Division for Historic Preservation (Assigned by VDHP)					
Listed in State Register					
VERMONT ARCHITECTURAL					
RESOURCE INVENTORY					
Individual Property Survey Form					
ORIGINAL FORMAL NAME:					
COUNTY: Chittenden PRESENT USE: Residence					
TOWN: Richmond ORIGINAL USE: Residence					
ADDRESS: 1492 Kenyon Road ARCHITECT/ENGINEER:					
COMMON NAME: BUILDER/CONTRACTOR:					
PROPERTY TYPE: Building DATE BUILT: c. 1900					
OWNER: Dean Slocum					
ADDRESS: 1492 Kenyon Road, Richmond VT 05477					
ACCESSIBILITY TO PUBLIC: PHYSICAL CONDITION OF STRUCTURE:					
YesNoRestrictedGoodFairPoor					
STILE.					
GENERAL DESCRIPTION:					
Structural System:					
1. Foundation: Stone⊠ Brick□ Concrete□ Concrete Block⊠					
2. Wall Structure					
a. Wood Frame: Post & Beam □ Plank □ Balloon □ Platform ⊠					
b. Load Bearing Masonry: Brick Stone Concrete Concrete Block					
c. Metal: Iron□ Steel□ d. Other:					
3. <u>Wall Cladding:</u> Clapboard⊠ Board & Batten⊡ Wood Shingle⊡ Shiplap⊡					
Novelty Asbestos Shingle Aluminum Siding Asphalt Shingle Vinyl Siding					
Brick Veneer Stone Veneer Other:					
4. <u>Roof Structure</u>					
Truss: Wood⊠ Iron□ Steel□ Concrete□ Other:					
5. <u>Roof Covering</u> : Slate $\Box$ Wood Shingle $\Box$ Asphalt Shingle $\boxtimes$ Sheet Metal $\Box$					
Built Up Rolled Tile Standing Seam Other:					
6. Engineering Structure: 7. Other:					
<b>Appendages:</b> Porches⊠ Towers□ Cupolas□ Dormers⊠ Chimneys⊠ Sheds□					
Ells□ Wings⊠ Bay Window□ Other:					
<b>Roof Styles:</b> Gable⊠ Hip□ Shed□ Flat□ Mansard□ Gambrel□ Jerkinhead□					
Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front □					
Other:					
Number of Stories: 2					
Entrance Location: Center main block					
Number of Bays: 3 x 2 main block					
Approximate Dimensions: 56' x 26' (main block and wing)					

## ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

The **farmhouse** (A) is aligned parallel to Kenyon Road and sits on a slight rise. The main block is 1.5 stories tall with a recessed wing attached to the south gable end. Both components sit on a combination stone and concrete block foundation and are clad with wood clapboards. The roof is asphalt shingle. The primary entry door to the main block is centered on the east façade and sheltered by a projecting portico with a hipped roof and supported by square columns and pilasters. Flanking the door are paired, 2/2 double-hung wood windows. A porch spans the east façade of the wing, and the shed roof of the porch is supported by square columns with a simple balustrade. The main block has two shed-roofed wall dormers, each with a single 2/2 double-hung wood windows. A small brick chimney is located on the backside of the ridgeline of the main block, where the wing connects.

On the rear elevation of the main block, it appears that the roof pitch has been altered to accommodate more interior space on the second floor. The extended kneewall on the rear elevation contains a Chicago-style window at each end and two small, six-light windows in the middle. The rear entry to the house is accessed by a porch with a shed-roofed supported by square columns.

Interior finishes in the main block are generally of the late 20<sup>th</sup> century, but the general floorplan of the house and wing remains intact. In the basement, the exposed structural framing is circular sawn dimensional lumber, with a built-up center beam supported by metal posts. The framing appears to date from the late 19<sup>th</sup>/early 20<sup>th</sup> centuries. The attic framing was not accessible.

## RELATED RESOURCES ON THE PROPERTY:

**Barn:** Located directly across from the house, on the east side of Kenyon Road, is a large barn complex (B) consisting of two mid-19<sup>th</sup> century barns joined end-to-end with a 20<sup>th</sup> century gambrel roof barn extending at a right angle from the north elevation, giving the complex an L-shape. Based on the 2023 inspection report prepared by Adam King/Arcadia Restorations,<sup>1</sup> the two mid-19<sup>th</sup> century barns each measure approximately 30' x 30'. The barn closest to Kenyon Road has a queenpost frame and is likely the original barn, given its early stone foundation. The second barn is attached to the east gable end and was most likely relocated to this site. It sits on a foundation of early concrete and stonework. It has dropped tie beams and a rafter frame. The presence of double corner posts where the two barns meet indicates that they were originally freestanding structures and joined at a later date. Both barns have hewn and pegged timber frames. The gambrel roof portion measures 50' x 34' and has a metal roof with two large metal ventilators. It has wood novelty siding and is framed with sawn dimensional lumber. A small milkhouse projects from the west side elevation of the gambrel roof barn, facing the road.

**Sugarhouse:** Located uphill behind the house at the edge of the woods is a small sugarhouse (C) of simple construction. It is framed with sawn dimensional lumber and clad with horizontal boards. It has exposed rafter tails and a ribbed metal roof. The monitor is centered on the roof ridge.

**Agricultural Field:** East and south of the Barn is a large agricultural field measuring approximately 10 acres. The southern edge is bordered with trees and undergrowth along the northern bank of Johnnie Brook.

**Sugarbush:** Behind the farmhouse is a portion of a large sugarbush that is still actively cultivated and tapped.

## HISTORICAL OVERVIEW:

A house owned by N.M. Fay is shown at this location on the 1856 Walling Map. The Fays were among the earliest settlers of this area, and the nearby intersection of Kenyon Road with Hinesburg Road is known as Fay's Corner. The 1869 Beers Atlas shows Lot #124 with a house owned by A.C. Flagg. This may have been Azariah Cutting Flagg (1820-1897), who purchased the farm of Murray Fay in 1865.<sup>2</sup>

The 1869 Beers Atlas also shows a house and sawmill owned by "L. Bartro" in the western corner of Lot #124, on Johnnie Brook.

In 1913, the "Flagg farm in Richmond" was advertised for sale by F.H. Shepardson, with "50 head of cattle, 3 good horses, 17 hogs, barns filled with hay and corn in silos."<sup>3</sup> The property was purchased by George Ball.<sup>4</sup> It is not known, however, if this refers to the subject property and additional deed research is necessary to confirm the chain of title.

Despite the indication of a house at this location since at least 1856, the present structure does not appear to be of mid-19<sup>th</sup> century construction. It appears to be an early 20<sup>th</sup> century building, perhaps built on the stone foundation of an earlier home.

The gambrel roof portion of the barn complex and the sugarhouse were both built prior to 1962, as they are visible in a 1962 aerial photo.

REFERENCE CITATIONS:

- 1. King, Adam. Slocum-Kamin Barn Assessment Report, August 1, 2023.
- 2. Flagg, Norman Gershom and Lucius C.S., *Family Records of the Descendants of Gershom Flagg*, 1907.
- 3. Burlington Free Press, October 7, 1913
- 4. Burlington Free Press, October 23, 1913

SURROUNDING ENVIRONMENT: Open $\boxtimes$ Woodland $\boxtimes$					
Scattered Buildings $\Box$ Moderately Built Up $\Box$ Densely Built Up $\Box$					
Residential	Commercial $\Box$	Agricultural 🗆	Industrial 🗆	Mixed Use $\Box$	
Roadside Strip Development $\Box$		Other:			

RECORDED BY: Devin Colman

ORGANIZATION: Vermont Division for Historic Preservation

DATE RECORDED: 4/5/2024

ATTACHMENTS: Please insert maps and photographs here. Use additional pages if necessary.



Advertisement for the sale of the Flagg Farm Burlington Free Press, October 7, 1913



View looking east from Kenyon Road at barn complex and agricultural fields. Bing Maps



1953 photograph looking north, with house on the left and barn on the right Courtesy Richmond Historical Society



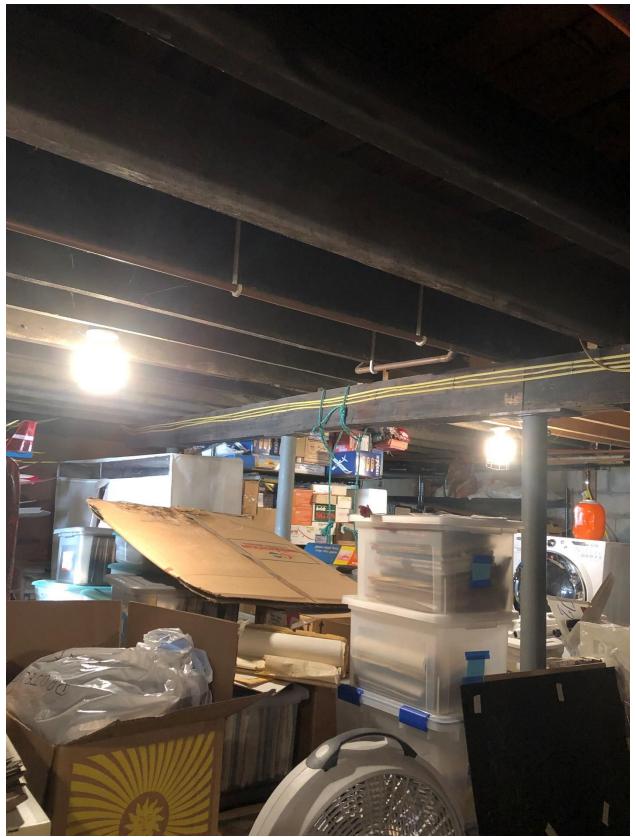
View looking west at façade of house



View looking southwest at house. Note asymmetrical roofline.



View looking northeast at house.



Basement framing in house. Sawn dimensional lumber with a built-up center beam.



Barn framing an junction of east and west barns (note double corner posts) with gambrel roof barn in the background.



Detail of timber frames in east and west barns



Hayloft in gambrel roof barn addition



Detail of timber framing in east barn



View looking south at barn complex



View looking north at barn complex



View looking east at barn complex



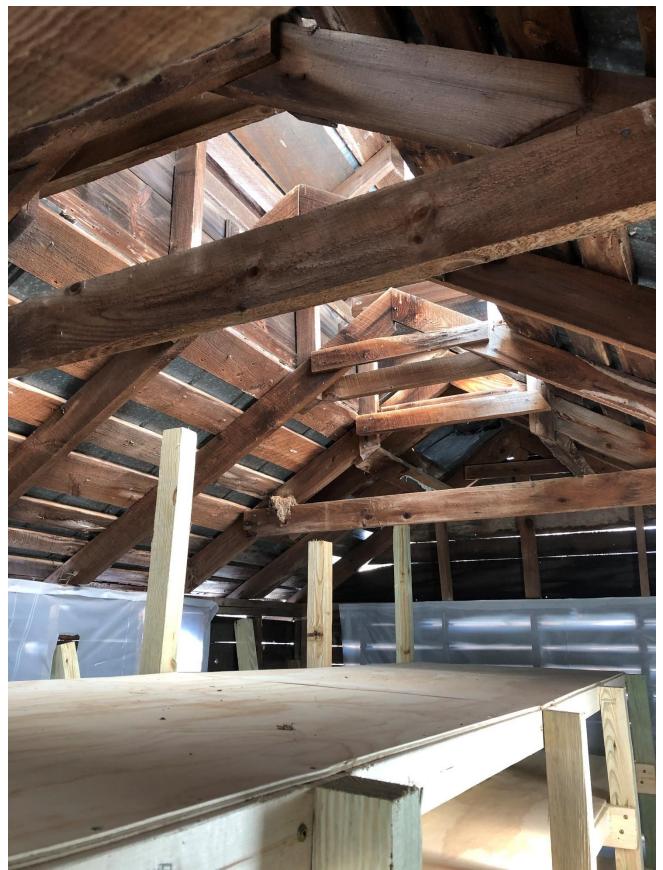
View looking north at barn complex with agricultural field on right



View looking southwest at sugarhouse, with sugarbush



Detail of sugarhouse and roof monitor



Interior view of sugarhouse and roof monitor