

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Vermont
COUNTY:	Orange
FOR NPS USE ONLY	
ENTRY DATE	MAR 28 1974

1. NAME

COMMON:
Brookfield Village Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
For boundary description see Section 7 Sunset Lake area.

CITY OR TOWN: Brookfield

CONGRESSIONAL DISTRICT: Vt. District Rep. Richard Mallary

STATE: Vermont

CODE: 50

COUNTY: Orange

CODE: 017

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted * <input checked="" type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input checked="" type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input checked="" type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)

4. OWNER OF PROPERTY

OWNER'S NAME: Multiple Ownership

STREET AND NUMBER:

CITY OR TOWN:

STATE: Vermont

CODE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Town Clerk's Office

STREET AND NUMBER: (no street number)

CITY OR TOWN: Brookfield

STATE: Vermont

CODE: 50

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Vermont Historic Sites and Structures Survey

DATE OF SURVEY: 1972

DEPOSITORY FOR SURVEY RECORDS: Vermont Division of Historic Sites

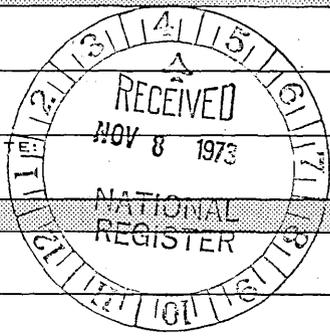
STREET AND NUMBER: Pavilion Building

CITY OR TOWN: Montpelier

STATE: Vermont

CODE: 50

SEE INSTRUCTIONS



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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Boundary Description

The north boundary of the Brookfield Village Historic District begins at a point (1) on State Aid Road Number One .6 of a mile north of the intersection of State Aid Road Number One and the Brookfield State Highway at the Floating Bridge. The boundary extends from this point due west to a point (2) on the east boundary line of the Interstate Highway 89 right-of-way, then in a southerly direction along the right-of-way line a distance of one mile to point (3), then due east to a point (4) on State Aid Road Number Two south of the village, then due east .25 of a mile to point (5), then due north to a point (6) on Town Road Number Thirteen, then in a westerly direction to the point of beginning.

Physical Description

The Village of Brookfield is situated on the highlands between Ayers Brook and the second branch of the White River in western Orange County, Vermont. The main axis of the village is the old Montpelier-to-Randolph Stage Road, now commonly known as the Ridge Road, which was once a major north-south thoroughfare. Sunset Lake, historically known as Colt's Pond, is a long, narrow body of water which parallels the northern half of the village just west of the Ridge Road. The Brookfield State Highway, the main east-west access to the village, begins as a picturesque gravel road, which winds its way up Bear Hill from a junction with State Route 12 east through the village and across Sunset Lake, via a timber pontoon bridge known as the Floating Bridge, to a junction with the Ridge Road. At that point the State Highway turns south along the Ridge Road and subsequently veers west, just north of the Brookfield Congregational Church, and proceeds down the valley of Sunset Brook to join State Route 14. This last section of road, a blacktopped highway with an 80-foot right-of-way, was completed in 1973.

The structures comprising the village are grouped linearly along the Ridge Road and lake shore from a point several hundred feet north of the Floating Bridge south to the Congregational Church. Consequently, a lakescape as well as a streetscape has evolved in the village's development pattern.

The Floating Bridge serves as a dramatic western gateway to the village. Successive generations of floating bridges have spanned Sunset Lake since 1812.1 The present structure was constructed in 1936 as a cooperative effort of the Town of Brookfield and the State Highway Department. It has an overall length of 320 feet, consisting of a rigid center section approached by a ramp at either end to allow for fluctuations in

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Section 3

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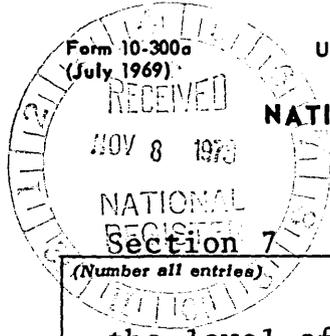
Accessible to the Public

*Public spaces and the Floating Bridge are unrestricted.

Commercial buildings are open to the public during specified hours.

Private residences are not open to the public.





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the level of the lake. The framework of the bridge is made with massive timbers which run the length of the structure. Joints between the timbers are stiffened with metal splices. The deck is constructed of planks laid with 1/4 inch open joints. These planks are bolted to the main framework. Three hundred and eighty 50-gallon barrels, chained in the pockets formed by the longitudinal and transverse structural members, give buoyancy to the structure.² In recent years experiments have been conducted by filling the barrels with styrofoam. Wood guard rails flank the bridge deck.

The buildings in the village are predominately clapboard, gable roofed, and of one or two stories. The most prevalent domestic architectural type is a slightly "Greek Revivalized" version of the Cape Code house with a long attached kitchen wing or shed. Some of these houses are turned gable-end toward the road to produce a pedimented "temple" effect.

Proceeding from north to south along the Ridge Road, the village begins with a series of one story residences. The first major structure encountered is the former Town Hall, (mid-19th century) a large rectangular, three story clapboarded structure set on a stone block foundation and capped by a gable roof sheathed with corrugated metal roofing. An ell, constructed in the early 1900's, extends from the rear (west) elevation of the main block to the edge of the lake. A privy tower is situated on the lake-side elevation. The walls of the structure are punctuated by regularly set rectangular windows with 6-over-6 sashes.

The structure was traditionally the focus for community activity. The brick basement housed, at various times a Grange cooperative store, community kitchen, woodshed, town library, and a Delco generating plant which furnished power to the building prior to rural electrification. The southeast corner of the first floor is now used as a post office. The large town meeting room in the ell is paneled and wainscoted with beaded edge boards. The room is now used for storage. The second floor meeting room in the main section once housed the Grange and a chapter of the Veterans of the Grand Army of the Republic. The third floor meeting hall was used by the Masons.

Directly opposite the Town Hall across the Ridge Road is a semi-circular path and a clump of maple trees which was the site of a large cheese factory. Beyond the site, along a road which runs diagonally south to intersect with the Ridge Road, is the Brookfield Library. Brookfield has had a public library since 1791.³ The present library building is a former residence built in Greek Revival style with a semi-pedimented gable-end

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oriented toward the road and an elaborate paneled doorway.

Proceeding south at the intersection of the Brookfield State Highway and the Ridge Road are the group of buildings which designate the center of the village. The store, located at the northeast corner of the intersection, is a three-story, clapboarded structure with a gable roof sheathed with corrugated metal. A prominent two-story porch, constructed of turned wood decorative components, extends across the main (Ridge Road) elevation. The rear of the structure fronts on the lake. The lakefront between the store and the Floating Bridge was once the main site of Brookfield's ice harvesting industry.

The Fork Shop is a one story, clapboarded, heavy timber, framed structure with a gable roof sheathed with slate surmounted by a central cupola. The building (erected in 1866) was once the finishing plant and shipping office of the Peck and Clark Company's fork factory.⁴ The company manufactured a variety of farm implements sold throughout New England. The structure was converted to a tea room in the early 20th century and is currently used as a restaurant. At the south side of the shop is the dam which marks the beginning of Sunset Brook. The brook was the power source for several other industries, all vanished. A tannery was once located just below the fork shop and a saw mill operated at the lower end of the village.⁵

Traces of the head and tail race remain along the stone south foundation of the Fork Shop. The stone foundation which extends south across the brook at a right angle with the Fork Shop indicates the location of the Peck and Clark forge shop.

Across the Ridge Road opposite the Store is the Marcus Peck House (mid-19th century) which was once the residence of the half-owner of the fork works. This clapboarded structure takes the form of the traditional five bay wide "I"-house, with an applicae of two bay windows flanking a central entrance. The building was converted to an inn in 1972.

Directly south of the Marcus Peck house is the Braily Place. This building has the typical form of a "classic cottage" with a central hall plan. The southwest corner room is decorated with early 19th century wall stenciling. The design takes the form of a floral pattern and is in an excellent state of preservation.

The store, fork shop, Marcus Peck House, Braily Place and a small cottage at the west end of the Floating Bridge are all

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part of "Green Trails," a small, locally owned resort complex.

The parsonage, the next house south of the Braily Place, is the only flat-roofed building in the district. Below the parsonage is the Judge Cleveland House also known as Travelers' Home. This building is the most significant example of Greek Revival domestic architecture in the district. The gable end of the structure forms the main (west or roadside) elevation. The gable is heavily pedimented and is punctuated with a recessed, arched balcony with an ornate railing. This elevation is four bays wide. The southern-most bay consists of an open porch located beneath the roof overhang which extends along the side (south elevation) of the building. The overhang is supported by wood doric columns. The front entrance occupies the next bay north of the porch. It consists of a paneled wood door, flanked by two fluted ionic columns which are in turn flanked by two side lights and surmounted by a transom light. The entire composition is framed by two pilasters. Three monolithic cut stone steps lead up to the entrance. A large south wing, containing a ballroom and other public facilities was removed in the 20th century.

The remaining houses which line both sides of the Stage Road south to the Congregational Church are all wood frame, gable roofed, modified cape cod or "I"-house types. Several of these houses have interesting functional histories. One, known as the Blacksmith's House, had been the home and shop of various village blacksmiths for many decades. Another, until recently, had served as the town telephone exchange building.

The south end of the village terminates at the First Congregational Church. The Church was constructed in 1846 and was the second of two Congregational churches to operate simultaneously within the township. The church, executed in Greek Revival style, is a rectangular clapboarded, two story structure with a pedimented gable end forming the front (west or Ridge Road) elevation. Beneath this pedimented gable is a recessed entranceway supported by two carved, fluted doric columns. Each elevation is articulated by evenly spaced pilasters. Long, narrow rectangular windows with colored glass panes, probably dating from the late 19th century, are set in the rear three of the four bays of the side elevations. The main floor of the structure is clearly delineated from the basement story by a projecting wooden belt course. The church has a two tier, pilastered steeple base surmounted by a spire.

A two story rectangular clapboarded schoolhouse (circa mid-19th century) with a two tier square bell tower is also an important feature in the villagecape. The structure is located above the

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lake shore several hundred feet south of the fork shop. Fenestration on the north and east elevation of the schoolhouse was altered in 1972. The building had once served as both an elementary and secondary school and is now used as a residence.

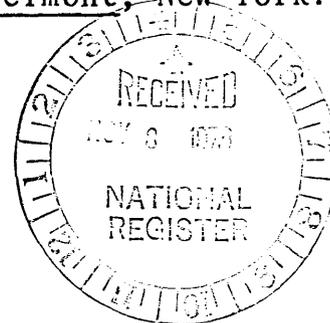
The Ridge Road through the center of the village and the Brookfield State Highway leading west from the village are made of gravel and remain unpaved. An abundance of shade trees line these roads.

1. Abby Maria Hemenway, Vermont Historical Gazetteer, Burlington, VT: Published by the Author, 1871, Vol. II, p. 863.

2. "Brookfield Floating Bridge" Vermont Life, Vol. 5, No. 4, Summer 1951, pp. 8-9.

3. "Works Progress Administration" Vermont, A Guide to the Green Mountain State, Cambridge, MA: 1937, p. 230.

4. Atlas of the County of Orange, Vermont, New York: F. W. Bears & Co., 1877, p. 46.



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input checked="" type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input checked="" type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input checked="" type="checkbox"/> Industry	<input type="checkbox"/> Science	<u>villagescape</u>
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

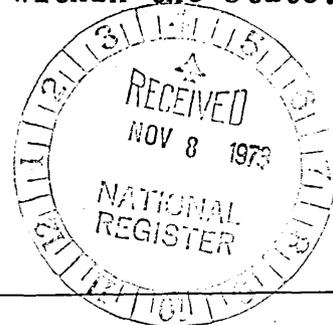
SEE INSTRUCTIONS

Brookfield is an excellent example of an upland 19th century Vermont village oriented along a turnpike. Architecturally, all of the buildings relate in materials, massing, style and scale. Due to its location along Sunset Lake, the village has not only a streetscape but a lakescape as well. Most of the key historical functional building types (e.g., dwellings, store, school, church, community hall and mill) are intact. Past patterns of village life can be easily identified from existing physical fabric.

The Floating Bridge is a significant industrial archeological site because it is one of the only surviving pontoon bridges in the east. This unique landmark is an integral part of the village setting, is deeply woven into community history, and is an important economic resource to the community as a generator of tourism.

The unpaved Main Street and approach across the Floating Bridge, and the plentiful shade trees which line the roads, are highly significant to the historical context and environmental quality of the District.

Vermont is very fortunate to have a wide variety of village-scapes which have a high degree of architectural integrity. Their structures and patterns of settlement serve as a physical document of the history of the state's community life and provide a quality living environment for its present and future citizens. As an integral part of its historic preservation plan, the State of Vermont intends to provide National Register recognition for many of the historically and environmentally cohesive rural village and cityscapes which survive within the state.



9. MAJOR BIBLIOGRAPHICAL REFERENCES

(See Continuation Sheet)

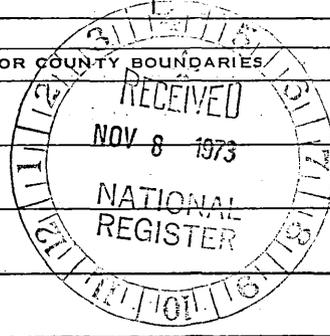
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	44°	03'	00"	72°	36'	45"			
NE	44°	03'	00"	72°	35'	37"			
SE	44°	02'	12"	72°	35'	37"			
SW	44°	02'	12"	72°	36'	45"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 450

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES.

STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

NAME AND TITLE:
Chester H. Liebs, Supervisor

ORGANIZATION: **Vermont Division of Historic Sites** DATE: **10/4/73**

STREET AND NUMBER:
Pavilion Building

CITY OR TOWN: **Montpelier** STATE: **Vermont** CODE: **50**

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

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

National State Local

Name: William B. Pinsky
Title: **Director of Historic Sites
State Historic Preservation
Officer**
Date: **11/5/73**

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

W. R. Watters
Director, Office of Archeology and Historic Preservation
Date: **3/28/74**

ATTEST:
Charles H. ...
Keeper of The National Register
Date: **3-27-74**

0500033H
 NW 169/81 MN
 015878/092 760/81 SE
 0010384/020 4880100
 SW 17/69/280/4888500
 SEE INSTRUCTIONS

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Atlas of the County of Orange, Vermont, New York: F. W. Bears & Co., 1877.

"Brookfield Floating Bridge", Vermont Life, Vol. 5, No. 4, Summer 1951.

Hemenway, Abby Maria, Vermont Historical Gazetteer, Burlington, VT: Published by the Author, 1871, Vol. II.

Scrapbook and assorted documents in the possession of John and Mary Harford, Brookfield, Vermont.

"Works Progress Administration", Vermont, A Guide to the Green Mountain State, Cambridge, MA: 1937.

