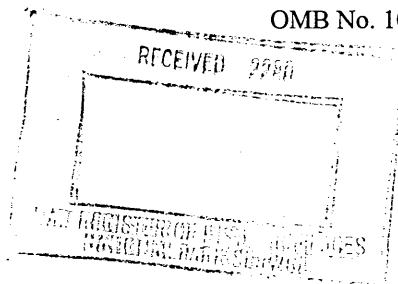


United States Department of the Interior
National Park Service

8915



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.

1. Name of Property

historic name Camp Wyoda

other names/site number Middlebrook Campus: Summer Horizons and Voyageurs

2. Location

street & number 43 Middlebrook Road

not for publication N/A

city or town West Fairlee vicinity N/A

state Vermont code VT county Orange code 017

zip code 05083

3. State/Federal Agency Certification

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 X statewide X locally. (___ See continuation sheet for additional comments.)

Suzanne C. Jamule, National Register Specialist 7-18-03
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): _____

Paul Savage 9-5-03

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> 34 </u>	<u> 5 </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> 1 </u> structures
<u> </u>	<u> </u> objects
<u> 34 </u>	<u> 6 </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.)
Organized Summer Camping in Vermont

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>RECREATION AND CULTURE</u>	Sub: <u>Outdoor Recreation</u>
<u>EDUCATION</u>	<u>Education-Related</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>RECREATION AND CULTURE</u>	Sub: <u>Outdoor Recreation</u>
<u>EDUCATION</u>	<u>Education-Related</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

Other: Adirondack Rustic
Bungalow

Materials (Enter categories from instructions)

foundation WOOD
roof ASPHALT
METAL
walls WOOD
WEATHERBOARD
other STONE
LOG

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.
- 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)

ARCHITECTURE
EDUCATION
ENTERTAINMENT/RECREATION

Period of Significance 1916 - 1953

Significant Dates 1922

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Unknown

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register

designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

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

Name of repository: Aloha Foundation Archives

10. Geographical Data

Acreage of Property 97.83 acres

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

	Zone Easting	Northing	Zone Easting	Northing
1	<u>18 722540</u>	<u>4863930</u>	3	<u>18 722380 4863000</u>
2	<u>18 721860</u>	<u>4863190</u>	4	<u>18 722730 4863200</u>

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 Liz Pritchett, Historic Preservation Consultant

organization Liz Pritchett Associates date March 27, 2003

street & number 46 East State Street telephone 802-229-1035

city or town Montpelier state VT zip code 05602

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 The Aloha Foundation, Inc.

street & number 2968 Lake Morey Road telephone 802-333-3400

city or town Fairlee state VT zip code 05045-9400
=====

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

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 7 Page 1

ARCHITECTURAL DESCRIPTION

SUMMARY PARAGRAPH

Camp Wyoda, now known as Middlebrook Campus is one of four private camps for children owned by the Aloha Foundation, Inc. Located on Lake Fairlee in West Fairlee, Vermont it is the site of Horizons Summer Camp for boys and girls, ages 5 through 12, and the Voyageurs program, which offers wilderness trips for youth ages 9 through 16 and is part of the Hulbert Outdoor Center at Aloha. Originally a farmstead, the historic property was purchased in 1921 by Harvey and Margaret Newcomer who developed it as Camp Wyoda, a summer camp for girls. The Aloha Foundation, Inc. purchased Camp Wyoda in 1997. Camp Wyoda is eligible for listing in the National Register of Historic Places under Criterion A for its significant contributions to the history of children's camping in Vermont and New England. Also eligible for the National Register under Criterion C, the architecture clearly tells the story of the site from its origins as a farmstead, to its early years as Camp Wyoda, throughout its historic period into the 1950s when it was a fully developed, and highly successful girls' camp. The Farmhouse and open, former agricultural land to the northeast reflect the property's agricultural heritage, while five clustered Adirondack Rustic style buildings – the Infirmary, Staff Housing, Assembly Hall, Hanio, and Nature Building (buildings 2-7), with their log detailing, stone chimneys, and deep porches, are among the finest groupings of Adirondack Rustic camp buildings in Vermont. The eighteen camper cabins, six of which were built in 1922, the year the camp opened, are highly significant as one of the largest complexes of historic cabins at one camp in Vermont. The simple, unadorned cabins, called Bungalows during the Wyoda years, are important examples of vernacular Bungalow style architecture that appear to reflect Japanese influences and are distinguished by their one-story, hip roof form, deep overhanging eaves, and large window openings that connect the buildings with the outdoors. Besides being well preserved, all buildings are well maintained. Camp Wyoda / Middlebrook Campus retains integrity of setting, location, materials, design, workmanship, association, and feeling.

SETTING

The description of the camp and statement of significance (National Register Sections 7 and 8) primarily refer to the property under its historic name, Camp Wyoda, because the period of historic significance for the camp occurred during the Wyoda years. Camp Wyoda now is a property that comprises two children's camping programs. The 97.83 acre site is located at the intersection of Vermont Route 244 and Middle Brook Road on the west side of Lake Fairlee in

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 7 Page 2

the Town of West Fairlee. The property is bisected in nearly two equal parcels by Middle Brook Road, which follows the west bank of the brook between the lake and West Fairlee Center to the north.

The topography of the historic camp property is different on each side of Middle Brook Road. The parcel west of the road that contains most of the camp buildings, is level along the roadway with a wide, open, triangular area southeast of the Main Building (1). The land then ascends sharply just westerly of this structure with rock outcroppings and rolling terrain predominating. Dense vegetation on this rocky hillside is a mix of mature pines and hardwoods. East of Middle Brook Road the land is level and open, and the brook is a natural feature that provides diversity of wildlife and stream vegetation.

The setting for Camp Wyoda is rural and pastoral. The vernacular style, clapboard siding and gable roof form of the Main Building (1) are characteristic features of the original farmhouse and reflect the agricultural use of the property. The open land to the northeast continues to suggest that the site was once a working farm. A large barn that formerly stood south of the Main Building was sold in the early 20th century during the Thompson ownership, and moved three miles up Middle Brook Road to West Fairlee Center where it now is used for auctions.

Today the property clearly reflects its summer camp use. The Main Building has a deep front porch, typical of summer architecture and the various athletic equipment from swing sets, tennis courts, archery targets, and goal posts in the ball fields, to numerous boat docks at the water define the property's use as a summer camp. Five of the primary buildings – the Infirmary, Staff Housing, Assembly Hall, Director's House, and Nature Building (3 - 7), are built in the Adirondack Rustic Style, and contribute to the distinctive character of the camp as they are set on the first ridge behind the Main Building with the dense woods as a backdrop. Most of the other structures, including all camper cabins and washhouses, are located behind these primary structures, nestled within the woods and rock outcroppings.

Recreation areas at Camp Wyoda for the various outdoor programs have changed very little since the early years. The level area between Middlebrook Road and the camper cabins (9-19) was first used for morning exercises. By the 1940s it have been converted to a basketball court, with two tennis courts to the northwest. Today the exercise field remains grass covered and a basketball court is located on the site of the former tennis courts. The fields east of Middlebrook Road remain open and mown for use by the archery program and field sports, with two tennis courts parallel to VT Route 244. This field has historically served field sport programs and was the site

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 7 Page 3

of the baseball diamond during the early years. The waterfront retains its historic appearance with the 1941 boathouse and swimming and boating docks in their original locations. Wood fencing has been recently added along the Route 244 and the brook.

The shoreline along Lake Fairlee is lightly developed primarily with private cottages. Three other historic children's camps continue to operate – Lochearn on the opposite shore, Billings just down the road south of Wyoda, and Aloha Hive is approximately one-half mile north of Wyoda. The closest village is Post Mills, at the south end of the lake in the Town of Thetford, where private cottages are most densely developed.

The camp buildings at Wyoda are organized in three general groupings, defined by age and use. Two of the groups comprising 33 of the total 40 structures are located west of Middle Brook Road. The **Early Camp Wyoda / Horizons Area (buildings 1-21)** include the earliest structures from Camp Wyoda, which are used today during the week by Horizons Summer Camp, such as the Main Building, Assembly Hall, camper cabins, wash houses, Infirmary, Nature Building, Director's House and others. **Voyageurs Area (22-33)** contains the buildings constructed around 1940 and later for the older campers at Camp Wyoda, and today serves the Voyageurs program that is part of the Hulbert Outdoor Center. The Voyageurs campers are on site during the weekends, while they prepare for trips, and after they return. East of Middle Brook, the flat parcel of land has the **Land sports and Waterfront Area (34-39)**, where tennis courts, archery range, ball fields, tripping barn (former horse barn), swimming area, and boat house are located.

BUILDINGS AND STRUCTURES

Early Camp Wyoda / Horizons Camp Area (buildings 1-21)

1. MAIN BUILDING, c. 1910/ 1922/ c. 1947, contributing

The Main Building was constructed c. 1910 as a farmhouse. When the camp opened in 1922, a wrap-around porch was built on the front and sides of the main block and a stone chimney added to the rear wall, and the ell was modified for use as a large kitchen. Around 1947, after substantial rot was discovered in the main block, this portion of the building was rebuilt, leaving the chimney in place, and the roof orientation was changed from an eavesfront alignment to a gable front. At the same time the ell received shed roof dormers, new windows and an addition on the gable end. The Main Building is a vernacular, one and one-half story, seven (front) by four

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 7 Page 4

(side) bay, rectangular plan structure that faces east toward Middlebrook Road. The one and one-half story, gable roof ell projects from the southwest corner of the main block. A one-story, four (front) by one (side) bay, hip roof porch that spans the gable front of the main block has been enclosed on the sides where it is incorporated into the body of the main block. Concrete piers support the front portion of the main block; the remainder of the building has a concrete foundation. The structure has clapboard siding, corner board trim, a new standing seam roof with raking eaves and a box cornice. Two main entrance doors located in bays three and five in the front elevation have multi-light entry doors. The front porch has square posts, a diagonal board railing, exposed rafter tails, stairs on the north end, and a slotted horizontal board skirt. The porch is fronted by a landing with two sets of stairs. Windows are primarily paired 3 or 6-light casements with plain wood surrounds. Louvered vents are located in each gable peak. Vertical board pass doors exist on the rear elevation. A shed roof dormer with a band of casement windows is located on each roof slope of the main block and ell. The ell roof also contains a gable roof cupola with screens and exposed rafter tails. A wood paneled, sliding overhead garage door on the south end of the ell opens onto a wood deck with horizontal rails, and steps on the west side. A coursed stone, wall chimney is located on the west gable end of the main block; the ell has a metal ridge chimney. The interior primarily consists of a large dining room in the main block with office space at the northwest corner. The kitchen occupies the ell.

2. GARAGE / ARTS & CRAFTS BUILDING, c. 1947, contributing

This vernacular style, one and one-half story, one (front) by two (side) bay, tri-gable ell plan building was constructed as a garage about the same time the front block of the Main Building was rebuilt. According to the former owner the building was largely constructed from recycled materials – possibly taken from the front block of the Main Building. The Garage/ Arts & Crafts building has novelty siding, a new standing seam roof, and a concrete pier foundation. Trim details include corner boards, flat stock surrounds around windows and doors, and a raking eaves with a box cornice. The gable front main block faces north and has a wide door opening with a hinged, vertical board double door fronted by a set of board steps. The front of the ell has two wide garage bays each with hinged, vertical board double doors. The west side of the main block has a half-light, paneled pass door. Various types of historic windows in the main block include a six-over-six window in each gable peak, paired two-over-two windows on the east elevation and in the two shed roof dormers in the roof slope above, and 4-light single and paired casement windows on the south gable end. The ell has 6-light, square, fixed windows in the south side with a 5-light transom on the left; the west gable end has a similar transom on the right with a vertical board loading door in the gable peak. The campers have painted the stockade fence that lines the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 7 Page 5

edge of the property along the road in front of the Arts & Crafts Building with colorful scenes of camp activities.

3. INFIRMARY, c. 1935, contributing

Formerly used as a cabin for Eleanor N. Bratley, daughter of the camp founders and co-director after her parents retired, this building now serves as the Infirmary. It is a vernacular, Adirondack Rustic style, one-story, hip roof, four (front) by two (side) bay, rectangular plan structure that faces east. It has weatherboard siding, wood and stone pier foundation, and an asphalt shingle roof. Distinctive Adirondack Rustic details include the log posts and diagonal railing of the two by one bay, shed roof front porch, exposed rafter tail trim along the eaves of the building, and the coursed ashlar chimney with a concrete base and square cap on the north wall. The front porch also has a board deck, and steps on the north side. The right bay entry under the front porch features a 15-light double door. A one-bay, shed roof rear porch has square posts, horizontal railing, board deck, and stairs on the north side. The entry at the rear porch has a half-light door with three lower panels. Windows are primarily 3-light paired casements. A slotted, horizontal board skirt obscures the crawl space under the building at the rear.

4. STAFF HOUSING, c. 1940, contributing

Built as an Infirmary in the late 1930s, the building is now used as staff housing. This vernacular Adirondack Rustic style, one-story, hip roof, three (side) by three (side) bay, L-plan building rests on an elevated site between the Infirmary on the south and the Assembly Hall to the north. It has weatherboard siding, a wood and stone pier foundation, which is obscured by a slotted, horizontal board skirt, and an asphalt shingle roof. Distinctive Adirondack Rustic features include log posts with diagonal log railing on the four-by-one bay porch that spans the main block, exposed rafter tail trim below the roof cornice, and a stone chimney that projects above the center of the main block roof. The wide center entry within the front porch features a pair of 15-light double doors with a plain wood surround. Windows are paired, 3-light casements with fixed exterior screens. The front (east) elevation of the south side, hip roof ell has a paneled pass door with a wood screen door flanked by 3-light sidelights.

5. ASSEMBLY HALL, 1937, contributing

The Assembly Hall was originally called McLean Hall after camp founder Margaret McLean Newcomer. This vernacular Adirondack Rustic style, one-story, hip roof, five (front) by three

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 7 Page 6

(side) bay, rectangular plan hall faces east and is located on a prominent site directly behind (west of) the Main Building (1). Adirondack style features include distinctive log posts and exposed rafter tails of the shed roof porch, which spans the front elevation, and the coursed stone chimney with concrete base and square, concrete cap, located on the north wall. The front porch has a board deck, stairs at the north end, and a handicap accessible ramp at the front. The center bay, front entrance has 15-light double doors. The south elevation has a wide door opening containing a vertical board door, flanked by half-light, horizontal panel pass doors. A deck with a horizontal board railing spans the south elevation, with stairs descending at each end. The building has novelty siding, corner board trim, asphalt shingle roofing, and exposed rafter tails. It is supported by wood piers that rest on concrete blocks. Window openings have hinged, vertical board shutters. The building is constructed on a southwesterly facing slope, and the raised foundation piers on the south and west sides are hidden behind a slotted, horizontal board skirt. The interior has exposed framing, a hardwood floor, built-in benches along the walls, and a massive stone fireplace at the north end. The ships wheels that are suspended from the ceiling as chandeliers came from Mary Kay Binder's father's place of business.

6. HANIO / DIRECTOR'S HOUSE, 1923, 1939, contributing

Originally called the Hanio, an Indian word meaning "meeting place", this building was first an assembly hall for the camp and later became the director's house. It was built in the Adirondack Rustic style, as a square building with a shallow hip roof and a wrap-around porch built of logs. After the hurricane of 1938 blew off the roof, the building was reconstructed with a gable roof that extended over the front portion of the porch, and the side porch sections were incorporated into the body of the building. The Director's House is a vernacular, Adirondack Rustic style, one and one-half story, four (front) by three (side) bay, gable roof, rectangular plan dwelling that faces east toward Middlebrook Road. Distinctive Adirondack Rustic features include the cobblestone wall chimney on the rear (west) elevation, the log posts and diagonal railing of the four (front) by one (side) bay front porch, and the exposed rafter tail trim along the roof eaves. The building has an asphalt shingle roof, novelty siding, corner board trim, and wood pier foundation with a slotted horizontal board skirt. The two center bays of the front elevation feature a 15-light double door on the right and a single 15-light door on the left. The rear elevation has a 4-light, horizontal panel door. Windows are primarily 3-light, paired casements with fixed, exterior screens. A 4-light, half round fanlight is located in the front gable peak, and two flank the chimney at the rear gable. Inside, a living/ kitchen/ dining area is located at the rear and two bedrooms are located in the front. The front porch has a hanging, wire sign that reads HANIO. A stone deck with stone retaining walls spans the rear elevation of the building.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 7 Page 7

7. NATURE BUILDING, c. 1925, contributing

The original Craft House, now the Nature Building, this structure is one of the earliest built for the camp. It is a vernacular, Adirondack Rustic style, one-story, hip roof, rectangular plan, three (front) by four (side) bay building that faces north and is located just west of the Assembly Hall. It originally served as the Craft House, before that activity moved to the garage (building 2). Adirondack features include the exposed rafters at the extended eaves, the front (north) side porch, which is recessed under the roof and has log posts with diagonal bracing at the top, a diagonal log railing, and new steps at the east end. The building has a wood pier foundation, horizontal, beaded board siding that appears original on the east and west elevations, horizontal, flush board siding on the north end, and v-groove siding on the south end. The main entry off the front porch has a vertical board Dutch door. A vertical, beaded board pass door is located in the left bay of the east elevation and a long bench / shelf with bracket supports spans the wall to the right of the door. Windows are primarily fixed, 6-light single sash, and two 4-light, vertical pane windows are located at the south end. The interior has exposed framing, one large room with built-in shelves and cubbies around the walls, and a small room at the south end which contains cages for nature/ animal study.

8. HORIZON'S LOWER WASH HOUSE, c. 1999, non-contributing

The Horizon's Lower Wash House is located just north of the Nature Building on the site of the original Infirmary called the Pines, which later served as the cabin for Mr. George, the waterfront director, and later became a washhouse. The former wash house was removed and this new one built. It is a vernacular, one-story, hip roof, one-bay, rectangular plan structure that faces east. It has a wood pier foundation and an asphalt shingle roof with exposed and sawn rafter tails. The building has a three (front) by one (side) bay front porch that is recessed under the roof. The porch has a board deck, square posts, horizontal board railing, steps in the center bay and a board ramp with railing for handicap access on the south end. The building has novelty board siding that begins about 6" above floor level and stops about 12" below the top of the wall allowing for ventilation on all sides of the building. A hinged, vertical board double door is located in the front elevation. The interior has a front room with a large circular sink, and partitioned toilet stalls and urinals around the sides. The building is non-contributing due to age.

9. – 19. HORIZON'S CABINS, 1922 / c. 1945, contributing

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 7 Page 8

Eleven similarly styled, vernacular Bungalow cabins exist in a linear north-south alignment on a rise of land northwest of the Horizon's Bath House and the primary buildings for camp activities near Middlebrook Road. Six were built in 1922; these early cabins (buildings 9-14) are those built in a row end to end; the other five cabins (15-19) that were built later are more randomly spaced to the north. Typically the buildings are one story, hip roof, three (front) by one (side) bay, rectangular buildings, with extended eaves, exposed rafters, and a westerly facing front entrance. All cabins are approximately 12 feet by 4 inches wide; the original cabins (9-14) are approximately 18 feet by 4 inches in length, while the later cabins (15-19) are three to four inches longer at approximately 22 feet by 4 inches. The older cabins that have retained their original roof overhang (such as 11 and 12) have a 40 inch overhang that extends to 55 inches at the corners. The new cabins (15-19 and those that have newer roofs have a 27 inch overhang with 36 inches at the corners. The cabins have horizontal board siding (except Cabin 17 which has novelty siding), corner board trim, and asphalt shingle roofs. The buildings are supported by wood piers with diagonal bracing, which rest on concrete blocks or stones. Some of the cabins are slightly elevated with longer wood piers due to the irregular grade of the sites and scattered rock outcroppings. The center entry consists of a vertical board Dutch door with a top hinged upper section and side hinged bottom portion. Most have a short set of board steps in front of the door. Wide window openings, generally one per side wall and two at the rear wall have hinged, horizontal board shutters (top hinged top shutter, and bottom hinged bottom shutter). The north and south windows generally have top hinged interior screens. Sturdy hook and eye hardware is used to keep the shutters and upper half of the Dutch door open. Each cabin has a small shelf with bracket supports on the exterior side of the north wall, and Cabins 9 and 13 have a single water faucet at the left side of the wall. The interior of each cabin consists of one room with exposed framing and board flooring. Campers have metal cots and bunk beds and a few cabins have simple wood tables or cabinets. Additional storage is limited to small triangular shelves at each corner of the cabin fixed to the framing and level with the tops of the windows, and some horizontal framing members are used as shallow shelves and may be lined with clothes' hooks. The cabins are electrified with one or two overhead sockets, each with single light bulb. Some old knob and tube wiring still exists. All have smoke alarms.

20. HORIZON'S UPPER WASH HOUSE, c. 1940 / c. 1999, contributing

Originally called the Palace Wash House (it had 10 "thrones"), this structure was rebuilt c. 1999. It is similar in size and form to the Horizon's Cabins except that it has a door centered in each end wall (north and south) with a set of board steps and a horizontal handrail. Each entrance has a side hinged, vertical board Dutch door. The building is a vernacular, one-story, hip roof, one

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 7 Page 9

(front) by two (side) bay, rectangular plan structure with horizontal board siding, corner boards, asphalt shingle roof, exposed rafters, wood foundation piers, and a diagonal lattice skirt. The siding has been eliminated at the top 12" of the walls to allow for ventilation. Two window openings on each side have horizontal board shutters that can be removed. The interior has exposed framing, and is divided into a separate section for boys and girls, each with sinks and toilets.

21. LIBRARY, c. 1925 / c. 2001, contributing

This structure was first a wash house called the Jungle, and later was remodeled as the head counselors cabin. It was recently extended at the north end and now serves as the Library. The original north end of the hip roof is visible from inside underneath new roofing. The building is a vernacular, one-story, rectangular plan, three (front) bay by two (side) bay structure with horizontal board siding, corner boards, asphalt shingle roof, exposed rafters, and wood foundation piers. It has two vertical board doors on the west side with a window opening in the center bay. The windows have new paired, 3-light casements. The interior has exposed framing and wood flooring.

Voyageur's Area (22-33)

22. VOYAGEUR'S LOWER WASH HOUSE, c. 1985, non-contributing

The Voyageur's Lower Wash House is a vernacular, one-story, one (front) by two (side) bay, hip roof, rectangular plan building, with entries on both the north and south, and a shed roof porch over the north entry. The porch has square posts, square stick railing, board deck and steps, and two sinks flanking the door on the north wall. The building has horizontal board siding, corner board trim, asphalt shingle roofing, extended eaves, and exposed rafters. It rests on wood piers with diagonal bracing and concrete blocks. The entry doors are comprised of hinged, horizontal board, Dutch doors with a plain, wood surround. The west side has window openings with top hinged shutters in the upper portion of the wall. The building is non-contributing due to age.

23. EAGLE'S NEST, 1952, contributing

The Eagle's Nest, built as a Director's Cabin and now used by Voyageur's staff, is a vernacular, one-story, three (front) by three (side) bay, rectangular, hip roof building with a shed roof,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 7 Page 10

screened porch across the east elevation. It is located somewhat distant from the other Voyager's buildings on a rise of land at the southwest corner of the camp. The building has novelty siding, corner board trim, wood pier on stone and concrete block foundation, and an asphalt shingle roof with an extended roof eaves and exposed rafters. The front (north) elevation has a right bay entrance with a paneled, half-light door, a wood screen door, and plain wood surround. A set of 15-light, double doors is located on the east wall inside the porch. Windows are primarily paired, 4-light casements; others are fixed, multi-light windows. The front windows have board shutters and some windows have fixed screens. The interior consists of a living room, bedroom, and a c. 2000 bathroom with shower stall.

24. VOYAGEUR'S STAFF HOUSE, c. 1950, contributing

This vernacular, one-story, gable roof, three (front) by two (side) bay, square plan building has a one-bay, shallow-gable roof porch centered over the south facing, eaves front entrance. The building has novelty siding, corner board trim, an asphalt shingle roof, exposed rafter tails, and is supported by wood piers on stones with diagonal bracing. The entry porch has square posts, exposed rafters, and a board deck and steps. The main entrance has a 15-light, double door with a plain, wood surround. The west gable end has a paneled, half-light pass door with a plain, wood surround. The windows are paired, 4-light casements, and louvered vents are in each gable peak. The interior consists of one large room with exposed framing, shelves, and a kitchen area.

25. VOYAGEUR'S UPPER WASH HOUSE, c. 1940, contributing

Originally called the Castle washhouse, this vernacular, one-story, hip roof, rectangular plan building faces east. It has a later shed roof ell on the rear elevation. Both main block and ell have novelty siding, corner board trim, asphalt shingle roofing, and an extended eaves with exposed rafter tails. The three-bay, front elevation has a center entry with a novelty board, hinged, Dutch door flanked by window openings with bottom hinged shutters. Entries at the front and back each have board decks and steps. The building rests on wood piers and stones. The interior consists of toilet stalls, sinks and shower stalls.

26. - 32. VOYAGEUR'S CABINS, c. 1940/ c. 1945, contributing

Seven vernacular Bungalow style cabins, similar to the Horizon's Cabins (9-19) are located in the westerly portion of the camp nestled on irregular, generally southerly sloping land among the pines. The cabins are historic with later repairs and renovations. Typically the buildings are one

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 7 Page 11

story, hip roof, three (front) by one bay (side), rectangular structures, with extended eaves, and exposed rafters. They have horizontal board siding (except Cabins 29 and 30 which have novelty siding), corner board trim, and asphalt shingle roofs. The buildings are supported by wood piers with diagonal bracing, which rest on concrete blocks or stones. Some of the cabins are slightly elevated with longer wood piers due to the irregular grade of the sites and scattered rock outcroppings. The center entry consists of a vertical board Dutch door with a top hinged upper section and side hinged bottom portion. Most have a short set of board steps in front of the door. Wide window openings, generally one per side wall and two at the rear wall (Cabin 34 has three at the rear wall) have hinged, horizontal board shutters (top hinged top shutter, and bottom hinged bottom shutter). The side elevation windows generally have top hinged interior screens. Sturdy hook and eye hardware is used to hold the shutters and upper half of the Dutch door open. Each cabin has a small shelf with bracket supports on the exterior face of one side wall.

The interior of each cabin consists of one room. All have wood flooring, and exposed framing with the exception of Cabin 30, which has fiberboard over the framing that has been painted white with colorful flowers, suns, campers names, etc. Furnishings include metal cots and bunk beds and a few cabins have simple wood tables or cabinets. Small triangular shelves at each corner of the cabin are fixed to the framing and level with the tops of the windows; some horizontal framing members are used as shallow shelves and may be lined with clothes' hooks. The cabins are electrified, with one or two overhead sockets, each with single light bulb. Some knob and tube wiring still exists. All have smoke alarms.

33. PUMPHOUSE, 2002, non-contributing

A new pump house is being constructed over a new concrete water reservoir at the west end of the camp property. The structure is non-contributing due to age.

Landsports and Waterfront Area (34-39)

34. BRIDGE, 1999, non-contributing

This short footbridge, which crosses Middle Brook, is a single span bridge with a wood deck, horizontal board railings, and a triangular wood truss parallel and adjacent to the railings. A suspension rod is connected to the apex of each truss and a cross beam in the bridge deck. Stone abutments on both banks of the stream appear to have been recently built. Non-contributing due

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 7 Page 12

to age.

35. LANDSPORTS BUILDING, c. 2001, non-contributing

The Landsports Building is a vernacular, nearly square, one-story, three (front) by four (side) bay, hip roof building that faces south toward the tennis courts and the lake, with the sports fields off the east and north sides. The building has novelty siding, corner board and exposed rafter tail trim, a standing seam metal roof, and it rests on wood piers with diagonal bracing. A three (front) by one (side) bay, hip roof porch centered on the front (south) elevation has square posts, stick balustrade, board deck and steps, and a handicap accessible ramp of the same construction off the west side. The main entry features a hinged, v-grove, vertical board, double door with a plain wood surround. Two, square window openings flanking the front entry, and four similar openings across the west elevation have hinged shutters. An arcade of four, connected, segmental arched openings across the full length of the east elevation have board shutters that can be removed. A small, hip roof appendage is centered on the rear (north) elevation. The interior consists of a large central room with smaller storage rooms on the west side and bathrooms in the north end appendage. The building is non-contributing due to age.

36. VOYAGEUR'S PACK OUT, 1950, contributing

This vernacular, one and one-half story, three (front) by eight (side) bay building was originally constructed as a horse barn for Camp Wyoda. It's features that are characteristic of an early to mid-twentieth century horse barn include the rectangular form, a gable roof with sheet metal roofing and exposed rafter tails, novelty siding with corner board trim, poured concrete foundation walls, rows of small, square, 4-light stable windows on the side elevations, and a hinged, vertical board, double door centered in each gable end. The south entry has a pass door in the right leaf; a 4-light transom window tops both north and south entries. Larger, square, 2-light windows flank the south entry and one is located in the right bay of the west elevation. Windows and doors have plain wood surround trim. A bottom hinged, louvered, triangular vent is located in each gable peak. The building now is used to house supplies for the camp tripping programs.

37. RECYCLING SHED, c. 1952, contributing

This small, vernacular, one-story, shed roof building with pent roof overhang was built as an annex for the former Wyoda horse barn (36). It has vertical board siding, a sheet metal roof, four stable bays across its front (south) elevation and four, vertical board, Dutch doors at each stable

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 7 Page 13

entry that are sheltered by the pent roof. The Dutch doors have a top hinged upper half, and a side hinged bottom section. Four, square, 4-light, stable windows are located on the rear (north) elevation. The interior features wood flooring, stalls with wood half-walls, and wood feed troughs. The building is now used for storage and recycling.

38. BOATHOUSE, 1941, contributing

This vernacular, one and one-half story, gable roof, three (front) by three (side) bay boathouse has a one-story, gable roof wing on the east gable end, which was added later, c. 1950. The boathouse has horizontal flush board siding and an asphalt shingle roof on the main block, novelty siding and a standing seam roof on the wing, corner board and exposed rafter tail trim, and a concrete pier foundation. The three bay front (south) and rear (north) elevations have a central entry defined by a segmental arched opening with a vertical board door that slides on an interior track, flanked by round, thick glass, porthole windows that came from Mary Kay Binder's father's place of business. The west gable end of the Boat House has a paneled pass door on the left, two smaller porthole windows on the right, and a hinged, loading door in the gable peak. The wing has 6-light casement windows, two novelty board, sliding doors on the front (south) elevation, and a recessed porch and pass door at the east end of the front elevation. The interior has an exposed, dimension lumber frame. In front of the Boat House a heavy wood deck that spans the front elevation of the main block extends to a concrete retaining wall at the edge of the lakeshore.

38a. BLEACHERS, c. 1950, contributing

A small structure that serves as Bleachers for viewing water sports is located just west of the Boat House. It is constructed of a wood frame supported on concrete piers, has a gable roof with exposed framing, and two tiers of wood plank benches that face the lake.

39. COCOON, 1998, non-contributing

This structure is a one-story, gable roof, rectangular, open air changing house for campers. It has half walls of novelty siding with exposed framing above the walls, asphalt shingle roofing and a concrete block pier foundation. Divided in half with a hall along each outside eaves wall, and partitions with built-in benches and hooks along the center interior wall, the Boys section is in the east half and the Girls on the west with separate entries in each gable end.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 7 Page 14

VOYAGEUR'S TENTS, c. 2000, non-contributing

Four wood frame tent platforms exist at the southwest corner of the camp property just south of the Voyageur's cabin area. The tent platforms are constructed of dimension lumber, have a board deck, railing around three sides, and wood stairs at the front. Tent platforms are non-contributing due to age.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 1

STATEMENT OF SIGNIFICANCE

SUMMARY PARAGRAPH

Camp Wyoda, now known as Middlebrook Campus, is located on Lake Fairlee. It is one of four private camps in Vermont owned by the Aloha Foundation, Inc. The former girls camp is now the site of two Aloha programs – Summer Horizons, a day camp for boys and girls, ages 5 through 12, and Voyageurs, which offers wilderness trips for youth ages 9 through 16 that is part of the Hulbert Outdoor Center. Camp Wyoda is being nominated for listing in the National Register of Historic Places under the Multiple Property Documentation Form, *Organized Summer Camping in Vermont*, as it meets registration requirements for the property type, Children's Summer Camps in Vermont, 1892 to 1953. Camp Wyoda is eligible for the National Register of Historic Places under Criterion A for its significance as an outstanding example of a children's camp in Vermont. Its history clearly reflects the development of the children's camping movement that used outdoor recreation as the means to educate youth, with nature as its inspiration. The period of historic significance of Camp Wyoda spans the years from 1916 to 1953, beginning when Wyoda was founded by Harvey and Margaret Newcomer and opened on Passumpsic Point, through its move in 1922 to a new home on the former Thompson Farm, to the 1950s when it had evolved into a highly respected camp for girls that has made a significant contribution to the history of children's camping in Vermont. Wyoda was owned and directed by three generations of the Newcomer family until it was sold to the Aloha Foundation in 1997. Camp Wyoda is eligible for the National Register under Criterion C for its exceptional and highly intact complex of historic architecture that conveys the significance of the camp. The complex is distinctly unique as all but one of the Wyoda buildings were constructed by the early 1950s, and until the Aloha Foundation purchased the camp only one new structure had been built during the last half of the twentieth century. Today, of the 40 structures on the property, only six are non-contributing. The property is also highly distinguished for its rare group of five Adirondack Rustic buildings associated with its early years (buildings 3 – 7). The eighteen camper cabins (9-19, 26-32) are important as one of the largest groupings of stylistically unified historic camper cabins at one camp in New England, and are unusual for their features characteristic of the Bungalow style of architecture with clear Japanese influences.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 2

INTRODUCTION

Harvey and Margaret McLean Newcomer, teachers who were dedicated to the education of young children, founded Camp Wyoda in 1916. Wyoda was later co-directed by their two daughters, Katherine N. Schlichting and Eleanor N. Bratley, both graduates of Barnard College and teachers in private schools in the metropolitan area of New York City. In 1973, Mary Kay Binder, daughter of Katherine, became the third generation of Newcomer women to direct the camp. She continued the tradition of successful camping for girls in New England using nature as a guide and inspiration.

The first location of Camp Wyoda was on Passumpsic Point (formerly called Titus Point), on the promontory of land just north of Middle Brook where the Newcomers rented facilities for the camp. At that time the Newcomers already had two years of experience running a children's camp, as Harvey had been co-director of Camp Passumpsic for boys (also on the point) from 1914 to 1915. When Camp Wyoda became overcrowded they moved to a new, permanent home on the Thompson Farm. The original location of Wyoda on Passumpsic Point however is important because it was on this site that the mission and early traditions of Camp Wyoda were established.

The Aloha Foundation purchased Camp Wyoda in 1997. It is one of four children's camps the foundation owns and operates. The Aloha Camps began in 1905 when Harriet Farnsworth and Edward Leeds Gulick opened their first camp seven miles away on Lake Morey that they named Camp Aloha. Both the Farnsworth and the Gulick families were remarkable for their missionary work (in Turkey and Hawaii, respectively) and for pioneer work in American camping. Aloha Camp became highly successful, with numbers of campers growing each year until they had over 200 girls. In 1910 they opened Aloha Club on Lake Katherine in Pike, New Hampshire, for the older campers, and in 1915, Aloha Hive was opened for the younger girls on Lake Fairlee. In 1921 a failed girls' camp at the north end of Lake Morey was purchased and opened for boys the next summer. Its name, Lanakila, means "Victory" in Hawaiian. Over the years, the three camps, Aloha, Aloha Hive, and Lanakila, thrived and enrollments increased. When Harriet Gulick died after an illness in 1951 at age 86, members of the Gulick family stepped in to run the Aloha Camps. In 1968, the Aloha Foundation, a non-profit organization, was incorporated to manage the camps and continue the mission established by the Gulick family more than sixty years earlier. In 1978 the camp expanded by establishing the Hulbert Outdoor Center which offers year-round outdoor educational programs for school children and adults. In 2001 the trustees purchased Aloha Manor, a historic farmstead next to Lanakila that for many years was run as a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 3

family camp. The Foundation is working to develop a suitable new use for Aloha Manor. The addition of their fourth camp now called the Middlebrook Campus is an important complement to the Aloha Foundation and its group of historic camps that have made a highly significant contribution to the children's camping movement in New England.

WEST FAIRLEE HISTORY

The area that became the town of West Fairlee was chartered as part of the Town of Fairlee by the New Hampshire Land Grants in September 9, 1761 to Josiah Chauncey and 63 others. On February 25, 1797 Fairlee was divided with the western part named West Fairlee. The new north – south boundary that separated the two towns was located just west of the rugged range of mountains that form a natural division between the towns. West Fairlee is approximately six by three miles square and is bounded by the town of Bradford on the north, Thetford to the south, and Vershire on the west. West Fairlee has a landscape of hills and valleys with rich soils.

In 1779, the first settler, Nathaniel Niles from Norwich, Connecticut, established a homestead near the center of town on Middle Brook. Niles became the first member of Congress from Vermont¹. The hamlet of West Fairlee Center grew up along the banks of Middle Brook, a stream with good mill sites for the manufacture of lumber and other products. The village of West Fairlee, located in the southwestern part of town on the Ompompanoosuc River became the larger settlement and by the late 1880s had a post office, three stores, one furniture and undertaking establishment, one church, one hotel, two carriage shops, one blacksmith shop, a saw mill, livery stable and 300 residents.² In the 1880s the population of West Fairlee had risen to over 1,000 people, and seven school districts had been established.

The increase in residents in West Fairlee during the last decades of the nineteenth century was due in large part to job opportunities for men at the Vermont Copper Company at Ely, a mining village in southeast Vershire just west of West Fairlee village. Entrepreneur Smith Ely built up this company that began as a small copper industry in the early 1800s in which ferrous sulphate (copperas) was used for the production of ink, disinfectants, dyes, and for the curing of hides and pelts. Later, copper ore was produced. In the 1870s, 24 furnaces were operated in the smelting plant. In 1880, 850 men produced over 3,000,000 pounds of copper. Soon after, however, Ely's flamboyant grandson, Ely Ely-Goddard took over the company and the mine began to fail due to lower grade ore and mismanagement problems. By 1905 the mine closed for good and the buildings were razed or moved.³

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 4

During the nineteenth century Vermont was primarily an agrarian based economy. Most farmers, like those in Orange County, operated small-diversified farmsteads, raising crops such as corn, oats and potatoes, and a small number of animals for their own use. By the mid-century, farmers primarily raised sheep and by the end of the century, with the onset of the railroad that reached most large towns in each county, farmers turned to dairying and the manufacture of butter and cream which they sent out of state to Boston and other markets via refrigerated rail cars. Some prosperous farmers were successful stockbreeders of sheep, swine and horses.

The railroad had a negative effect on the Vermont economy, however, as it lured men away from their families to points west – in search of fertile farmland, gold in California, and better jobs in the cities. Farms were left idle and vacant. In response to this exodus and in an effort to encourage new people to come to Vermont, the state began an advertising campaign that listed farms for sale at low cost, and highlighted the natural beauty of the state.

At the end of the nineteenth century, tourism was on the rise. Americans wanted to escape the crowded, hot, and sometimes disease ridden areas of our newly industrialized cities for vacations, and sometimes for a new life in more slow-paced locations such as Vermont. A conservation movement in the last half of the nineteenth century brought with it a new interest in the mountains, the natural environment, and outdoor exercise. The wealthy could afford to visit remote areas of our country and stay in new hotels that were being built on mountaintops and along secluded rivers. The children of the wealthy were sent to summer camps that were just being established at the turn of the century in New England.

In the northeast, the first private summer camp for children was Camp Chocorua for boys that opened in New Hampshire on Squam Lake in 1881. The first girls' camp was Camp Arey, founded in 1892 in Arey, New York.⁴ At that time, camping in Vermont and New England was just getting started. Two private camps existed in 1890, about 20 in 1900, and 150 by 1910.⁵ The 1920s was the decade when most summer camps were launched in New England, with 18 in Massachusetts, and 15 each in Maine and New Hampshire.⁶ In Vermont, 59 new camps opened in the 1920s that survived into the 1980s. In 1926 Vermont had 7,000 people at summer camp.

The first camp in Vermont was Camp St. Ann's for boys, founded in 1892 on the shores of Isle La Motte. Abnaki, on the shores of Lake Champlain was founded in 1901 as a YMCA camp for boys. Keewaydin, one of the oldest camps for boys in North America, began in Canada in 1893, and another Keewaydin camp opened on Lake Dunmore in Vermont in 1910. The first camp for

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 8 Page 5

girls in Vermont was Camp Barnard, founded in 1903 on Lake Champlain at Mallett's Bay.⁷ (Camp Barnard no longer exists.) The next year the Gulicks made their decision to start Aloha Camp on Lake Morey and in 1905 it opened. Aloha Camp is believed to be the oldest operating girls' camp in Vermont and is one of the earliest girls' camps founded in New England.

Between 1906 and 1921 eight summer camps for children were established on Lake Fairlee. Four of these camps that are still in operation include, Camp Billings founded by the YMCA in 1906 which today is a private camp for boys and girls, Aloha Hive, a girls' camp started by the Gulicks in 1915 (ten years after Camp Aloha had opened seven miles away on Lake Morey), Locheam for girls that also opened in 1915, and Wyoda, which opened in 1916.⁸

AGRICULTURAL HERITAGE OF CAMP WYODA

The 97.83-acre site of Camp Wyoda / Middlebrook Campus is rooted in the agricultural heritage of West Fairlee. Archival sources tell us that the site was farmland during the nineteenth and early twentieth century, with Robert Thompson being the last farmer to work the land. He sold his farmstead to the Newcomers in 1921 for use as the site of Camp Wyoda.

Lorenzo Howe is the farmer that owned land at the mouth of Middle Brook during the last quarter of the nineteenth century. Howe is listed on the Beers' Map of 1877 as having houses on both sides of Middle Brook Road. One of the dwellings appears to be on the site of the Main Building for Camp Wyoda. The other dwelling no longer remains. A blacksmith shop, which is also no longer standing, is indicated on Beers' map on the lakeside of the road that is now Route 244, at the intersection with Middle Brook Road. According to Child's Gazetteer, in the 1880s Lorenzo Howe was a farmer with 80 acres of land on road 25, which today is Route 244. The Agricultural Census of 1880 values Howe's 80-acre farm, including buildings, at \$1,500. At that time Howe owned 2 milch cows, 2 calves, and one other animal. In 1879 he harvested 10 tons of hay, 18 bushels of buckwheat, 12 bushels of Indian corn, 250 lbs. of maple syrup, 200 bushels of Irish potatoes, and 8 cords of wood; his dairy operation produced 150 lbs. of butter, 20 lbs. of cheese, and 50 dozen eggs.

In 1912, Robert Thompson and his wife Annie arrived in West Fairlee from the town of Hemmingford in Quebec, Canada. The Thompsons were part of the wave of immigrants that came south from Canada to take advantage of low farm prices after native Vermonters and their families moved west in search of more fertile farmland and better paying jobs. Both Robert and Annie were born in Canada but had parents of Scottish and English descent. Both were literate.⁹ In 1912 Robert Thompson purchased two parcels totaling 130 acres of land located at the mouth

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 8 Page 6

of Middle Brook. On October 30, he paid \$700 dollars to Lionel Brown and his wife for 45 acres of land¹⁰. A few days later on November 1, 1912, he paid \$2,000 to Fred Brown for "the farm with appurtenances thereon...at the mouth of Middle Brook...said to contain about 85 acres."¹¹ Nearly three years later, on April 14, 1915, Thompson added to his holdings a small parcel of land by the Middle Brook bridge that contained buildings used as a creamery by the Lyndonville Creamery Association.¹² According to local history, around 1917 Thompson sold the large barn that formerly stood just east of the house to a farmer named Southworth that owned the first West Fairlee homestead which was settled by Nathaniel Niles in 1779. The barn was moved approximately 3 miles north on Middlebrook Road where it remains today on the Niles – Eaton property and is used as an auction house.¹³

For about ten years Robert and Annie Thompson worked their approximately 130-acre farmstead in West Fairlee. The 1920 Census tells us their two children Grant L. Thompson and Hazel Guertin lived with them. Nearby to the east, on the former Titus Farm, Harvey and Margaret Newcomer were operating Camp Wyoda on Titus Point (now called Passumpsic Point), on land rented from Henry Titus. The camp used buildings Mr. Titus had moved to the point from the closed Vermont Copper Company. As Camp Wyoda increased in numbers of campers, the Newcomers started to look for a new site where they could move their camp and have ample room for growth. To their surprise they found just what they were looking for almost next door at the Thompson Farm.

On July 21, 1921 Robert and Annie Thompson conveyed their farmstead, "130 acres more or less [which is] all the real estate we now own" to Harvey and Margaret Newcomer¹⁴. The transaction comprised the three parcels the Thompson's purchased in 1912 and 1915, including the creamery buildings. The total cost of the transaction is not recorded in the town records, but a mortgage deed signed between the Newcomers and the Thompsons in the amount of \$2,400, was discharged eight months later.

Today little remains from the Thompson Farm on the Middlebrook Campus. According to Wyoda Camp history, the Thompson farmhouse (building 1), which appears to date from around 1910, was rebuilt in 1947, although much of the ell is original. The Garage / Arts & Crafts (building 2), according to former Wyoda director, Mary Kay Binder, dates from the same time the Main Building was rebuilt, apparently using windows and doors and other materials from the former main block of the Main Building. The agricultural buildings including the barn as stated above, and the creamery structures, no longer exist.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 7

The Thompson Farm has been substantially changed since the directors of Camp Wyoda transformed the site to its new use as a girls' camp, however elements remain that recall its agricultural heritage, and are significant components of its historic setting. The vernacular, gable roof Main Building in its simple detailing, wood clapboard siding, and L-plan are typical of Vermont farmhouses and suggest its earlier use, while the open land across the brook now used as sports fields is also a distinctive element that contributes to the agricultural history of the site.

HISTORIC SIGNIFICANCE OF CAMP WYODA

Camp Wyoda is eligible for the National Register of Historic Places under Criterion A for its historic significance as an outstanding example of a children's camp in Vermont and the nation. Its early history as Camp Wyoda reflects patterns of history associated with the development of the children's camping movement that used outdoor recreation as the means to educate youth, with nature and the outdoors as its primary tools. The period of historic significance of Camp Wyoda spans the years from 1916 to 1952, beginning when Wyoda first opened on Passumpsic Point, through its move in 1922 to a new home on the former Thompson Farm, to the 1950s when it had evolved into a highly respected camp for girls that has made a significant contribution to the history of children's camping in Vermont.

Three patterns of history found in the camping movement in Vermont are represented at Camp Wyoda. 1) The camp was founded by teachers; 2) it had more than one location for the camp, in particular the camp was founded in one place before moving to the site that became the permanent home; and 3) it represents the relatively common occurrence of using a farmstead as the site for the permanent camp. The significant agricultural heritage of Thompson Farm as the permanent site for Wyoda has been discussed above.

First Site of Camp Wyoda on Passumpsic Point 1916-1921

When Harvey and Margaret Newcomer opened Camp Wyoda on Passumpsic Point in 1916, they already had two years of experience running a children's camp, as Harvey had been co-director of Camp Passumpsic for boys from 1914 to 1915. In 1916 the Newcomers opened their own camp for girls they named Wyoda, also on the point. When Camp Wyoda became overcrowded they moved to their permanent home on the Thompson Farm. The original location of Camp Wyoda on Passumpsic Point is important because it was on this site that the mission and early traditions of the camp were established. Background history of the Newcomer family sets the stage for this

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 8 Page 8

first location of Wyoda.

Harvey Newcomer was raised in a Mennonite family on a farm in Rohrerstown, Pennsylvania. His parents, John and Margaret were religious refugees that came from the Palatinate in Germany to Pennsylvania before the Civil War. Harvey graduated Phi Beta Kappa from Franklin Marshall College in Lancaster, Pennsylvania. In 1899, while teaching science in High School at Poughkeepsie, New York he met Margaret McLean, a teacher in the grammar school. Margaret's ancestors were from the same region in Germany. Harvey and Margaret were married in 1900 and spent their honeymoon at the Chicago World's Fair. They soon moved to New York City where Harvey accepted another position as science teacher at Wadleigh High School. The Newcomers lived on 114th Street but soon moved to Yonkers where they had room for a vegetable garden, and space for their two young daughters, Katherine and Eleanor to play. In 1913 Eleanor was diagnosed with diphtheria and poliomyelitis. The house was quarantined and after eight weeks Eleanor's good health returned but her left leg was one-half inch shorter than the right, and she had a slight limp. On the doctor's suggestion that swimming and walking could improve his daughter's limp, Harvey took the girls for long afternoon walks on Sunday in the woods around their home and to Van Cortland Park. They visited the Bronx Zoo and botanical gardens in Brooklyn. By the next summer Eleanor's limp was scarcely noticeable.¹⁵

The next summer, in 1914, Harvey and Margaret Newcomer with William Clendenin, also a teacher at Wadleigh High School started Camp Passumpsic for boys on Titus Point, two years before Wyoda was founded. A few years earlier in 1911, Clendenin and another colleague, Frank Bryant, both of whom were in the science department at Wadleigh High had founded Camp Quinibeck for girls on the other side of Lake Fairlee. It was through conversations with the two men that Harvey became interested in the idea of starting a camp. Harvey and Margaret both realized the positive benefits a summer of swimming and fresh air would have on their daughters, and the strength the exercise could bring to Eleanor's leg. Together the Newcomers and William Clendenin purchased a farmstead on Titus Point. They enlarged the farmhouse, converted the dairy barn to a recreation hall, and built six bungalows like those at Camp Quinibeck. That fall, following the first season, a wind storm damaged the bungalows and a new group was built in a more protected area for the next summer. In 1922 the barn burned.

After two years running Camp Passumpsic, Harvey and Margaret decided to look for a new site to start a girls' camp so that their daughters would be able to better participate in all activities. At that time it was not acceptable for young girls to join in many of the activities boys enjoyed. The Newcomers first rented facilities from Henry Titus on Titus Point for their new camp, which they

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 8 Page 9

named Wyoda. It was adjacent to Camp Passumpsic. The nucleus of the camp was several cottages formerly occupied by miners at the Vermont Copper Company near West Fairlee, which Mr. Titus had moved to the point.

Margaret was responsible for selecting the new name for the camp. During the winter of 1915 her daughter Katherine was a Campfire Girl in Yonkers. Using a booklet of Indian names that had been compiled by the Campfire Girls (each girl had a name with a special meaning), Margaret chose the name Wyoda, which means "the promise of love and protection" in an Indian language.¹⁶ In many ways this selection, based on a native American tradition, foretold other traditions that were to come at Wyoda.

Wyoda operated for six years at Titus Point, from 1916 through 1921. Harvey was fondly known as Uncle Harvey. He was in charge of sports, hiking, and Sunday evening walks. He was a good storyteller, had a great sense of humor, and was known for his Pennsylvania Dutch jokes and ghost stories. Margaret was called Aunt Margaret, and she also was well-suited to her role as a camp director. She is remembered as outgoing, and had great ideas for parties, dramatics and special events. She expected good behavior, was fair in her decisions, was a good problem solver, and possessed excellent management skills and keen insight when selecting counselors. In the early years Margaret also held the role as camp nurse, as she had taken Red Cross courses as part of the war effort. A doctor was available nearby in Post Mills.

The first year there were about 12 campers at Wyoda. It was "like a large family vacationing on the shores of Lake Fairlee." There was no electricity and the nearest phone was nearby at Camp Passumpsic. The grocer, Mr. Raleigh Hatch from Post Mills, sent his assistant with a horse and wagon three times a week to take the order that was delivered that afternoon. The meat man came twice a week and the fish monger on Friday. Local non-pasteurized milk cost 10 cents per quart, and strawberries and corn were available in season. The assistant cook made ice cream twice a week, and meals were prepared on a wood burning stove.¹⁷ An epidemic of polio in New York City and the surrounding vicinity during the summer of 1916 meant that all campers from that area stayed two extra weeks until the quarantine was lifted.¹⁸

The buildings on Passumpsic Point that were used for Camp Wyoda have been either substantially modified or moved to yet another new location (many were first moved to the point by Henry Titus from the closed Vermont Copper Company). Primary buildings included the Green House, the Gray Cottage and the Brown Cottage. The Green House was the headquarters building, and was later moved across the ice one winter to Post Mills to a location approximately

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 10

100 feet south of Baker's General Store. The Brown Cottage, used for Arts & Crafts, was later moved across the bay to its present location on the water just south of Middlebrook Campus where it became Kozy Nook, a tea room and gathering place for counselors. Today Kozy Nook is owned by Mary Kay Binder, who served as the last Wyoda director, and her husband Robert. It is unknown what became of the Gray Cottage that was used as the Assembly Hall. Three bungalows were built as sleeping quarters for campers and counselors. A number of historic camp bungalows remain today on Passumpsic Point, but they have been substantially altered as private cottages with new siding and windows. Camp Passumpsic no longer exists and the remaining historic buildings on the point have also been purchased and converted to summer cottages under private ownership.

In 1921, the last year Wyoda used its Passumpsic Point location, two important traditions were initiated – Woodcraft League and Goodnight Circle. Woodcraft League was an outdoors oriented children's organization started in 1902 by Ernest Thompson Seton under the original name of Woodcraft Indians. It was one of several children's organizations established soon after the turn of the century, which were part of the "back to nature" movement in American social thinking and behavior that began in the 1880s.¹⁹ Uncle Harvey (and Mr. Clendenin of Camp Quinbeck) joined the league because they felt the Woodcraft program would add another dimension to the camp. Indian lore and good stories, and knowledge of many aspects of nature would enhance the camp program, and unusual games would be fun for old and young.²⁰

Each Monday night Woodcraft Council was held in a special place in the woods where a large ring had been built of lumber and logs with seats around the inside. The ring was located on a flat area up the hill (just west of the Voyageur's cabins today) and had a view of the lake. Uncle Harvey was the Chief and ran the Council. He directed lighting the fire, followed by recitation of Woodcraft Laws. Four Watchwords - Fortitude, Beauty, Truth, and Love, each had three laws, such as "Be brave" (Fortitude), "Word of honor is sacred" (Truth), "Be the friend of all harmless wildlife" (Beauty), "Be Kind. Do at least one act of unbargaining service every day" (Love). Campers would share their nature observations of the week – about the chipmunks, skunks and other animals. Next were Indian games and tests of skill and knowledge, such as fire building and leg wrestling between the two camp groups – the Reds and Blues. The competition was informal and good-natured, resulting in lots of laughter. The Council ended with a story at twilight in the glow of the campfire, and singing of the Omaha Tribal Prayer.

Goodnight Circle was a tradition that came to Wyoda from Aloha Hive, the girls' camp located on the lake one-half mile up the road. One evening in 1921 after the Wyoda girls had participated

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 11

in a baseball game at Hive, they were invited to join in the Hive Goodnight Circle. The counselors enjoyed the Goodnight Circle and felt it was a comforting way to end the day.²¹ From then on it also became a tradition at Wyoda. After the evening's event and a snack of crackers and milk, the girls formed a large circle with the younger ones in an inner circle and they all sang the Goodnight Song:

*When the shadows of the evening
Come up from the lake
And the last rays of the sunset are gone.
At Wyoda we gather
Singing goodnight together
Then we climb to rest
Up to our nest
Goodnight.*

Then the younger girls left to get ready for bed while the older girls hummed the second verse. Today both Aloha Camp and Aloha Hive continue the tradition of the Goodnight Circle with all campers and counselors gathering in a circle each night, although it varies a bit at each camp - Hivers sing one song and then leave for bed; Alohaites sing many songs, with each unit excused one by one between songs.

Camp Wyoda / Middlebrook Campus 1922-2002

When Wyoda had outgrown its original site, the camp moved to the former Thompson farm, which was practically next door. The Farmhouse (building 1) with some alterations would serve as the main lodge and six new bungalows in a row on the first ridge would be sufficient for the expected enrollment in 1922. There was plenty of room for expansion. "Our baseball diamond was in the field to the east of the brook and a tennis court was in the expansion plans. The boats and canoes were kept on the side of the main highway in a shed with a canvas roof."²²

The setting of the new camp was somewhat different than today, primarily because the land was mostly treeless, typical of farmsteads that needed open land for crops or pasture. At the end of the last camp season at Passumpsic Point, before the first year at their new location on Thompson's Farm, Uncle Harvey and his daughters planted the row of white pine trees that today line Route 244 and screen campers from traffic. Some years later they also planted pine seedlings throughout the hillside area to shelter the bungalows and other buildings. A different tree was

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 12

planted in front of each of the six original bungalows. When many of the pines later suffered from white pine blister, a number of scotch pines were planted. Today many of these trees have survived creating a mature landscape with a magnificent tree canopy of pines.²³

The only Thompson farm building known to remain on the site is the Farmhouse (building 1). During the Thompson ownership, the large red, barn located south of the farmhouse was sold and moved up Middle Brook Road to the Southworth Farm, which is the farmstead established by Nathaniel Niles, the first settler of West Fairlee. Gladiolas grow each summer where long bolts formerly fastened the barn to rock outcroppings. The creamery buildings no longer exist.

The Farmhouse (building 1), then called the Lodge, was modified somewhat to better meet the needs of a growing camp. A wide porch was built on three sides – one part as a screened dining room, another for crafts, and the third for general assembly. A stone chimney was built on the rear wall, and the large back room with the fireplace was used for evening activities and on rainy days.

In the early years at the new location, meals were prepared on a wood stove. Mrs. Bayles was the cook and Violet Boyd, the “colored assistant”. Wood for the stove was supplied by the “handy boy”. The refrigerator, called the “cooler” or “ice box”, had to be supplied from the icehouse across the road where the creamery once stood. Modern amenities that were provided from the first years included electric lights in the Lodge, bungalows, and washhouses, and a telephone.

The girls were divided into three groups – Juniors, Intermediates and Seniors. Thought of as a camp family, all campers and counselors met for meals, flag raising in the morning and lowering in the evening, morning assembly, and the evening social hour first held in the Lodge, and later in McLean Hall (after it was built in 1937), for special events such as Gypsy Day, Wyoda Day and the grand finale of the season, the formal banquet.

In the 1920s, outdoor programs were expanded upon. The waterfront became the busiest area of the camp, and swimming was the most popular activity. Every camper had a morning swim lesson and free swim in the afternoon. Girls could work toward a Red Cross Life Saving Certificate, and diving was offered. Mr. Roland George was the beloved director of the waterfront for many years, and was largely responsible for the success of the swimming programs. Mr. George also led morning calisthenics in the drill field at the base of the ridge below the row of bungalows. Other traditional activities included rowing, canoeing, tennis, sailing, hiking, and overnight trips to special campsites or the Connecticut River. Activities more

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 13

typical of those at boys camps that were offered at Wyoda included baseball, basketball, archery, fencing, and riflery. At Arts & Crafts girls were encouraged to draw from nature, and use these sketches in designs for baskets and other handicraft items. Riding was always a popular sport. In the first years the Wyoda girls used the horses at Aloha Hive Camp. In 1950 the Wyoda horse barn was built.

Music was always an important part of Camp Wyoda. Many girls brought instruments to camp and played in the orchestra that performed at Sunday Vespers and church services in Post Mills. In the early years there were two ukulele ensembles – a Junior and a Senior Uke group, which played at special programs. A trumpeter played reveille in the early morning, a tattoo in the evening after the night's events, and taps to signal bedtime. Singing was associated with many events and has always been a means of building camp spirit. The Wyoda Log has numerous entries that mention singing, and the favorite camp song, which was "We Are a Jolly Bunch of Girls". The first verse and chorus is written below.

*We are a jolly bunch of girls.
We stay at Wyoda Camp.
And all day long we live in whirls,
Our spirits are never damp.
We romp and play from morn 'til night.
And rest an hour at noon.
We play baseball and row on the lake,
By the light of the silvery moon.*

*Oh Camp Wyoda
Camp Wyoda, so dear,
Oh Camp Wyoda, we are
So glad we are here!*

Inter Camp Day was a day-long event that campers looked forward to and enjoyed for the opportunity to meet girls from other camps from Vermont and New Hampshire. It was hosted at a different camp each summer. The girls came in their own camp uniforms. In 1919 it was held at Camp Quinibeck on Lake Fairlee and 1,444 girls attended from 16 camps. The day's activities included games, craft exhibits, swimming and diving exhibitions, dinner, and square dancing afterwards. In 1922 the event was held in a field on Lake Fairlee. That year each camp picked a theme. Wyoda chose the "Snow Queen" and the girls, dressed all in white, arrived by canoes they

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 8 Page 14

had decorated in white gauze.

While traditions and activities remained relatively constant at Wyoda throughout the twentieth century, clothing styles have not. Fashion for women and girls is a good indicator of women's role in society. As it became more acceptable for women to enjoy the out-of-doors and engage in athletic activities their clothing styles became less confining and allowed more freedom of movement. At about the same time as women won the right to vote (1920), they were seen in shorter hemlines and costumes of less voluminous fabric. Great strides had been made from the mid-nineteenth century when women had to wear ankle length dresses and heavy stockings when in the out-of-doors.

When Wyoda opened in 1916, full-length skirts for hiking had largely been rejected in favor of knee-length bloomers. An entry in the Camp Wyoda Log in 1916 recounts the "formal attire" the girls wore to the dedication of the new assembly hall at Camp Quinibeck, dressed in "white middies, dark blue serge bloomers, long black stockings, white sneakers, red ties and headbands."²⁴ In the 1920s, headbands were fashionable for flappers, but also alluded to headgear of Native Americans and the interest in Indian culture at Wyoda. By the late 1920s the girls wore sneakers and ankle-high socks, and their bloomers were shorter. They wore wool jersey bathing suits that were heavy when wet and rarely had time to dry out. By 1940 middy blouses were replaced with white, short sleeve "camp" blouses that buttoned up the front and had simple collars. A camp brochure from around 1950 describes the "camp costume" at that time as navy shorts, white shirt, scarlet kerchief and anklets, and navy crew hat. Parents were able to order these items from the official outfitter, Alex Taylor and Company, on 42nd Street in New York City. It was felt that simple uniforms reduced social barriers and simplified the issue of what is and what is not appropriate dress.²⁵

Girls were encouraged to become independent thinkers, who as future leaders could make a contribution to the well being of the world. One way young campers were able to develop leadership skills at Wyoda was through the Campus Council. The Council met weekly with girls from each age group attending to discuss camp programs and regulations, and offer suggestions for change or improvement.

The girls were not expected to "rough it" too much at Camp Wyoda even though they were encouraged to think and act like their male counterparts in terms of intellectual activity and outdoor sports programs. By the 1950s the camp brochure claims that hot showers, sinks and flush toilets were convenient to all bungalows. Many of the girls at Wyoda were from wealthy

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 15

families that most likely expected these modern amenities.

During the war years of World War II, camps became surrogate parents while fathers were away in military service, and mothers often worked outside the home. Parents felt their children would be safe in the rural environment of camp, far away from the threat of bombings in the cities, or disease outbreaks such as polio. Camp enrollments soared, comprised now also of children from the emerging middle class that had more money to spend. Parents sometimes sent ration stamps along with tuition payments.²⁶ Food items such as sugar that were rationed, had an impact on meals and many foods were scarce. To contribute to the war effort the girls at Wyoda worked in the camp victory garden.

By the 1950s Wyoda was firmly rooted in the girls' camping movement in New England with established standards for which the camp was well respected. Attendance was limited at fifty girls. By this time the camp had 18 bungalows for the girls and their counselors. The younger girls lived in the "bungs" along the front ridge. The older campers were housed farther in the woods where the Voyageurs are today.

The Wyoda mission continued to focus on providing education for girls through outdoor recreation, using nature for inspiration. The camp brochure from around 1950 clearly states this aim on page one.

To run, to jump, to swim. To sit in the shade of trees by flowing water. To dream in the silence that lies amid the hills. To feel the solemn loneliness of deep woods. To learn to know as one knows a mother's face, every change that comes over the heavens from the dewy freshness of early dawn to the restful calm of evening, from the overpowering mystery of the starlit sky to the human tender look with which the moon smiles upon the earth. All this is education of a higher and altogether real kind than is possible to receive within the walls of a school; and lacking this, nothing shall have power to develop the facilities of the soul in symmetry and completeness. Bishop Spaulding²⁷

As the second half of the twentieth century unfurled, the American camping tradition remained strong. Children's camps prospered in large part due to optimism stemming from the sound United States economy and our position as a world leader. It became part of the American Dream and a status symbol to send a child to camp. Camps continued to be attractive for single parent families, and families with two working parents.²⁸

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 16

In the 1950s and later, the Wyoda camp directors began to advertise in other countries to attract children from abroad, which would bring a multi-cultural aspect to the camp. International campers and counselors have come from Iran, Germany, South and Central America, generally from wealthy families that could afford the high cost of travel to the United States, and the camp tuition.

Outdoor recreation changed somewhat during the last half of the twentieth century at Wyoda. While primary programs remain for swimming, archery, tennis, arts and crafts and sailing, some programs have been eliminated such as riding, fencing, and morning calisthenics. Because the Middlebrook Campus now operates Summer Horizons day camp on weekdays for both boys and girls, the programs now must involve activities for day time hours only. Extended overnight camping and canoe trips, formerly for the older girls at Wyoda, now are available for older youth in the Voyageurs program which offers week long trips, using the Middlebrook campus during the weekends only, before and after the campers are away on their trips. Overall however, the goal to have children interact with nature and the outdoors, in order to become knowledgeable about the natural world and gain confidence by becoming proficient in sports activities, is not substantially different in vision than it was when the camp was founded by the Newcomers in 1916.

Although the vision for outdoor recreation, and camper spirit have remained relatively constant since Wyoda opened in 1916, the cost of the camp experience has risen with the years. Hand written Wyoda accounting records from the 1920s show the difference in costs compared to today. In the 1920s Wyoda tuition for an 8-week session was \$275; today the full 7-week season at Aloha for a residential camp (rather than Middlebrook which is a day camp) is \$5,800. The total received in camper tuition in the 1920s account was \$9,468.16. The total cost of materials and supplies for that summer was \$2,057.76, and total labor (salaries) was \$1,262.15. Other expenses were \$285 paid to the Yonkers National Bank (presumably payment on a note for the camp), and merchandise purchased, \$1,113.95. Individualized expenses included \$400 for food, \$181 for meat, \$17.60 for ice cream, \$215 for the cook, \$100 for the handy boy, \$11 for a nature magazine, and \$36.75 for the Brooklyn Daily Eagle.

Over time additional land was added to the camp, and some was later sold. In June 1996, camp director Mary Kay Binder and her husband Robert were deeded the former Badger Farm, which included 90 acres of land and farm buildings on Middlebrook Road, one-third mile from the camp. Six months later, on January 20, 1997, the entire camp complex and approximately 118 acres, excluding Kozy Nook, was sold to the Aloha Foundation, Inc. for \$500,000. This

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 17

transaction comprised the historic parcel, "most of which [was] conveyed to Camp Wyoda, Inc. by Katherine N. Schlichting and Herbert W. and Eleanor N. Bratley on January, 24, 1949."²⁹ The next summer, 1998, Summer Horizons, a day camp for boys and girls had its first season on the former Wyoda property.

The sale of Camp Wyoda represents a pattern associated with the history of many New England camps that were established and run by family members for decades. Camp Wyoda, like the Aloha Camps reached a point when family members, although interested in the welfare of the camp, were no longer in a position to carry on the tradition of owning and managing the camp, and it was then sold to the Aloha Foundation.

ARCHITECTURAL SIGNIFICANCE OF CAMP WYODA

Camp Wyoda, now known as Middlebrook Campus, is eligible for the National Register under Criterion C for its exceptional and highly intact complex of historic buildings that convey the history of the camp and embody its significance as a girls' camp. The complex is distinctly unique as all but one of the Wyoda buildings were constructed by the early 1950s, and until the Aloha Foundation purchased the camp only one building, a wash house (22), had been constructed during the last half of the twentieth century. Today, of the 40 total structures on the property, only six are non-contributing structures, and five of them were constructed after 1997. The property is also highly distinguished for its rare group of five Adirondack Rustic buildings associated with the early years of the camp (buildings 3 – 7). The eighteen bungalows are important as one of the largest stylistically unified groupings of historic cabins at one camp in New England. The cabins are unusual for their stylistic features characteristic of the Bungalow style of architecture with clear Japanese influences.

The variety of building types characteristic of children's camps in Vermont exist at the Middlebrook Campus including a main building, an assembly hall/theater, cabins, wash houses, art building, nature building, infirmary, staff housing, library, landsport building and boathouse. Historic, special places or settings such as the ring for the former Woodcraft Council no longer exist, but new settings such wishing fires and wooded campsites are being planned for the future.

As stated above in the discussion of the historic significance of the camp, the Main Building (1) formerly called the Lodge, retains importance for its associations with the agricultural heritage of

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 8 Page 18

the camp, as well as its second period of significance when the Newcomers modified it, both in 1922 and c. 1947. The vernacular features of the building that recall its original use as a farmhouse that are distinctive characteristics of this first period include the L-plan form, clapboard siding, gable roof, and simple wood trim details such as corner boards and flat stock window and door surrounds. The period when the building was modified for use by the camp is also distinctly evident and represents the seasonal use of the structure. These features include the stone chimney with stone fireplace, deep wrap-around porch, and the multi-light double doors and casement windows throughout. The large meeting hall that comprises most of the main block is typical of summer architecture for camps. The broad doors that open to the inside hall without an entry vestibule are an intentional way to bring nature inside - to allow air and light to flow easily between the interior and outdoors.

A grouping of five Adirondack Rustic buildings - the Infirmary, Staff Housing, Assembly Hall, Hanio/Director's House, and Nature Building (2-7) all date from the early 1920s to about 1940. Four were built in a row (2-6) along the first ridge behind the Main Building, with the Nature Building (7) just behind the Assembly Hall in a low area below the ridge. The buildings are not clearly visible from the road as they are sheltered somewhat behind pines and other vegetation that is fullest during the summer season. The buildings are united by a similar form and features, which include their one-story height, generally square or rectangular form, shallow hip roof (except for the Hanio, now a gable roof but originally a hip), deep extended eaves, exposed rafter tails, log details for porches, asphalt roofing shingles, wood siding, and stone chimneys on all except for the Nature building which has no chimney. Of the buildings in this grouping, the Hanio has been changed the most, although these changes occurred over sixty years ago, after the building was damaged in the hurricane of 1938 when the roof was torn off. Hanio was then rebuilt with a gable roof that extended over the front portion of the original wrap around porch, and the side portions of the porch were incorporated into the body of the building.

The Assembly Hall (5) at Wyoda, built in 1937, also appears to have been influenced by other assembly halls at camps nearby, in particular the Hale at Aloha and Comb at Aloha Hive. The Hale was built in 1913, the Comb c. 1917. All three halls have many similar features - the rectangular form, hip roof, stone chimney, veranda across the front (and sides of the Aloha buildings), single wall construction, and wood pier foundations. An influence of Hawaiian cottage architecture on the Hale and Comb have been determined due to the Hawaiian heritage of camp founder Edward Gulick, whose father and grandfather were missionaries in Hawaii. Both the Hale and Comb resemble the 1841 Wai'oli Mission Church in Hawaii. The Wyoda Assembly Hall has many of the same characteristics as the Hale and Comb including the large single

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 8 Page 19

interior room with a stone fireplace, hardwood flooring, and build-in benches along the walls. According to former Wyoda director, Mary Kay Binder, local builders that most likely also worked on the Aloha camps constructed their Assembly Hall, thus making another connection between the two camps that further supports the possibility of shared characteristics. Of course, the Newcomers were well acquainted with all the camp directors around the lake and thus in their association with the Gulicks, who directed the Aloha Camps, sharing of ideas on camp architecture and other programs is expected.

Several features of the Wyoda Assembly Hall that are specific to this building give it a distinctive character. Its historic name is McLean Hall, which is the maiden name of Aunt Margaret, one of the camp founders. The fireplace is built of local stone sent by alumni from different parts of the country and a few pieces of petrified wood from California. Director Katherine Schlichting's husband, who worked in the marine transportation division of Sacony Vacuum, provided the ship's wheels that have been made into chandeliers. (Lanterns on some buildings that are ship's lights also came from Katherine's husband.)

The surprisingly large number of bungalows at Wyoda - a total of eighteen - comprises nearly half of the total camp structures. This differs from the other three Aloha Camps, which have tents included in each camper unit. At Wyoda, however, all campers lived in cabins that they called Bungalows, or Bungs. (The four tents in the Middlebrook Voyageurs area are a recent addition.) As noted above, the girls at Wyoda, were not expected to rough it too much; they were exposed to the outdoors, and experienced the rigors of hiking and extended camping trips in the mountains of New England, but when at home on the camp property, they all lived in bungalows.

A clear stylistic difference exists between the Wyoda bungalows and the camper cabins at the three original Aloha camps - Aloha, Hive and Lanakila. The camper shacks as they are called at the three Aloha camps appear based on military training barracks from around the time of World War I or earlier. They are clearly similar to those found in photographs of training barracks built for Company C comprised of University of Vermont students in the Vermont National Guard at the Mexican border in 1918.³⁰ Architectural drawings dated 1917 for barracks at a naval base in South Carolina have a surprisingly large number of features that are found on the Aloha shacks - the rectangular form, single wall construction with exposed framing inside, wood pier foundation, shallow gable roof, and windows that are covered only by hinged shutters operated by ropes and pulleys from the inside. These were simple buildings, that were easy to construct, and were meant to provide shelter in warm climates, with no frills or modern amenities. They were not expected to last, but like the Aloha shacks, many still exist today.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 20

The Wyoda bungalows are not strictly utilitarian in form and feature, but rather have a clear stylistic heritage that appears have several influences. First, other camps built on Lake Fairlee prior to the opening of Wyoda have cabins that were very likely the model for the Wyoda cabins. Historic photographs of the complex at Quinibeck that opened in 1911 reveal cabins similar in form and detail, with three by one bays, a hip roof, horizontal board siding, and a deep extended eaves overhang. Camp Passumpsic and the original location of Camp Wyoda on Passumpsic Point also used this model. Today however, the cabins at Quinibeck have been either demolished or moved to new locations where they have been modified as seasonal buildings under new ownership, as have those on Passumpsic Point. The Wyoda examples, at the permanent home of the camp on Middlebrook Road, however, remain highly intact. The earliest cabins (such as 11, 12, 27, 32) that are 12 feet 4 inches wide, by 18 feet 4 inches long and have an eaves overhang of 40 inches with 55 inches extending at the corners are most well preserved. New roofs on some of the early cabins, and the cabins that were built later, have a 27 inch overhang with 36 inches extending at the corners.

The origin of this type of camper cabin is unknown at this time; however, its style and form appear to be based on the Bungalow style of architecture, which was popular during the first decades of the twentieth century. The Bungalow style has many manifestations as it is found around the world in places with tropical climates, thus it clearly lends itself to summer camp architecture in America. Gustave Stickley, an American designer, was a proponent of the Bungalow style. He wrote;

For any place, whether mountain or valley, that is really in the country, the best form of summer home is the bungalow. It is a house reduced to its simplest form, where life may be carried out with the greatest amount of freedom and comfort and the least amount of effort. It never fails to harmonize with its surroundings, because its low, broad proportions and absolute lack of ornamentation give it a character so natural and unaffected that it seems to sink into and blend with any landscape.³¹

The Wyoda bungalows are an expression of Stickley's description of this style with their "low, broad proportions and absolute lack of ornamentation...so natural...[they] blend with [the] landscape."

An interesting characteristic of the grouping of bungalows, especially those that line the first ridge, six of which were all built in a row for the first year of camp, is their similarity to Japanese

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 21

architecture. The influence of Japanese architecture on the Wyoda bungalows is supported by the fact that Japanese art and design was fashionable in America at the end of the nineteenth century and later. Frank Lloyd Wright and other American architects were profoundly influenced by Japanese design. Many Americans were first exposed to Japanese design at the imperial Japanese exhibit at the World's Columbian Exposition in Chicago in 1893 and later world's fairs, where arts exhibited in Japanese pavilions drew great interest.³² Could it be that Harvey and Margaret Newcomer were first intrigued by Japanese design and architecture on their honeymoon when they visited the World's Fair in Chicago in 1900?

Many features of popular Japanese architecture of the early twentieth century are found in the Bungalows - the fluid spaces covered by a broad, sheltering roof with generous overhanging eaves, and much light pouring inside. These features and the placement of the Wyoda bungalows are characteristic as well of Japanese wood block prints that have similarly styled buildings grouped together among hills and knolls somewhat like the ridges at Wyoda. The buildings have hip roofs, deep eaves, and are sheltered by broad branches of pine trees. Like the Wyoda bungalows, the Japanese prints appear to reflect a love of nature and the relationship of nature to the buildings.

Recent buildings constructed since the Aloha Foundation purchased the camp, have either replaced deteriorated structures such as the Horizon's Lower Washhouse (8) built in 1999 on the site of an earlier bathhouse, or were built to enhance existing facilities. The Landsport Building (35), located in the large sports field east of Middle Brook, is a new structure, and the Cocoon (39) was built as a changing house for swimming at the waterfront. These buildings, although non-contributing due to age, generally are compatible with the character of the camp, its setting and other structures, as they all are similar in size, massing, and detail to the other camp buildings.

The historic buildings at Middlebrook Campus remain well preserved and well maintained with high regard evident for retaining distinguishing features. Original features such as roofing, chimneys, siding and windows have been well preserved and repaired where necessary. The former orange-brown color of many buildings during the Wyoda years has been changed to a dark brown typical of the buildings at the other Aloha Foundation camps.

The setting of the camp as a facility for outdoor recreation has remained remarkably intact since it moved to its permanent home in 1922, with some changes due to elimination or expansion of existing programs. In 1922, the Newcomers wrote that the facility had plenty of room for

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCamp Wyoda
West Fairlee, Orange County, VermontSection number 8 Page 22

expansion. They noted the field east of Middle Brook would be the location for the baseball diamond. Today, as predicted by the founders, the field has become the focus of all landsports activities – tennis, archery, soccer and other field sports. The waterfront, too, remains in its original location, with the 1941 boathouse still in use, the docks in their historic location, and swimming on the same beach with the same bleachers used in the 1950s. Expansion at the waterfront is seen in the new building, the Cocoon (39), a changing house. The site of morning calisthenics, just below the original bungalows (9-14) was enlarged with the addition of two tennis courts and a basketball court by the 1950s. Today the tennis courts are all located east of the brook in the Landsports area but the basketball court remains (rebuilt). One program that has been eliminated that has affected the setting somewhat is the loss of the Woodcraft League. This program of Native American activities no longer exists at the Middlebrook Campus and the wood-ringed circle for the weekly meetings, that was located northwest of the camper cabins, has been removed. Expansion of the cabins as noted above, occurred to the west and north of the original cabins. As the pine trees planted by the Newcomer family matured, and hardwoods and other woodland vegetation grew up, the former open agricultural setting of the Thompson Farm became a wooded landscape west of the brook that since the 1950s has hidden most buildings from view.

The children's summer camp, like the summer cottages that were built at the same time by seasonal residents around Lake Fairlee and other secluded lakes in Vermont and New England, were a product of their time. It took the combination of newfound leisure, easy transportation, a burgeoning urban society, and the conservation and feminist movements to produce the meaning and the accompanying forms that ultimately created the summer camp.³³ Wyoda / Middlebrook Campus is highly significant in Vermont and the nation for its contributions to the history of children's camps in New England and the continuing contributions the founders, directors and other staff have made to the education of young children.

¹ Child, p.507

² Ibid.

³ Graffagnino, p. 87

⁴ Eells, p. 39.

⁵ Waterman, p. 309

⁶ Waterman, p. 454

⁷ Ibid.

⁸ Schlichting, p. 2

⁹ Fourteenth U. S. Census, 1920.

¹⁰ West Fairlee Land Records, Book 11, p. 151.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 8 Page 23

-
- ¹¹ Ibid. Book 11, p. 227.
 - ¹² Ibid. Book 12, p. 21.
 - ¹³ Interview, Eaton.
 - ¹⁴ Ibid. Book 12, p. 211.
 - ¹⁵ Schlichting, p. 2.
 - ¹⁶ Ibid. p. 10.
 - ¹⁷ Ibid. p. 11.
 - ¹⁸ Ibid. p. 12.
 - ¹⁹ Waterman, p. 308-9.
 - ²⁰ Schlichting, p. 57.
 - ²¹ Ibid. p. 67.
 - ²² Ibid. p. 69.
 - ²³ Ibid. p. 69.
 - ²⁴ Ibid. p. 12.
 - ²⁵ Kennedy, p. 70.
 - ²⁶ Ibid. pp. 8-9.
 - ²⁷ Camp Brochure, p. 1
 - ²⁸ Ibid. pp. 10-11.
 - ²⁹ Land Records Book 34, p. 512.
 - ³⁰ *The Ariel*, 1918.
 - ³¹ Clifford, p. 64.
 - ³² Scully, p. 116.
 - ³³ Clifford, p. 104.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 9 Page 1

BIBLIOGRAPHY

Beers, F. W. & Co. Atlas of Orange County, Vermont. 36 Vesey St., New York, NY, 1877.

Camp Wyoda Brochure. C. 1950. Courtesy of Mary Kay Binder.

Child, Hamilton. *Gazetteer of Orange County, Vermont, 1762-1888*. The Syracuse Journal Company, Syracuse, New York. 1888.

Clifford, Susannah. *Retreat to Vermont: An Architectural and Social History of a Vermont Summer Community*. Masters Thesis, Historic Preservation, Columbia University. 5/7/1987.

Eells, Eleanor. *History of Organized Camping: The First 100 Years*. American Camping Association, Martinsville, Virginia. 1986.

Garner, John S. *World War II Temporary Military Buildings. A Brief History of the Architecture and Planning of Cantonments and Training Stations in the United States*. U.S. Army Corps of Engineers. 1993.

Graffagnino, Kevin J. *Vermont in the Victorian Age. Continuity and Change in the Green Mountain State, 1850-1900*. Vermont Heritage Press and Shelburne Museum. Bennington and Shelburne, VT. 1985.

Hemenway, Abby Maria, Ed. *The Vermont Historical Gazetteer, Volume III*. Burlington, VT. 1871.

Kennedy, Richard C. and Kimball, Michael. *Choosing the Right Camp. The Complete Guide to the Best Summer Camp for your Child, 1995-96 Edition*. Times Books, New York. 1996.

Lind, Carla. *The Wright Style*. Simon & Schuster, New York. 1992.

Robinson, Philip G. *The Town Under the Cliff, A History of Fairlee, Vermont*. Philip G. Robinson. 1957.

Schlichting, Katharine Newcomer. *Early Days of Camping on Lake Fairlee*. Pamphlet, 1986.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Camp Wyoda
West Fairlee, Orange County, Vermont

Section number 9 Page 2

The 1918 Ariel. University of Vermont. Library Research Annex. Burlington, VT.

United States Agricultural Census, State of Vermont, 1880.

United States Census Records: 1900, 1910.

Vermont Division for Historic Preservation. Historic Context files on Vermont Tourism. July 5, 1989.

Waterman, Laura and Guy. *Forest and Crag. A History of Hiking, Trail Blazing, and Adventures in the Northeast Mountains*. Appalachian Club, Boston. 1989.

West Fairlee Land Records. Town Clerk's Office, West Fairlee, Vermont.

Interviews

Binder, Mary Kay. Former Director, Camp Wyoda. August and September 2002.

Taylor, Posie Merritt. Executive Director, Aloha Foundation, Inc. January 7, 2002

Van Gulden, Norman. Former Director, Camp Abenaki (Vermont). September 2002

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Camp Wyoda
West Fairlee, Orange County, Vermont

VERBAL BOUNDARY DESCRIPTION

The boundary of Camp Wyoda is recorded on Tax Map 10, parcel 22, in the Town Clerk's Office, Town of West Fairlee, Vermont.

VERBAL BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with Camp Wyoda.

CAMP WYODA LIST OF BUILDINGS AND STRUCTURES

Early Camp / Horizons Area (1-22)

1. MAIN BUILDING, c. 1910/ 1922/ c. 1947
2. GARAGE/ARTS & CRAFTS, c. 1947
3. INFIRMARY, c. 1935
4. STAFF HOUSING, c. 1940
5. ASSEMBLY HALL, 1937
6. HANIO/ DIRECTOR'S HOUSE, 1923 / 1939
7. NATURE BUILDING, c. 1925
8. *HORIZON'S LOWER WASHHOUSE, c. 1999*
9. to 19. HORIZON'S CABINS, 1922/ c. 1945
20. HORIZON'S UPPER WASH HOUSE, c. 1940 / c. 1999
21. LIBRARY, c. 1925/ c. 2001

Voyageur's Area (23-33)

22. *VOYAGEUR'S LOWER WASH HOUSE, c. 1985*
23. EAGLE'S NEST, 1952
24. VOYAGEUR'S STAFF HOUSE, c. 1950
25. VOYAGEUR'S UPPER WASH HOUSE, c. 1940
26. to 32. VOYAGEUR'S CABINS, c. 1940 / c. 1945
33. *PUMPHOUSE, 2002*

Landsports and Waterfront Area (34-39)

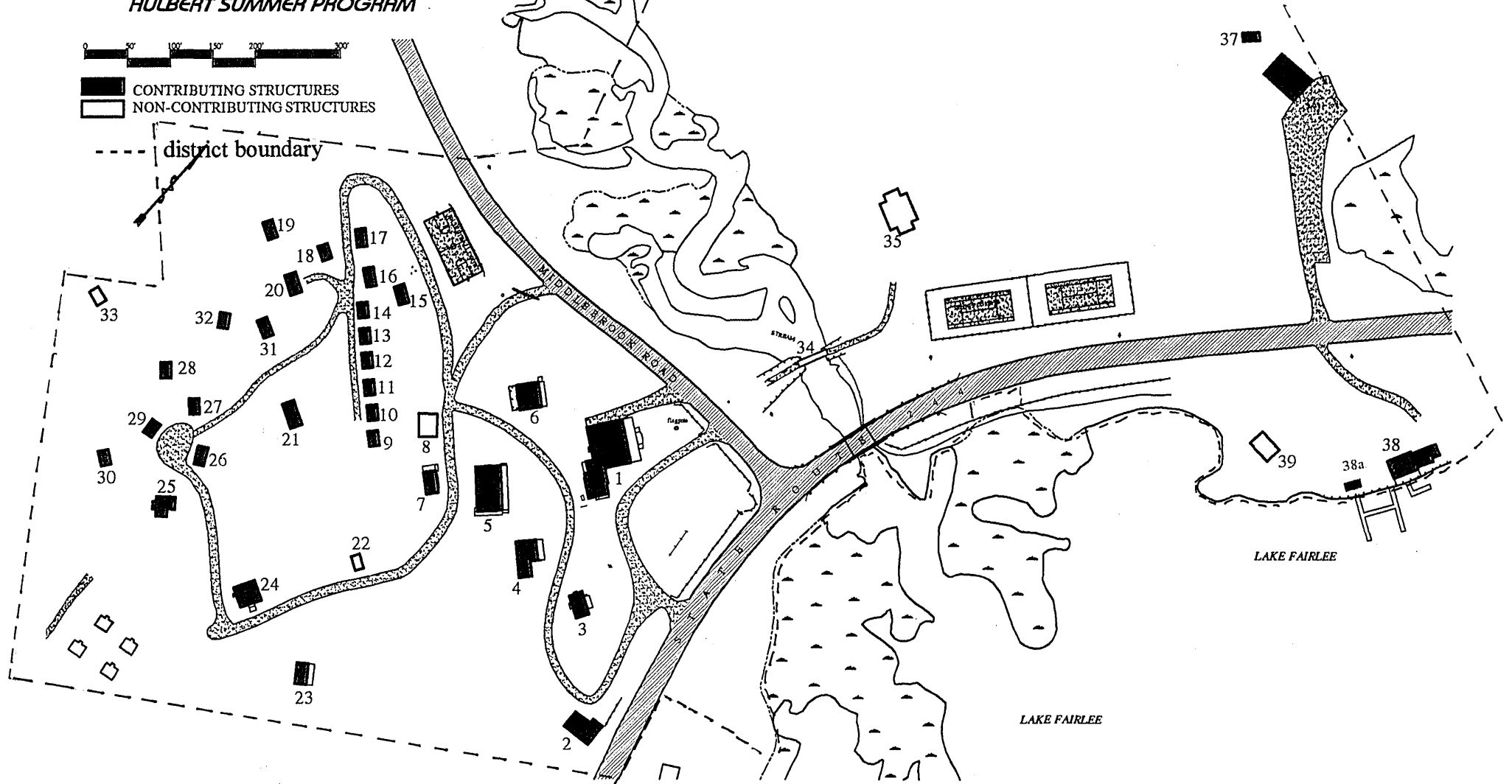
34. *BRIDGE, 1999*
35. *LANDSPORTS, c. 2001*
36. TRIPPING BARN, 1950
37. RECYCLING SHED, c. 1930
38. BOATHOUSE, 1941
- 38a. BLEACHERS, c. 1950
39. *COCOON, 1998*

Non-contributing structures are *italicized*

MIDDLEBROOK CAMPUS

HORIZONS VOYAGEURS
HULBERT SUMMER PROGRAM

WYODA CAMP, West Fairlee, Orange County, Vermont



EARLY CAMP / HORIZONS AREA (1-22)

- 1. MAIN BUILDING, c. 1910/ 1922/ c. 1947
- 2. GARAGE/ARTS & CRAFTS, c. 1947
- 3. INFIRMARY, c. 1935
- 4. STAFF HOUSING, c. 1940
- 5. ASSEMBLY HALL, 1937
- 6. HANIO/ DIRECTOR'S HOUSE, 1923 / 1939
- 7. NATURE BUILDING, c. 1925
- 8. HORIZON'S LOWER WASHHOUSE, c. 1999
- 9. to 19. HORIZON'S CABINS, 1922/ c. 1945
- 20. HORIZON'S UPPER WASH HOUSE, c. 1940 / c. 1999
- 21. LIBRARY, c. 1925/ c. 2001

VOYAGEUR'S AREA (23-33)

- 20. VOYAGEUR'S LOWER WASH HOUSE, c. 1985
- 21. EAGLE'S NEST, 1952
- 22. VOYAGEUR'S STAFF HOUSE, c. 1950
- 23. VOYAGEUR'S UPPER WASH HOUSE, c. 1940
- 24. to 32. VOYAGEUR'S CABINS, c. 1940 / c. 1945
- 33. PUMPHOUSE, 2002

LANDSPORTS and WATERFRONT AREA (34-39)

- 34. BRIDGE, 1999
- 35. LANDSPORTS, c. 2001
- 36. VOYAGEURS PACK OUT, 1950
- 37. RECYCLING SHED, c. 1930
- 38. BOATHOUSE, 1941
- 38a. BLEACHERS, c. 1950
- 39. COCOON, 1998

Boundary lines are approximate

WYODA CAMP
West Fairlee, Orange Co., Vermont
Map 10, Parcel 22

