-1822) was a soldier in the Revolutionary War, serving at Ticonderoga in 1777, as a private in Capt. Agrippa Wells' Company of Col. Samuel Brewer's Regiment, and in 1779, in New London in Capt. James Walsworth's Company of Col. Elisha Porter's Regiment. In 1791, he came to Waitsfield with a group of settlers from Shelburne, Massachusetts and built his house no later than 1793, on what is now East Road, just east of the common (where the house at property #12 now stands). Rider probably lived here the rest of his life, then left the house to his son Asahel (1792-1859). He left property across East Road to his son James, who may have built a house at what is now the north end of the north triangle of the common.

Samuel Stow Savage (1770-1841) was probably the second settler on Waitsfield Common. Savage was born in Windsor, Vermont, after his parents moved there from Hartford, Connecticut, where the Savage family dates back to the mid seventeenth-century. Savage arrived in Waitsfield in 1795, bought Lot 105, and built a vernacular Federal-style house near the south corner of the common on Common Road (where the house at property #10 now stands). In 1796, Savage sold two acres and gave two acres in the northwest corner of his property to the town in order to create a public common.

The third settler on Waitsfield Common was Ezra Jones III, son of Ezra Jones, Jr., the proprietor of Lot 106 and two other lots in Waitsfield. In 1797, Jones III (1775-1845) arrived in Waitsfield and probably settled on Lot 106 that year. He came from Claremont, New Hampshire, although his family traces back to mid seventeenth-century Roxbury, Massachusetts. Jones was town clerk in 1804 and from 1807-1809, a selectman from 1816-18, and was reportedly the "best mathematician in town." From 1802-1808, town meetings and religious services were held at his farm. In 1798, he sold five acres in the northeast corner of Lot 106 to the town in order to create a public common.

The settlers of Waitsfield quickly set aside land for a public common, in the tradition of their Anglo-Saxon ancestors who immigrated to southern New England in the seventeenth-century. Waitsfield's public common was originally comprised of the two parcels deeded from Jones and Savage. Until the Jones parcel was deeded to the town in 1798, the common remained wooded, which was not unusual for early Vermont commons. In 1798, the common was "chopped over" (the trees cut). At this point, the common was square, and included the extant south triangle, a portion of the north triangle, all of the cemetery, and a narrow triangular strip of land southeast of the crossroads. The north triangle of the common probably reached its current size by the mid nineteenth-century. Like most of Vermont's early public commons, Waitsfield's had a pound for

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 4

**Waitsfield Common Historic District
Washington, Vermont**

stray animals. This 30 foot-square log structure was constructed in 1800 at the north corner of the common.

By 1796, the four roads that converge on Waitsfield Common had been laid out, and except for Common Road, are probably in their original locations. Common Road originally departed the common at its south corner, and led southwest until it intersected the current Cross Road (outside the historic district). In 1807, this road was discontinued and the current Common Road was laid out. It is unclear when North Road was laid out, either 1796 or 1807. The cross road at the north end of the north triangle of the common appears on the 1858 Walling map. This map also shows that the southeast edge of the common may have also contained a road.

In 1794, a committee was chosen to "Lay out a Meeting House Spout and Other Public Yard." For the next twelve years, the townspeople of Waitsfield disputed over the construction of this meeting house, which was also intended to serve as the Congregational Church. Issues included location, appearance, and funding sources. Furthering this delay was General Wait's withdrawal from the Congregational Society in 1805. Also in 1794, regular religious services started in Waitsfield, led by Deacon John Barnard from Shelburne, Massachusetts. The Waitsfield Congregational Society met for the first time in 1796, and was the first church society in what is now Washington County, Vermont. At this time, all Vermont citizens were considered by law to be members of the Congregational Society unless they filed a statement with the town clerk "that they did not agree in religious opinion with the majority of the Society." (This law was repealed in 1807.) Public meetings and services were held in General Wait's, Ezra Jones', and others' houses and barns, and services were led by itinerant missionaries. It was not unusual for early Vermont settlements to have public activities at people's homes until the community was large enough to justify and finance a meeting house.

In 1798, Salah Smith erected a timber frame for a meeting house on the west side of the common, but after non-reimbursement by the town the structure was moved to the "river road" for use as a store. In 1806, a new design for a meeting house was adopted, a 40' x 54' timber frame structure. Funds were raised with sale of pews, and in January 1807, the town voted to permit the Congregational Society to "built a meeting-house on the spot of ground known by the name of Waitsfield Common." Waitsfield Common residents who purchased pews included Ezra Jones, Frederick Richardson, Samuel S. Savage, Salma Rider, and Constant Freeman. Construction began in 1807, but the work proceeded slowly and the building dedication was not held until December 21, 1809. According to *Child's Washington County Gazetteer 1783-1889*, this structure was built after "the pattern of its contemporaries, with the usual box pews, high pulpit towering over the deacon's seat and supplied with the necessary sounding-board suspended directly over the preacher's head, and the spacious gallery, surrounding three sides." The building had an "extravagant" amount of 7" x 9" glass panes. Religious services and town meetings were held in the building as early as spring of 1808. A historic photograph taken from a distance reveals a squat, gable-front building with a steeple. An undated drawing by Rev. Perrin Fisk (1792-1846)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 5

**Waitsfield Common Historic District
Washington, Vermont**

shows it as a 2-1/2 story, 3 bay x 5 bay, gable-front, clapboarded structure with no steeple. Horse sheds were also constructed, west of the meeting house.

The Waitsfield Common Cemetery was established no later than 1797, at the northwest side of the common, behind the church/meeting house plot. The oldest grave reportedly dates to 1796 or 1797. It was the first cemetery in Waitsfield and the only one in town always under town control. The cemetery has been in continuous use since its establishment, and many early Waitsfield settlers are buried here. It contains a variety of slate, marble and granite headstones, mostly dating from the nineteenth century.

Several families settled on the common shortly after the turn of the nineteenth-century. Philip Gustin arrived in Waitsfield in 1802, and probably settled on Lot 105 that year (#9). His blacksmith shop was constructed around 1804 just southeast of the house. Gustin went bankrupt in 1806, and lost all of his property including the buildings and "one Anvil, one Vice, one Pair of Bellows, one Sledge, one hand hammer and one Buck horn, one Iron Bound hogshead (supposed to contain) thirty gallons of new rum, one Barrel of Cider, and the barrel, a quantity of Junk, Tobacco, supposed to be twenty pounds, one chest of Bohea Tea, supposed to be Eight pounds." In 1813, the property was purchased by blacksmith Suel Willis, who had arrived in Waitsfield in 1812. The next year he married his neighbor Samuel S. Savage's daughter, Nancy.

Dr. Frederick Richardson (1781-1860) moved to Waitsfield from Stafford, Connecticut in 1802, and probably settled on the common that year (#8). His Federal-style house is probably similar in appearance today as it was originally. Dr. Richardson was the first member of his prominent local family to come to Waitsfield (see National Register nomination for Waitsfield Village Historic District). Like other early professionals in Vermont, he also maintained a farm. In 1806, he and Benjamin Wood were licensed "to set up the Innoculation of the Small Pox," and the town voted to quarantine citizens with Small Pox. He outlived three wives, Lovina (1782-1813), Eliza (1789-1826) and Betsey (1797-1853).

Frederick's brother Roderick Richardson (1779-1844) arrived in Waitsfield from Stafford, Connecticut, around 1806, and purchased Lot 108. By 1807, he had settled just north of the northern corner of the common, and built a house, store, and potash works. These were the second store and potash works in Waitsfield; the first were located near General Wait's house west of the village. Richardson's store may have sold goods obtained in Boston such as fabrics, tea, rice, molasses, and salt. The house/store still stands, and its current appearance dates to the mid nineteenth-century (#3).

Around 1810, Samuel Stow Savage built his second farmhouse on Waitsfield Common (#14), about 100 yards southeast of his first house. This Federal-style house is the only brick structure ever built on Waitsfield Common. The bricks may have come from one of two clay pits both located within a few miles of Waitsfield Common, one near Common Road and the other near East Road.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 6

**Waitsfield Common Historic District
Washington, Vermont**

Also around 1810, Constant Freeman built a vernacular Federal-style house at the east corner of the common on East Road, on land purchased from Samuel S. Savage and Salma Rider, although local historian Richard Bisbee believes this house was built by Alpheus Freeman in 1793. This house has been altered but is still standing. The Julian Dumas House and Shoe Shop were constructed around 1812, on North Road, between the church/meeting house and the Richardson House (#3).

Like most Vermont towns, Waitsfield's population had increased dramatically in the late eighteenth-century and early nineteenth-century, particularly between 1790 and 1820, when the original 61 settlers increased to 935 residents and when Waitsfield Common was the center of town. By 1810, Waitsfield Common had become a thriving hamlet, consisting of about eleven houses, a church/meeting house, a cemetery, a public common, two blacksmith shops, a potash works, a shoe shop, two stores, and an animal pound. Shortly thereafter, a new village began to develop around the "Great Eddy" of the Mad River, about one mile southwest of Waitsfield Common. In 1817, Roderick Richardson built a new store and home in what was to become Waitsfield village. After Waitsfield's most prominent family, the Waits, started emigrating to New York State in 1817, the Richardsons became the principal developers of Waitsfield village and the most prominent family in town, and the village quickly expanded. After 1817, only a few more homes were constructed on Waitsfield Common (until the late twentieth-century).

Around 1834, a vernacular Federal-style house was constructed at the west corner of the common, across Joslin Road from the Dr. Frederick Richardson House. This was later referred to in deeds as the "Edward Anson Fisk House," although the house was probably built by Dr. Richardson's son Elisha Benton Richardson (1807-1864), who had purchased the property from Ezra Jones. The house was probably built for Elisha and his wife Betsey (1808-1895), who were married in 1832.

Waitsfield's first animal pound on the common was replaced in 1836, when the second pound was constructed at the corner of Joslin Hill Road and Cross Road, about one-half mile southwest of the common. The third animal pound was constructed behind Dr. Frederick Richardson's house (#8) around the 1840s, and must have quickly fallen into disuse as it does not appear on the 1858 Walling Map. This was the last public pound in town; afterwards, various barn yards served its purpose.

The last historic property to be settled on Waitsfield Common was that of farmer Cornelius E. Joslin (1816-1887). Joslin was a grandson of Joseph Joslin, who arrived in Waitsfield in 1806. The Joslins are another prominent Waitsfield family that contributed to the prosperity of the town, particularly in the late nineteenth and early twentieth centuries. Cornelius Joslin settled across North Road from the Roderick Richardson house (#3) in 1841, on land purchased from Nathan Stowell. Joslin probably built the first structures on this property, although it is possible that there were earlier structures, either built by Salma Rider's son James, who had owned the property from

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 7

**Waitsfield Common Historic District
Washington, Vermont**

1822 to 1832, or Stowell. In 1841, Joslin married Josette Dumas, daughter of Julian and Relief, who had previously lived on Waitsfield Common next to the cemetery.

By the 1840s, after Waitsfield village had become the commercial and residential center of town, the Congregational Church/Meeting House had become inconvenient to most of the town's residents. In 1846, Waitsfield's second Congregational Church was constructed closer to the village just east of the bridge at the Great Eddy (on the Mad River). The Waitsfield Common Meeting House was remodeled and used for occasional local gatherings, then occupied for a short time around 1852 by the Wesleyan Methodist Society. Soon after, it fell into a state of deterioration and was torn down around the 1870s. The land was incorporated into the cemetery.

When Ezra Jones had sold five acres to the town for the public common, there was a stipulation that "if the town should move the center from that place" the property would return to him. When the second church was constructed in Waitsfield Village, symbolically moving the center of town, Jones' five acres were returned to his family's ownership. This land must have been the cemetery and meeting house plot. It has not been determined when the town acquired this property.

Waitsfield's population reached its nineteenth-century peak of 1,048 people in 1840, then declined steadily for the next one hundred years due to migration to larger Vermont towns and the west. One by one, the original Waitsfield Common families left their hilltop homes; many followed the migration trend or just moved to Waitsfield village. A few miles north in Moretown, the same trend was occurring; Moretown Common residents on the hill above Moretown village gradually left in the early nineteenth-century, and in 1832, the location of town meetings moved from the Common to the village. By the late nineteenth-century, all of Waitsfield Common's commercial establishments had closed and the cemetery had fallen into a state of neglect. (The town cemetery commission was created in 1904, and has since been responsible for its maintenance.) By the early twentieth-century, three houses on Waitsfield Common had disappeared: the Salma Rider House (#12), the Cornelius E. Joslin House (#13), and the Julian Dumas House (#2). Since it was not uncommon for Vermont's early hilltop settlements to be abandoned for new town centers, it was also not uncommon for these early settlements to lose, one by one, their original buildings due to lack of maintenance.

By the mid nineteenth-century, all but one (#10) of the Waitsfield Common properties had been sold by the original families. In the 1830s, Asahel Rider (#12) moved to another location in Waitsfield and probably sold the house to the neighboring farmer, Alexander Phelps. *The History of Waitsfield* (1909) notes that this house has been long abandoned, and it was probably removed shortly thereafter as it does not appear on the 1916 USGS map.

Constant Freeman (#11) only lived in Waitsfield for about six years and moved to Moretown, Vermont. In 1815, he sold the property, which included a house and barn, to Simeon Pratt, who quickly sold it to Moses Chase (1759-1831), who lived here until his death. For several years the property was owned by Elisha Hitchcock, and in 1847 was purchased by Almon Joslin. Joslin

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 8

Waitsfield Common Historic District
Washington, Vermont

(1819-1911) was Waitsfield's overseer of the poor for many years and a member of the prominent local Joslin family. Joslin married Sarah Dumas (daughter of Julian and Relief, who had previously lived across the common), and maintained a farmstead here until 1909. Because this farm was over 100 acres, it is possible that his property included the former Rider property next door (#12). In 1910, he sold the property to farmer John Martin, who built a gambrel-roofed dairy barn that once stood behind the house. The property was later owned by the Tuckers and Jamiesons who lived nearby (#14), and probably subdivided at this point. The current owners bought the property in the 1980s.

Blacksmith Suel Willis left Waitsfield in 1820. For ten years the property was owned by Rodolphus Bates, and in 1833 was purchased by blacksmith Thomas Tinkham (1795-1888). Tinkham arrived in Waitsfield in 1815, from Windsor, Vermont. Like Willis, he also married a daughter of Samuel S. Savage, Sarepta (1801-1862). In 1858, Thomas Tinkham sold his house and blacksmith shop (#9), and over the course of eight years it changed hands about four times until it was purchased by Amariah Chandler in 1866. Strangely, the only Amariah Chandler noted in *The History of Waitsfield* died in 1864. The 1866 deed does note that the property is "now occupied" by J. W. Chandler, who was probably Amariah's son Joseph, a currier and shoemaker. From 1874 to 1882, the property was owned by cooper Oliver Shaw, who also maintained a small farm there. In 1889, the property was purchased by carpenter Moses Long (1849-1910s). The property remained in his family until his grandson Herbert Spaulding died in 1997.

In 1830, Roderick Richardson sold his House and Store (#3) and it changed hands two more times until the 110-acre property was purchased in 1842, by Pardon Bushnell (1808-1890). Bushnell was born in Waitsfield and was a farmer and cooper. He was a selectman from 1855-56, and represented the town in the state legislature from 1859-60. In 1864, he and his wife Elmira sold the farm to Florence McCarty and moved to Waitsfield village. McCarty (1825-1892) was born in Ireland and immigrated to the United States around 1845. The 1870 agricultural census reveals his success at farming as by this time the farm was worth \$8,000. In 1903, his second wife Margaret sold the property to Hezakiah Smith (1858-1947) of Fayston, the same year of Smith's wedding to his wife Mary (1878-1956). After their death, their son Harry (1905-1988) continued to operate the farm until about the mid twentieth-century, about when the barns were removed. He lived there until his death, and the property was purchased by the current owner in 1994.

In 1835, the Dumas property, located between the church and the Roderick Richardson House, became the Congregational Church parsonage. By the 1850s or 60s the house was abandoned and was later used as an outbuilding "for an adjoining farm." It was demolished at an unknown time.

In 1838, Ezra and Hannah Jones left their 150 acre farm to their son Charles (1815-1866) with the stipulation that he support them on the farm until their death. Charles and his wife Harriet did not have any children and sold the property in 1859 to Cyrus Joslin, who nine years later sold it to John Baird. Baird (1820-1894) immigrated from Ireland to Waitsfield in 1844. Despite maintaining a successful farm (he produced more butter in 1870 than the other farmers on

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 9

**Waitsfield Common Historic District
Washington, Vermont**

Waitsfield Common), the farm was sold in 1874, after six years of ownership, to Charles (1826-1903) and Aurilla Ramsay (1827-1894). In 1897, Charles left the farm to his daughter Jessie Graves and her husband John with the stipulation that they "furnish him with a warm room to sleep on the lower floor of said house." The property has remained in the Graves family since, and farming on the property probably ceased in the 1940s. The Ezra Jones house burned down in 1946, and was replaced by the extant house, and the barns were removed around the same time.

After Samuel Stow Savage's (#10 and 14) death in 1841, his properties were sold at public auction due to his debts. His first house (#10) may have been sold to Franklin and Maria Reed, who lived there until the 1860s. The property returned to Savage family in the 1860s, and was inhabited by Samuel Stow Savage's grandson, Charles (1834-1906), who maintained a small farm here. After Charles and his wife Phebe moved to Topeka, Kansas, they left the property to their son Edward M. Savage (1842-1917) in 1882. Edward and his wife Clara (1846-1902) moved to Proctor, Vermont and used the place as a summer home, then left the property to their son Egbert (1867-1945), who also lived in Proctor. The house burned down in 1936. Until the late 1950s, the property was owned by Egbert's daughter Dorothy Bisbee (1899-1957) and her husband Clarence (1896-1982). The property was sold a few times and bought by the current owner in 1977. The extant A-frame house was probably built around 1970.

Samuel Stow Savage's second house (#14) was purchased at auction by Cyrus Joslin and Dewitt Strow, inhabited by Joslin, then sold in 1847 to Aaron Palmer (1801-1874). Palmer's grandfather Jonathan was an early settler of Waitsfield who came from Concord, Massachusetts in 1794, and settled on "Palmer Hill" just southeast of Waitsfield Common. Aaron inherited the Palmer Hill farm from his father in 1832, the year of his marriage to Sarah (1807-1884), but relocated next door to the Savage farm after selling the Palmer Hill farm to his nephew, Joseph Palmer, Jr. An undated historic photograph shows two long barns standing perpendicular to the road, across from the farmhouse. Palmer probably built these barns and updated the Federal-style farmhouse to its current appearance. The agricultural census records reveal that Palmer was a successful farmer. By 1870, his farm was worth \$7,000. The farm was inherited by his son William (1843-1904), co-owner with his brother Moses of a gristmill, sawmill, and a grain and lumber store in the village. In 1898, William and his wife Lavina sold the farm to William's cousin Ida Tucker and her husband Alvaro, who were married the same year. The Tuckers probably built the extant dairy barn shortly after acquiring the property, and also added a fireplace to the farmhouse. In 1945, the Tuckers' son Clarence sold the farm to Edward and Myrtie Jones, who sold it to Mahlon and Florence Jamieson in 1955. The Jamiesons sold the farm to Werner and Erika Von Trapp in 1959, and the farm has remained in the Von Trapp family since. Not only is this the only active farm on Waitsfield Common, it has also been in continuous use as a farm for almost 200 years. It also contains the only historic barn remaining on Waitsfield Common.

By the late 1860s, the Elisha Benton Richardson House (#5) was inhabited by Edward Anson Fisk (born 1842), a church deacon and farmer. Fisk married next door neighbor Lillian Ramsay (#7) in 1876, and it appears that they or farmer Frederick F. Fisk, relation unknown, lived there until

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 10

Waitsfield Common Historic District
Washington, Vermont

about 1915. The land, which had been maintained as a small farm during the late nineteenth-century, seems to have been split up after that. By the 1920s, the house was owned by John and Jessie Graves (Lillian's sister and brother-in-law). They left the property to their son, Elvin, whose estate was sold to the present owners in 1983. The original house burned down in the 1990s and was replaced with the extant house.

For forty years, Cornelius E. Joslin maintained a productive farm, raising sheep, milch cows and cattle, and producing butter, cheese, wool, maple sugar, wheat, corn, oats, and potatoes. In 1882, Joslin sold his farm (#13) to his daughter Annie Phelps and her husband Nelson D. Phelps, who may have lived up East Road on a large farm at the time. Two years later, they sold the Joslin property to neighbor Florence McCarty (#3), who two years later sold it to William Elliott. There are no Elliots in the 1900 census records, and the house reportedly burned down in the early twentieth-century. The remains of its foundation are still visible.

The Dr. Frederick Richardson House (#8) remained in the Richardson family for about 100 years. It was passed down to Frederick's son Elisha Benton Richardson (1807-1864), who left it to his wife Betsey (1808-1895) and their son Frederick Albert (or Albert Frederick). They continued to farm the property (about 15 acres) and then sold it in the 1890s to Burton Dewey Bisbee (born 1852), who probably also farmed on the property. Burton married Lucia Joslin, daughter of Cornelius E. Joslin (#13). The property remained in the Bisbee family until 1948, when it was purchased by the Wheelers. Burton Bisbee's grandson Richard Bisbee lives near Waitsfield Common.

By the 1840s, once Waitsfield Common was no longer the center of town, it became primarily a community of family farms ranging in size from about 2 acres to 150 acres. Farming of course was not new to Waitsfield Common as its early settlers were self-sustenance/diversified farmers. Besides producing potash as the fields were cleared of trees, they probably raised wheat, buckwheat, barley, rye, corn, oats, peas and beans, potatoes (for food, whiskey and starch), and hay, and produced butter, cheese, and maple sugar. The only structures built on Waitsfield Common between about 1840 and 1940 were agricultural outbuildings. The Mad River Valley in general saw little residential construction between the Civil War and the mid twentieth-century.

Vermont's sheep-raising craze began in the 1820s after William Jarvis imported Merino Sheep from Portugal to his farm in Weathersfield in 1811. Sheep breeding probably started on Waitsfield Common by the 1830s and reached its peak in the 1840s, on the larger farms then owned by Aaron Palmer (#14), Charles Jones (#7), Cornelius Joslin (#13) and Pardon Bushnell (#3), which each had between 50 and 100 sheep. These farms probably brought their wool to the local carding mill. Between 1850 and 1870, the number of sheep on each Waitsfield Common farm had decreased to single digit numbers, and by 1880, there were only a handful of sheep remaining on Waitsfield Common. Throughout the nineteenth century, these farmers continued to grow corn, oats, apples and potatoes, and produce maple sugar. Some also continued to grow wheat, rye and beans, and Pardon Bushnell (#3) grew hops in 1860.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 11

Waitsfield Common Historic District
Washington, Vermont

By the 1880s, Vermont's agricultural landscape was dominated by dairy farms, and the Waitsfield Common farmers had turned to dairying as their primary agricultural activity, producing large amounts of butter and cheese, and raising cattle. The agricultural census of 1880 reveals that all of the properties on Waitsfield Common were farms, and even the public common was used for agriculture--almost 5 acres of it were mown for hay, and 1/4 acre was used to grow potatoes. This census shows that the Waitsfield Common farmers followed the dairying, stock breeding and maple sugar production trends of the time, although no farmers produced cheese. By 1893, the farmers were able to process their milk locally, when a creamery was established in Waitsfield Village, and by the early twentieth century, fluid milk production superceded butter production. The local creamery closed in 1916 and farmers began to ship their milk in cans to Waterbury for separating. The 1920 census reveals that the Waitsfield Common Historic District had five active dairy farms (# 3, 7, 8, 11, 14). Only one dairy barn remains (#14), the rest reportedly disappeared by the mid twentieth-century.

With the exception of property #14, farming activities in the historic district probably discontinued in the 1940s, when the number of small farms in the Mad River Valley and the rest of Vermont began to decline due to competition from large commercial farms. Also, many farms were forced to close because they could not afford to upgrade their milk houses for the accomodation of bulk milk tanks. In the 1930s, Vermont Route 100 was upgraded from a gravel road to a paved road, which helped open up the Mad River Valley to outsiders. The economic problems resulting from the decline of agriculture were soon to be reversed by the increase in tourism in the Mad River Valley. The ski resorts of Mad River Glen, Sugarbush, and Glen Ellen (now Sugarbush North) opened around 1950, and Waitsfield's population, which had been in decline for the previous 100 years, rebounded during the next few decades. The 1840 population peak (1,048) was surpassed in the 1970s and there are now 150% more residents in Waitsfield than there were in 1840. New vacation and full-time homes were constructed in the area, including several on Waitsfield Common. Because most of the new houses were constructed in the locations of the historic dwellings and all are modest in scale, they are not overly intrusive to the historic character of the area.

For over two hundred years, the Waitsfield Common Historic District has retained its historic integrity and rural character. Most of the historic landscape features and structures remain intact and well-cared for. However, if more farmland is subdivided and additional houses are built, the historic district is in danger of losing its integrity. Another possible threat is the replacement of the extant historic properties with larger homes set back from the road, occuring this year (2000) at the Graves property (#7). Local planning and conservation agencies are currently considering placing restrictions on future development in order to preserve historic settlement patterns.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 1

Waitsfield Common Historic District
Washington, Vermont

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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 2

Waitsfield Common Historic District
Washington, Vermont

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United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 1

Waitsfield Common Historic District
Waitsfield, Vermont

Boundary Description

The boundary of the Waitsfield Common Historic District is delineated on the sketch map accompanying the nomination form. The irregular boundary follows the perimeter property lines of the tax parcels included in the historic district; these property lines are derived from the Town of Waitsfield's Tax Map #7. The Waitsfield tax parcels whose perimeter property line is part of the district boundary include: 3063.2, 3063.3, 3066, 3068, 3069, 3070, 3071, 3073, 4005, 4006, 4007, and 16029.1. Other properties within the boundary include: 3063.1, 3067, 4001, 4002, 4003, 4004, and 16029.2.

Boundary Justification

The historic district boundary is determined by both geography and early settlement patterns of Waitsfield Common. The historic district lies on an upland plateau in Waitsfield and includes most of the properties within the early settlement of Waitsfield Common. At the edges of the district, Joslin Hill Road, North Road, and Common Road begin their descent into valleys. Also, outside of the historic district, the historic character of the rural landscape has been compromised due to the predominance of new residential construction and alterations to historic buildings. This boundary is sufficient to convey the historic significance of the Waitsfield Common Historic District.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Property Owners Page 1 **Waitsfield Common Historic District
Washington, Vermont**

- | | | |
|--------|---|--|
| 1 & 2. | Town of Waitsfield
9 Bridge Street
Waitsfield, VT 05673 | P.O. Box 772
Waitsfield, VT 05673 |
| 3. | Brenda Shea
71 North Road
Waitsfield, VT 05673 | 10. Frances Wurtz
80 Fisher Road
Cumberland, RI 02864 |
| 4. | Steve & Missy Shea
73 North Road
Waitsfield, VT 05673 | 11. Owen & Doris Wimble
36 East Road
Waitsfield, VT 05673 |
| 5. | Gerry & Karen Miller
1075 Joslin Hill Rd.
Waitsfield, VT 05673 | 11A. Don & Kim Wimble
52 East Road
Waitsfield, VT 05673 |
| 6. | Ed Crawly
49B Dana Street
Cambridge, MA 02138 | 12. Barbara Hannon
236 Bridle Path
North Andover, MA 01845 |
| 7. | Bover & Ronald Graves
P.O. Box 269
Waitsfield, VT 05673 | 13. Town of Waitsfield
9 Bridge Street
Waitsfield, VT 05673 |
| 7B. | Stuart & Miriam Richards
P.O. Box 156
Norwich, VT 05055 | 14. Martin & Kelly Von Trapp
251 Common Road
Waitsfield, VT 05673 |
| 8. | Brian & Cynthia Aherne
4 Common Road
P.O. Box 442
Waitsfield, VT 05673 | 15. Toby & Sally Von Trapp
208 Common Road
Waitsfield, VT 05673 |
| 9. | Debbie van Dyke &
Peter Cardellichio | 16. Alberta & Harold Stafford
1028 Joslin Hill Road
Waitsfield, VT 05673 |

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photographic Labels Page 1 **Waitsfield Common Historic District
Washington, Vermont**

All photos taken by Paula Sagerman in May 2000
Negatives filed at VT Division for Historic Preservation

Photograph #1, Waitsfield Common
Property #1
Waitsfield Common Historic District
Facing southwest toward south triangle of
common

Photograph #2, Waitsfield Common
Property #1
Waitsfield Common Historic District
Facing northwest toward south triangle of
common

Photograph #3, Waitsfield Common
Property #1
Waitsfield Common Historic District
Facing north toward south triangle of common

Photograph #4, Waitsfield Common Cemetery
Property #2
Waitsfield Common Historic District
Facing north toward cemetery

Photograph #5, Roderick Richardson House
and Store
Property #3
Waitsfield Common Historic District
Facing north

Photograph #6, Crawly House
Property #6
Waitsfield Common Historic District
Facing north

Photograph #7, Graves House
Property #7
Waitsfield Common Historic District
Facing northeast

Photograph #8, Frederick Richardson House
Property #8
Waitsfield Common Historic District
Facing northwest

Photograph #9, Philip Gustin House and Store
Property #9
Waitsfield Common Historic District
Facing northwest

Photograph #10, House
Property #10
Waitsfield Common Historic District
Facing east

Photograph #11, Constant Freeman House
Property #11
Waitsfield Common Historic District
Facing east

Photograph #12, Hannon House
Property #12
Waitsfield Common Historic District
Facing east

Photograph #13, Samuel S. Savage farmhouse
Property #14
Waitsfield Common Historic District
Facing northeast

Photograph #14, Dairy Barn
Property #14
Waitsfield Common Historic District
Facing southeast

Photograph #15, Von Trapp House &
Greenhouses
Property #15
Waitsfield Common Historic District
Facing west

Photograph #16, Common Road
Waitsfield Common Historic District
Facing north toward common

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

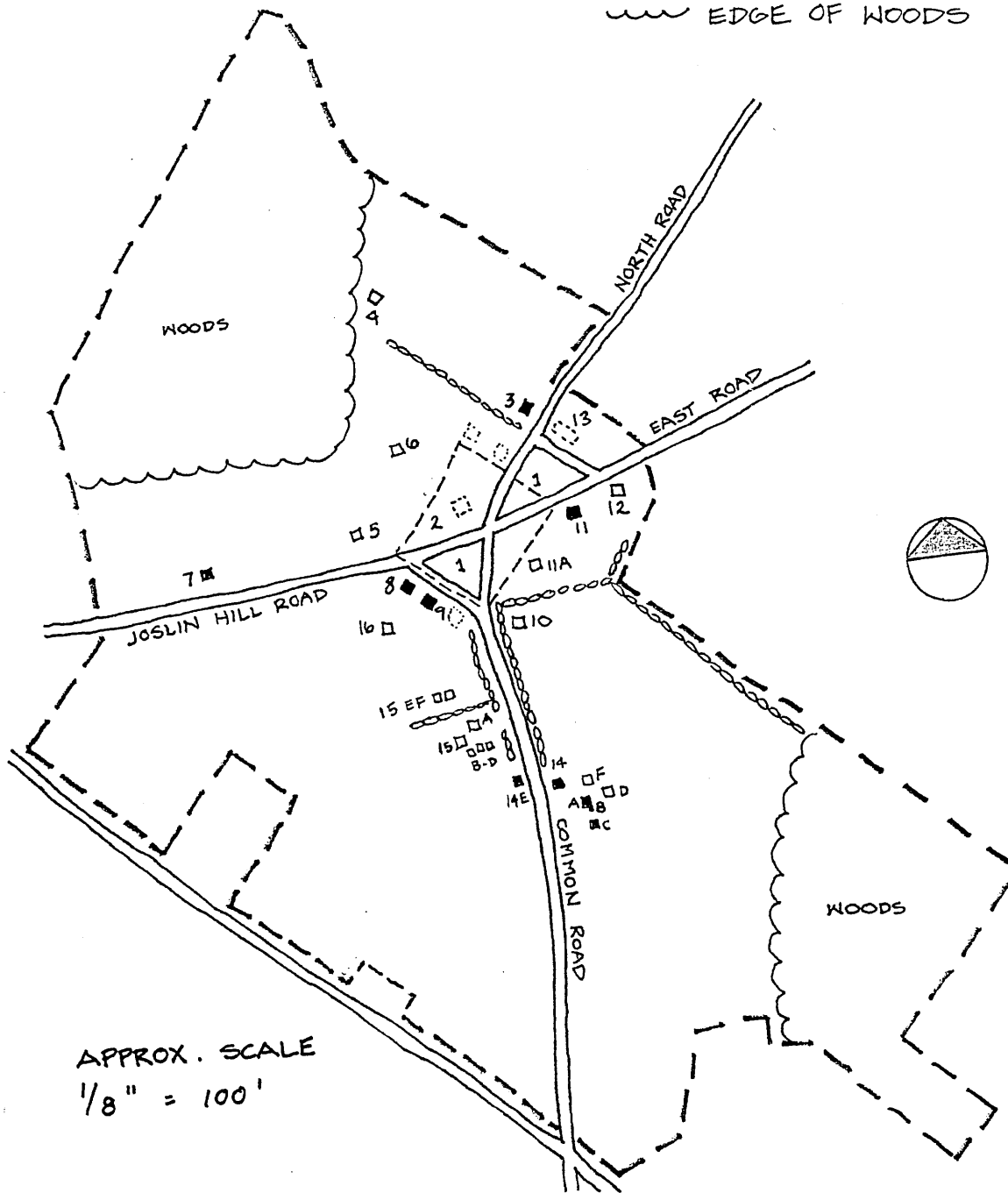
Section Table of Properties Page 1 Waitsfield Common Historic District
Washington, Vermont

Map #	Property Name	Address	Date Built	Style	Contributing or Non-contributing
1	Waitsfield Public Common	n/a	1798	n/a	C
2	Waitsfield Common Cemetery	n/a	1797	n/a	C
3	Roderick Richardson Home and Store	71 North Road	c. 1806	Greek Revival	C
4	Shea House	73 North Road	1996	Reproduction Greek Revival	NC
5	Miller House	1075 Joslin Hill Road	1989	Colonial Revival	NC
6	Crawly House	Joslin Hill Road	1988	Reproduction Greek Revival	NC
7	Graves House	903 Joslin Hill Road	c. 1946	Cape Cod	C
8	Frederick Richardson House	4 Common Road	c. 1802	Classic Cottage	C
9	Philip Gustin House and Store	30 Common Road	c. 1802	Cape Cod	C
10	House	85 Common Road	c. 1970	A-frame	NC
11	Constant Freeman House	36 East Road	c. 1810	Cape Cod	C
12	Hannon House	90 East Road	c. 1970	Ski Chalet	NC
13	Site of Cornelius Joslin Farm	North Road	c. 1841	n/a	
14	Samuel Stow Savage Farm	251 Common Road	c. 1810	Federal/Gothic Revival	C
15	Von Trapp House and Greenhouses	208 Common Road	1980	Log Cabin (house)	NC
16	Stafford House	1028 Joslin Hill Road	c. 1990	Ranch	NC

WAITSFIELD COMMON HISTORIC DISTRICT

WAITSFIELD
WASHINGTON COUNTY
VERMONT

- CONTRIBUTING BUILDING
- NON-CONTRIBUTING BUILDING
- ORIGINAL PUBLIC COMMON
- - - HISTORIC DISTRICT BOUNDARY
- HISTORIC BUILDING SITE
- ∞∞∞ STONE FENCE
- ~~~~~ EDGE OF WOODS



APPROX. SCALE
1/8" = 100'