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 National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. 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.

1. Name of Property
   Historic name: Chapin, Lewis, Homestead
   Other names/site number: Jericho Settlers Farm
   Name of related multiple property listing: Agricultural Resources of Vermont
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number: 22 Barber Farm Road
   City or town: Jericho State: Vermont County: Chittenden
   Not For Publication: Vicinity:

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
   ___ national ___ statewide X local
   Applicable National Register Criteria:
   X A ___ B ___ C ___ D

   ________________________________
   Signature of certifying official/Title: Date
   ________________________________
   State or Federal agency/bureau or Tribal Government

   In my opinion, the property meets does not meet the National Register criteria.

   ________________________________
   Signature of commenting official: Date
   ________________________________
   Title: State or Federal agency/bureau or Tribal Government
Chapin, Lewis, Homestead

4. National Park Service Certification
   I hereby certify that this property is:
   ___ entered in the National Register
   ___ determined eligible for the National Register
   ___ determined not eligible for the National Register
   ___ removed from the National Register
   ___ other (explain:) __________________________

   Signature of the 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  

Sections 1-6 page 2
Chapin, Lewis, Homestead
Name of Property
Chittenden County, VT
County and State

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

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Number of contributing resources previously listed in the National Register ___0_____

6. Function or Use

Historic Functions
(Enter categories from instructions.)
DOMESTIC: single dwelling
AGRICULTURAL/SUBSISTENCE: animal facility
AGRICULTURAL/SUBSISTENCE: agricultural field
AGRICULTURAL/SUBSISTENCE: agricultural outbuilding

Current Functions
(Enter categories from instructions.)
DOMESTIC: single dwelling
RECREATION AND CULTURE: museum
AGRICULTURAL/SUBSISTENCE: animal facility
AGRICULTURAL/SUBSISTENCE: agricultural field
AGRICULTURAL/SUBSISTENCE: agricultural outbuilding
AGRICULTURAL/SUBSISTENCE: horticultural facility
7. Description

Architectural Classification
(Enter categories from instructions.)
EARLY REPUBLIC: Federal

Materials: (enter categories from instructions.)
Principal exterior materials of the property: WOOD: Weatherboard; Plywood/ particle board; METAL: Steel; STONE: fieldstone; CONCRETE; SYNTHETICS: Vinyl; plastic

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Lewis Chapin Homestead, a portion of which currently operates as an agricultural enterprise called Jericho Settlers Farm, is located at the northeastern end of Barber Farm Road in Jericho, Vermont, approximately one-quarter mile southwest of Jericho Center village. The Lewis Chapin Homestead is a 34.95-acre parcel with the structures occupying the eastern portion of the property along Barber Farm Road. The remainder of the parcel includes cleared pasture (meadow), a small woodlot and an approximately 10-foot wide by 175-foot-long right-of-way extending from the eastern boundary of the property into the adjacent Jericho Center Cemetery. The farmstead consists of four contributing buildings: the c. 1797 Federal-style farmhouse, which underwent a series of renovations c.1910, in the 1940s and again in 1979; an English barn, built c.1800 and expanded with an attached dairy barn c.1926 and again in the 1950s and 2011; a milk house built in the mid-1920s; and a small shed built in the early to mid-20th century. Non-contributing buildings and structures all support the current farming operation and include a barn constructed in 2014 and eighteen hoop houses erected between 2005 and 2019. These non-contributing buildings are set back from Barber Farm Road in such a manner that the historic arrangement and setting of the farmstead is preserved with the farmhouse located closest to the road, the farmyard and agricultural infrastructure located behind the house, and open fields beyond bordered by woodland. While not historic, the non-contributing buildings and structures are important components of the farmstead and allow modern-day farming operations to continue on the property. The Lewis Chapin Homestead meets the registration requirements for the “Farmstead” property type as described in the Agricultural Resources of Vermont MPDF. While
changes have occurred to the barn and house that are mainly alterations to materials, the farmstead’s contributing buildings generally retain their integrity of location, design, setting, workmanship, feeling and association.

### Narrative Description

#### Setting and General Description

The Lewis Chapin Homestead is located just south of the village of Jericho Center in an upland area characterized by rolling hills and rural, primarily residential development interspersed with agricultural fields and woodland. Jericho Center is one of three villages located within the Town of Jericho, the only village in town which is not located within a river valley. Jericho Center occupies relatively level ground within a hilly area framed by Laisdell Hill to the northwest and Birch Hill to the southeast. The Jericho Center Cemetery borders the Lewis Chapin Homestead property on its east side, and to the east of the cemetery is the western boundary of the Jericho Center Historic District (listed in the National Register of Historic Places in 1983). Due to the presence of the cemetery and modern development located in between the historic district and the property, as well as its agricultural context, the Lewis Chapin Homestead is being nominated as an individual property and not as part of the Jericho Center Historic District.

The Lewis Chapin Homestead is located approximately 700 feet southwest of the intersection of Barber Farm Road and Brown’s Trace, which is the main road through Jericho Center. Barber Farm Road is a paved, two-lane road, one of several rural roads radiating out from Jericho Center, eventually connecting to River Road (VT Route 117) and the Winooski River approximately two miles west and downgradient of the Lewis Chapin Homestead. The land of the Lewis Chapin Homestead slopes gently southeast towards a small stream which is located approximately 650 feet southeast of the farmstead across Barber Farm Road. Open pasture across Barber Farm Road and the slope of the land creates a stunning, mountainous vista when looking southeast from the farmhouse. To the northeast and southwest, mid- through late-twentieth century residential development prevails, although some older homes are still standing in the area as well, including the c.1810 Ira Ransom House (State Register #0409-18) on the adjacent southwest property.

The Lewis Chapin Homestead is an excellent example of the “Farmstead” property type within the *Agricultural Resources of Vermont MPDF* and contains all of the features which the MPDF defines as historically included in a farmstead, many of which are still in use for agricultural operations today: the farmhouse; the main barn, which is an interconnected hybrid of several historic barns and wings dating from different eras; a series of outbuildings, which includes a garage, one former milk house, a tool shed, and a complex of hoop houses and greenhouses; three former wells, one of which is located adjacent to the rear of the house and the second two up the hill behind the house; a modern barn; farmyards; a small orchard; vegetable gardens; a farm dump which today would be described as an equipment storage area; and outlying meadows (former pastureland) and woodlots. The buildings, structures, orchard, and vegetable gardens of the Lewis Chapin Homestead are clustered relatively close to Barber Farm Road in the eastern
corner of the property. The existing farmstead property is clearly delineated by stone walls and hedgerows on its southeast and northeast sides, and by the edge of the meadow on its northwest and west sides.

1. Farmhouse, c.1797 with alterations c.1900 / c.1940s / 1979, Contributing Building
The Lewis Chapin farmhouse is situated on a slight rise approximately 60 feet northwest of Barber Farm Road. The primary, eaves-front façade of the Federal-style main house faces the road and was once framed by several large maple trees; the tree to the right of the house was lost in a storm in 2018. A fieldstone retaining wall supports the slope to the left of the house. A large renovation project occurred to the house in 1976, and a garage constructed in 1979 is connected to the west side of the main house by a breezeway also constructed in 1979. The farmhouse is an excellent example of a late-eighteenth century farmhouse which was built facing the main road in front of the related agricultural buildings of a farmstead; the farmhouse faces southeast to maximize exposure to daylight on the front of the house. The farmhouse even retains an historic well, which is adjacent to the existing garage but was historically located underneath a former summer kitchen ell. While the farmhouse has evolved over time, significant, character-defining such as the large interior chimney supporting multiple fireplaces, interior moldings and intricate, interior wall stencils remain remarkably intact.

Main House: c.1797 / c.1900 / c.1940s / 1979
The main, c.1797 block of the farmhouse retains its historic, Federal-style form and massing as depicted in a c.1860 photograph of the house by L.G. Burnham & Co. of Burlington, VT (see Figure A). The house was also documented by artist William Corning Stacy of Burlington, VT in a painting dating from c.1887 which depicts similar style and massing as the Burnham & Co. photograph (see Figure B).

The rectangular, eaves-front main block of the house is five by two bays and two-and-a-half stories. It is characterized by a central primary entrance, symmetrical fenestration, and a large, central, interior, brick chimney. The western portion of the building’s main block, which has a full basement, rests on its original dry-stone foundation. Most of the eastern half of the building’s original foundation, which forms a crawl space, was replaced with a poured concrete foundation in 1974. The frame of the main building is post-and-beam with brick nogging that is visible behind an area of missing plaster in the southwest parlor room. The rear slope of the building’s roof is sheathed in standing seam metal over wood shingles. The front slope of the roof is sheathed in sheet metal. The exterior walls are clad in spruce clapboard with the original clapboard measuring between 2.25” (on a portion of the rear elevation) and 3.75” throughout. This existing clapboard was installed in 1979 after asbestos siding covering the original clapboards was removed. The original clapboards remain underneath the existing sheathing and are visible in a section on the rear of the building inside the second story sun porch.

The building’s trim features basic Classical elements including cornice returns on the gable ends, a plain entablature and corner boards. The window openings are surrounded with plain wood trim. The building’s six-over-nine or six-over-six, wooden sash windows on the front
and side elevations of the main block date from the 1970s, replacing two-over-two windows which had been installed in the 1870s and were in very poor condition (see Figure 4). The 1970s replacement windows more closely match the design of the building’s original windows which were twelve-over-twelve sash as seen in the c.1860s Burnham photograph and c.1887 Stacey painting (see Figures 1 and 2).

The primary, enclosed entrance faces southeast towards Barber Farm Road. The entrance enclosure was constructed in 1974 and finished in 1979, replacing a three-bay wide, one-story porch along the front façade which had been constructed in the 1940s and was in poor condition at the time of its removal (see Figure E). This one-story porch replaced a two-story porch which was built c.1900 (see Figure C). The entrance enclosure has a front-gable roof forming a shallow pediment which is articulated with a molded, triangular sunburst motif and a box cornice with returns. The six-panel wooden door is flanked by full-length sidelights and capped by a transom light. A six-over-six window is located in each side wall of the enclosure, and the trim matches that of the rest of the house. On each side of the entrance are two six-over-nine windows on the first floor, with two six-over-six windows on the second story directly above those on the first and a fifth six-over-six window above the entrance enclosure.

The northeast side elevation has two six-over-nine windows on the first floor and two six-over-six windows on the second floor. A secondary parlor entrance with a wood door containing two upper lights and four panels is situated to the left of the first-floor windows. This parlor door was re-installed in the 1970s in the location of a former parlor door that appears in the c.1860s Burnham photograph of the building but had been removed. Three six-over-six attic windows are located within the gable, while a triangular, louvered vent is situated in the gable’s peak. At an unknown date, the attic’s original three openings were removed and replaced with just two windows; the three-window configuration was restored in the 1970s based on the c.1860s Burnham photograph of the house.

Fenestration on the southwest side elevation of the building is identical to that of the northeast side elevation, although there is no parlor door on this side. A one-story wing with a shed roof featuring widely overhanging eaves emanates from the rear (northwest) elevation of the main block, above which are two windows identical to those on the other elevations. The first story of the northeastern portion of this rear wing was likely built in the early nineteenth century and features a domed, plaster ceiling which was in poor condition and covered with flat sheetrock in 1979 but is still intact above the existing ceiling. This portion of the rear wing features a paired six-over-six wooden sash window in the northeast wall and a row of four attached, six-over-six wooden sash windows in the northwest wall.

The wing’s shed roof extends across the entire rear elevation of the building to form a covered porch with an entrance containing a nine-light, wooden door. The covered porch was remodeled in 1979 and is accessed via two large, open bays. At the southwestern end of the rear elevation, the roof of the main block was extended down to meet with the shed roof of the wing during this 1979 remodel. This extended roof shelters an enclosed space containing
a stairway emanating from the attached breezeway; the stairway was relocated to this position from the middle portion of the porch in 1979 as well. The southwest side of the stairway enclosure is a continuation of the main block of the house, although it is articulated as an addition by the continuation of the breezeway roof as an awning across a portion of this southwest elevation. Two framed but infilled bays, each containing a one-over-one sash window, are located below the awning and a similar one-over-one window is located above the awning. A similar, infilled bay with a vinyl window is found on the northeast side of the stairway enclosure at the beginning of the breezeway.

Above the covered porch on the second floor is an enclosed porch built in 1979 with a shed roof projecting from the main block. This enclosed porch replaced the second story of a two-story, open porch which was constructed circa 1900 but was in poor condition at the time of its 1979 reconstruction. The entrance to this porch is through a 1900 period door, which is flanked by two wooden windows. The original clapboard and later asbestos siding are visible on the former exterior wall surrounding the door and windows. The remodeled porch has seven aluminum, one-over-one windows on its northwest side and two one-over-one windows on each of the northeast and southwest sides. One of the windows on the southwest side is wood. Two rows of three skylights each are located on the northeastern portion of the rear roof of the main block.

The interior of the farmhouse is marked by a broad, central chimney, around which the various original rooms on each of the two floors are organized. Trim throughout is simple wood, and many of the four-paneled, wooden doors with iron hinges and hardware date from the early nineteenth century. The windows on the front and side elevations of the house are recessed from the interior and have simple wooden surrounds and wide interior sills. There are paneled, built-in cupboards throughout the house, particularly visible in areas surrounding the fireplaces. The floors throughout are typically original and consist of wide wooden planks, with the exception of the kitchen which has a plywood subfloor. Walls are plaster, although there are some areas of paneled wood, mostly in the vicinity of the fireplaces and in the front stairwell. Some of the posts, girts and plates of the timber frame are visible on the interior in the bedrooms and parlor rooms. The most significant feature of the interior is the late-eighteenth or early-nineteenth century painted border stenciling visible in the foyer, second story landing, and upstairs bedrooms.

The kitchen, accessed from the exterior by a rear door, occupies the entire rear portion of the house and has a large fireplace framed by wooden posts. The fireplace is constructed of brick and stone and has two small, brick openings on its right side, one of which is a beehive shape and functioned as an oven. This beehive oven has its own flue. The lower opening most likely served as an ashpit or storage for fuel. A large stone hearth marks the floor of the fireplace. The fireplace has a broad, flat stone lintel, above which are wide wood panels and a cupboard integrated into the interior wall. These panels are composed of rails and stiles with a quarter-round profile and groove planed on the inner edge, into which flat panels with a shouldered beveled edge are set. A wood stove pipe extends down to a wood stove from the paneled area. The remaining layout of the kitchen has been modified over the course of many
years and the orientation of the rear stairway has been changed, although its historic location at the rear of the house remains intact.

Off the kitchen at the northeast corner of the house is a small storage room, part of the rear wing, which was likely once used as a woodshed and built in the early nineteenth century. This room has wide plank wood floors and features a domed, plaster ceiling which was in poor condition and covered with flat sheetrock in 1979 but is still intact underneath the existing ceiling. On the opposite corner of the house there is a bathroom accessed from the kitchen.

To the left of the kitchen hearth, a doorway leads to one of the house’s two front parlors (this one being at the southeast corner of the building). A fireplace set in a paneled, wood wall connects to the central chimney and has a brick and stone hearth. Within one of the panels above the fireplace is a recessed cupboard. This paneled wall had been covered by a previous owner but was revealed during renovations by Emilie and Stuart Alexander. A side parlor door leading out of the northeast elevation of the building was restored by Emilie and Stuart Alexander based on photographic evidence (see Figure A).

To the left of the fireplace in this parlor room is a doorway leading to the front entrance, foyer, and stairwell. The front entrance is through a modern entrance porch sheltering a double-leaf wooden door with frosted upper lights that likely dates from the early-twentieth century. A small, wooden staircase against a wall covered in wood panels is directly opposite the doorway in the foyer. The staircase features a continuous carved, wooden scroll motif applied to the stringers. The walls of the foyer, stripped down to the original plaster, feature decorative painted stencils along the cornice and around the moldings of the doorways, as well as the remnants of historic wallpaper on one wall. The painted stencils, also found in the upstairs hallway and in three bedrooms on the second floor, likely date from around 1800.

At the southwest corner of the house is the second parlor, accessed from the west side of the kitchen and the foyer. Like the east parlor, a fireplace connects to the interior chimney, although it lacks the paneled wall seen in the east parlor. The fireplace has a simple wooden surround and a brick and stone hearth. To the right of the fireplace is a tall, slender, wooden chimney cupboard and to the left above the fireplace is a second chimney cupboard.

There are three bedrooms upstairs: two in the front and one in the rear of the house. They emanate from a central hallway at the top of the stairs with walls that are adorned with decorative stencils. The northeast bedroom has a small, replacement brick fireplace with a brick hearth, stone lintel, and simple wood molding. The walls and moldings throughout the three bedrooms and hallway of the second floor are bordered by elaborate, painted border stencils. These stencils were painted on the original plaster of the house (over hand sawn lath) and were revealed during 1960s and 1970s renovations by Emilie and Stuart Alexander. The stencils are in varying degrees of condition, in part dependent on the condition of the plaster. While the stenciling itself varies by room, it is painted in black and red on a
background of ochre throughout. Common motifs include fans, swags, urns, leaves, flowers, and geometric shapes.

The westerly portion of the second floor houses a utility room and office nook. This room was used as a kitchen in the 1960s and 1970s, when Emilie and Stuart Alexander lived upstairs and rented the downstairs to a tenant, although the kitchen appliances and cabinets have mostly been removed. A rebuilt second stairway at the southwest corner of the house, which begins in the kitchen, accesses the utility area. This area of the house has a recently renovated bathroom. The utility area opens onto the enclosed porch on the second story.

The attic of the building, accessed via an interior stairway from the west central portion of the second floor, is insulated and finished with wood board siding. It has hand-hewn ceiling joists and rafters comprising a common rafter roof frame and wide plank floors with the planks ranging in width from 12” to 24.” The variation in width is due to the fact that long boards of the full length of felled trees were used for the attic floor which naturally contained the tapered quality of the tree trunks.

**Breezeway and Garage: 1979**

A one-story breezeway with a shallow gable roof and widely overhanging eaves extends out as an ell from the southwest portion of the rear elevation, to which is attached a one-story garage. The garage and the breezeway were built in 1979 when the rear porch of the main house was reconstructed. The garage and breezeway are sheathed in the same spruce clapboard as the main house. They also feature similar trim and details as the main house and they are covered by a standing seam metal and sheet metal roof. As described above, the breezeway connects to the main block of the house via a stairway enclosure which is articulated as a modern addition. The breezeway has a wooden floor system resting on a poured concrete wall which itself rests on poured concrete piers. The breezeway has one large, open bay on each of the northeast and southwest sides.

The garage has a concrete block foundation and poured-concrete floor and a shallow gable roof with overhanging eaves which continues the breezeway roofline. The northeast elevation of the garage has two of the same open bays seen on the breezeway and the house’s rear addition. The gabled northwest elevation has a door with four, two-over-two lights above two wooden panels at its bottom. Flanking one-over-one wooden windows have false muntins. The northwest portion of the garage has an enclosed porch accessed via a twelve-light, wooden door on the northwest facade next to which is a paired, three-light metal window. This porch features a band of nine windows on the southwest side, four of which are wooden sash windows with false muntins and four of which are three-light metal windows. The southeast elevation of the garage has two large, infilled bays with one-over-one, vinyl windows containing false muntins. An exterior, concrete block chimney is situated between these two bays. A shed roof awning matching that of the main house’s rear elevation is found on this gabled elevation of the garage, a continuation of the breezeway’s roof. A solar panel array is mounted on the southwest side of the garage’s roof.
The breezeway and garage replaced a former ell and garage which were located in the approximate same location as the existing structures. The ell, constructed sometime in the nineteenth century, may have housed a summer kitchen and when the previous owner removed this ell in the 1940s, a well was discovered beneath the floor of the summer kitchen. This well is still visible adjacent to the southeast of the garage. The original garage built by the previous owner in the 1940s was intended to be renovated in 1979; however, when the roof was raised as part of the renovations, the garage walls collapsed so it was dismantled and the current garage was rebuilt on the same location (the footprint was slightly expanded approximately eight inches to the south).

The barn consists of four, interconnected blocks constructed at various times. The northeast portion of the building is an eaves-front, English barn constructed c.1800. Attached to the rear of the English barn ell is a larger, gambrel-roofed dairy barn constructed c.1926. A shed-roof wing which was built in the 1950s extends from the southwest elevation of the English barn. Finally, attached to the rear portion of the dairy barn’s southwest elevation is a second shed-roof wing built in 2011. The building clearly demonstrates characteristic features of barn design from several important periods in Vermont’s agricultural history – the early 19th century, the early 20th century, and the mid-20th century – and as such, it uniquely expresses the evolution of agriculture in Vermont.

**English Barn: c.1800**
The English barn, which occupies the southeast portion of the barn, is a rectangular, eaves-front structure built about 1800 with a southwesterly shed-roof extension constructed in the 1950s. Typical of English barn construction, it measures approximately 30 feet wide by 40 feet long with a central entrance on the eaves-front elevation. The English barn rests on a fieldstone foundation which is built into a slight hill sloping down to the southwest. It consists of post-and-beam framing with hand-hewn beams. The barn is sheathed in board-and-batten siding, installed in 2003 after the previous asphalt shingle siding was removed, and the roof is covered in painted, standing-seam metal. The siding on the upper gabled southwest elevation of the barn features prominent spaces between the vertical boards which allowed for light and fresh air to enter the barn but today are sealed with clear plastic in order to create a climate-controlled environment for the art gallery on the first floor.

The central, primary entrance is accessed via a ramp built up with gravel and large field stones. The entrance today is through a set of modern, 15-light, sliding glass doors with metal framing. Flanking the modern doorway are historic, sliding wooden barn doors which are attached to an iron rail mounted to a horizontal board above the doorway. A set of two, adjustable metal barn door rollers from the Myers Stayon company of Ashland, Ohio, probably dating from the early twentieth century, are extant and operational on each of the doors. The tripartite arrangement of the barn is accentuated by two sets of paired, six-light, fixed wooden windows which flank the primary entrance. These windows are not original to the building and are recent reproductions of windows which were likely installed in the early twentieth century. The northeast side elevation contains a modern, horizontal, ten-light fixed
wooden window centrally located in the gable. A wooden hay door with three metal hinges is located to the right of this window.

The interior of the English barn was repaired and remodeled in 2003 for use as an art gallery to display the work of renowned landscape painter Emile Gruppe (father of Emilie Alexander). Structural repairs were focused on restoring the barn to its original, early-nineteenth century construction after several alterations had changed its framing. The original wooden floor system was taken out for installation of a concrete floor to support a dairying operation in the 1920s; and several wall girts, interior bent posts and original door posts were removed. In addition, rafters were removed and shoring installed when the dairy barn was added to the English barn in 1926 in order to open the two hay mows to one another. During the 2003 renovations, the 8x8 wood sills, summer beams, joist and decking on the first floor were reinstalled; the posts and girts were reinstated; the rafters were reinstated and reinforced with collar ties; and the top plates were repaired, pulled in, and reinforced with tie rods, turnbuckles, and diagonal bracing to halt outward movement in the area where the English barn and the dairy barn were merged.

In order to function as a finished space for an art gallery, the English barn has plaster walls with the hand-hewn posts and beams exposed throughout. The interior is separated into two open exhibit spaces, the smaller of which occupies a portion of the connected dairy barn; a rolling wooden barn door delineates the two spaces. The southwest one-third of the English barn is open to the roof. A modern stairway at the barn’s southeast corner accesses the remaining loft floor. The art gallery also includes a restroom and a second wooden stairway at the east side which leads to an egress door on the northeast elevation, then continues back and up to the loft.

Emanating from the English barn’s southwest elevation is a one-story shed roof wing which was constructed in the early-1950s by the previous owner to house “young stock,” (heifers which were not yet old enough to be milk cows). This addition was renovated at the same time as the English barn in 2003 and presently houses a farm stand for Jericho Settlers Farm. This wing also has new (2003) board-and-batten siding and a corrugated metal roof. Its ground floor is at a slightly lower elevation than that of the main English barn due to the grade. The primary entrance is through a set of wooden, carriage barn-style double doors installed in 2003. Three wooden, two-over-two sash windows with simple wooden framing adorn the southeast and southwest elevations of the wing. The interior of the farm stand is an open space with a crushed stone floor.

**Dairy Barn: c.1926**

The dairy barn emanates as a cross-gable ell from the northwest (rear) elevation of the English Barn. The dairy barn is much larger than the English Barn and is prominently visible when viewing the barn complex, although the two separate barns are clearly discernible from each other. Extending above the ridge of the English barn’s roof is the top of the dairy barn’s gambrel roof, which is supported by a braced rafter frame. In place of the more typical rafter braces, however, this frame utilizes triangular wood gusset plates to connect and stabilize the
raffers. The barn has horizontal wood siding and a paired, six-light, fixed barn window matching those of the English barn’s front façade. The dairy barn rests on a poured concrete foundation and has a concrete floor at ground level. The building has vertical wood board siding and a corrugated metal roof topped by a centrally placed metal ventilator cupola.

At the end of the dairy barn’s northeast elevation closest to the English barn, there is an entrance consisting of a modern metal door accessed via a wooden ramp and capped by a wooden, gabled entrance hood; this entrance location is likely not original to the barn. To the right of this entrance is a set of paired, six-light, fixed barn windows. The other end of the northeast elevation has a set of double sliding, wooden barn doors hanging from metal hardware. In between these two entrances are four bays that contain paired, six-light, fixed windows which are covered with vertical wood siding. The rear elevation of the dairy barn lacks fenestration except for a wood-frame, double window in the upper gable. The rear elevation’s gambrel-shaped gable is covered in horizontal wood board siding, a contrast to the rest of the barn’s vertically oriented siding.

Extending from the northerly end of the southwest side elevation of the dairy barn is a one-story, 20-foot by 45-foot, shed-roof wing built in 2011 to house various farm operations for Jericho Settlers Farm such as produce washing, egg cleaning, cold storage and packing/shipping. The wing rests on a poured concrete foundation (a portion of which is covered in plywood) and is sheathed in board-and-batten siding with a sheet metal roof. This wing is accessed from the exterior at the rear (northwest) elevation, which has a metal door and a metal loading dock. On the southwest side elevation, there is a vinyl sash window and a sliding wooden barn door hung from metal hardware. A mural of a hen and a rooster was painted on this elevation by local artist Mary Lacy in 2014. Further east along the southwest elevation of the original dairy barn, there is a paired, six-light, fixed window.

The interior of the southeast portion of the dairy barn is a finished space which is connected to the finished gallery space within the English barn and features the same features as the English barn interior, including exposed posts and beams and plaster walls. The remaining portion of the dairy barn is an unheated and unfinished space currently used for equipment and tool storage, connected to the more finished space of the 2011 addition. The main entrance into the unfinished portion of the barn is through the sliding barn doors at its northeast corner. The hay mow is accessed via a stairway near the rear portion of the barn.

3. Milk House, c.1920s, Contributing Building
The former milk house constructed in the 1920s sits to the northeast of the barn. The milk house has a concrete slab foundation, unpainted novelty siding, an asphalt-shingle roof in poor condition, and an eaves-front entrance with a vertical wood board door on the southwest elevation. Two windows are situated in the northwest gable elevation and one window is situated in the southeast gable elevation; all of these window openings contain plywood. A façade dormer is situated above the entrance which was built by Emilie and Stuart Alexander in the 1970s.
The milk house was likely built at around the same time as the dairy barn during a period of growth and modernization of the dairy industry. As urban centers in southern New England grew, so too grew the demand for fluid milk (as opposed to milk-based products such as butter and cheese). With this new demand came standards for sanitation and milk handling in the 1910s which encouraged farmers to store milk in large vats of cool water in a separate building so that it would not become contaminated by the odors of the dairy barn. The construction of the dairy barn occurred when regulations mandated that all milk producers utilize a separate milk house.

4. Tool Shed, c.1940s, Contributing Building
Adjacent to the northwest of the milk house is a small, gabled structure that was also built by the previous owners as a tool shed in the 1940s. The tool shed, which sits on a concrete slab, is sheathed in clapboard siding with corner boards and a simple cornice. The roof, covered in sheet metal, has widely overhanging eaves. The entrance is through a wooden door in the southwest gable and the northeast side has a small window underneath the gable.

The tool shed was removed by the previous owner when they moved from the property to a new house they had built nearby on Barber Farm Road. The new owner of that house returned the tool shed to the Lewis Chapin Homestead property where it was placed adjacent to the milk house.

5. Barn and Greenhouse, 2014 and 2005, Non-Contributing Building
Situated approximately 15 feet west of the historic barn is a one-story, wood-frame barn erected in 2014. The barn is rectangular and rests on a poured concrete slab. The barn is sheathed in vertical wood siding and is capped by a 2-foot sheet metal roof with the gable oriented towards Barber Farm Road. The primary entrance to the barn is located on the eaves-front, northeast elevation facing the farmyard driveway. This elevation has a four-light, rolling metal garage door, to the left of which is a one-light, metal door. The rear elevation has a matching rolling, overhead, metal garage door. To the left of this garage door is a one-light metal door and to the right is a set of four rectangular and vertically oriented, fixed-light windows and a square, fixed-light window. The northwest elevation features no fenestration. The southeast elevation features an attached, approximately 75-foot by 30-foot greenhouse which was constructed before this barn in about 2005. To the left of the greenhouse there is a metal, one-light door. A louvered vent is located in the gable above the greenhouse extension, while a vinyl, four-over-one sash window is located in between the doorway and the greenhouse and a vinyl, six-over-six sash window is located to the right of the greenhouse extension, just below the gable.

The greenhouse is composed of an arched, metal hoop frame covered with plastic. The southeast end of the greenhouse has a partial wall constructed of vertical wood boards. Located within this wooden wall is a rolling metal garage door with six lights flanked by two louvered vents mounted above plastic panels. A third louvered vent is located in the peak of the greenhouse, above the metal garage door.

This barn was constructed in 2014 as a crop storage and packing facility which, along with several winterized green houses, enables Jericho Settlers Farm to sell vegetables grown on their farm year-round. This barn and attached greenhouse are non-contributing resources due to age.
6. **Hoop Houses and Greenhouses, 2009-2019, Non-Contributing Structures**
Ten (10) hoop houses and seven (7) greenhouses are currently (in 2022) located at the farmstead to support current farming operations of Jericho Settlers Farm. These structures are clustered behind the historic farmstead and do not detract from the historic appearance of the farmstead. Many of them are partially concealed from view of the public right-of-way by vegetation, while others are not visible because they are behind the historic farmstead buildings. A sketch map of the current layout of the farmstead showing the 17 hoop houses / greenhouses is included with the formal property map in Section 10 of this nomination form.

The hoop houses / greenhouses range in size from 20-feet by 96-feet (smallest) to 40-feet by 196-feet (largest). The seven greenhouses have heating systems. The hoop houses and greenhouses are employed for a variety of uses such as growing greens during the winter months, over-wintering garlic, and germinating seeds and growing vegetables in the spring before transferring them outdoors in warmer weather. While these hoop houses and greenhouses are essential elements to enable agricultural operations to continue on the farmstead, they are non-contributing resources due to age; they were built between 2009 and 2019.

6a. Hoop House, 2019  
6b. Hoop House, 2019  
6c. Hoop House, 2019  
6d. Hoop House, c.2014  
6e. Hoop House, 2011  
6f. Hoop House, c.2017  
6g. Hoop House, c.2017  
6h. Hoop House, 2009  
6i. Hoop House, 2012  
6j. Hoop House, 2019  
6k. Greenhouse, c.2014  
6l. Greenhouse, c.2017  
6m. Greenhouse, 2018
7. **North Meadow, Contributing Site**
Surrounding the Lewis Chapin Farmstead to the southwest and northwest is about thirty acres of cleared land dotted with several mature trees. The meadow slopes gently to the southeast and then to the northwest and is surrounded by dense hardwood forest to the north, northwest and southwest. The meadow is a former pasture where dairy cows were once grazed and where various crops such as corn, potatoes, hay, and oats were grown.

Today, a portion of the cleared land immediately surrounding the farmstead to the northeast and southwest is occupied by various structures associated with current agricultural operations, including seventeen hoop houses and greenhouses for growing produce and six ground-mounted solar panels which harvest energy for powering farm operations. Historic farming practices on the Lewis Chapin Homestead continue today: vegetables are grown in rows surrounding the farmstead and a mature orchard is located adjacent to the east of the barn. According to historic agricultural census records, an orchard existed on the property as early as 1850.¹

8. **Meadow Well #1, Contributing Structure**
A well built within the period of significance of the property – but at an unknown date – is located in the middle of the meadow near the north hoop houses. This well was briefly used by the previous owners to feed water to the dairy barn to support the former dairy operation on the property. However, it was deemed inadequate for this purpose and abandoned likely by 1950. Today, the well is covered with a wooden hatchway door clad in two sections of sheet metal roofing.

9. **Meadow Well #2, Contributing Structure**
In the northwest portion of the Jericho Center Cemetery, to the north of the Lewis Chapin Homestead, there is a nineteenth century spring-fed well which used to be located on the farmstead property when it was a larger property. Several acres of the Lewis Chapin Homestead property surrounding this well were sold to the Jericho Center Cemetery Association in the 1960s by Emilie and Stuart Alexander. However, stipulated in this sale was an approximately 10-foot wide by 175-foot-long right-of-way from the Homestead property through the cemetery to the former well, which has since been filled in with bluestone and covered with turf, although the stone wall of the well above grade is still visible. This former well is a significant component of the farmstead, as it once leveraged gravity to easily route water down the hill to the farmstead.

¹United States Bureau of Census, Vermont State Agricultural Census, 1850.
Although it is no longer functional today, its historic association with the Lewis Chapin Homestead has been preserved due to its continued existence.

10. **Woodlot, Contributing Site**

Although the original property associated with the Lewis Chapin Homestead was much larger and included additional woodland which was eventually sold off, a small woodlot in the northern portion of the property still exists. The woodlot consists primarily of hardwood trees, although a small patch of the woodlot in the northeastern section contains a grove of pine trees which were planted in 2003 for sale as Christmas trees.

The meadow, woodlot and former wells located within the boundary of the Lewis Chapin Homestead are significant, character-defining features of the farmstead, once providing the means for essential farming operations on the property including providing a water supply, grazing animals, growing crops, and harvesting wood to construct farm buildings and heat the farmhouse in the winter. The woodlot was also once the location of a maple sugaring operation on the farmstead, as Agricultural Census records indicate that hundreds of pounds of maple sugar were produced yearly at the farm in the second half of the 19th century.\(^2\)

It should be noted that a second, 13.9-acre parcel containing meadowland and a woodlot is located across Barber Farm Road to the southeast. This parcel is also owned and utilized by Jericho Settlers Farm and was historically part of the Lewis Chapin Farmstead. It currently does not contain any extant buildings which date from the farmstead’s period of significance and therefore it is not included within the National Register boundaries of the Lewis Chapin Farmstead.

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.)

☐ A. Owned by a religious institution or used for religious purposes

☐ B. Removed from its original location

☐ C. A birthplace or grave

☐ D. A cemetery

☐ E. A reconstructed building, object, or structure

☐ F. A commemorative property

☐ G. Less than 50 years old or achieving significance within the past 50 years
Areas of Significance
(Enter categories from instructions.)
AGRICULTURE
ARCHITECTURE
ART
EXPLORATION / SETTLEMENT

Period of Significance
c.1797 – 1955

Significant Dates
c.1900
c.1926

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
CHAPIN, LEWIS
RANSOM, EDWIN
RANSOM, FRANK

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Lewis Chapin Homestead is eligible for listing in the National Register of Historic Places under Criterion A at the local level within the context of Agriculture for its clear ability to convey the historic, diversified agricultural functions which took place on the property and which continued to evolve as the agricultural industry modernized. The Lewis Chapin Homestead is also eligible under Criterion A within the context of Exploration / Settlement. Related to this context, the Lewis Chapin homestead is significant for its important, local association with the early settlement and development of Jericho Center in the late-eighteenth century. The Lewis Chapin Homestead is eligible under Criterion C for the architecture of its individual buildings and the overall design of the farmstead, and within the context of art for the elaborate and intact interior wall stencils which were likely completed c.1800. The Lewis Chapin Homestead is an excellent example of the design and evolution of a small, 19th century farm in the hill country of northwestern Vermont. The Lewis Chapin Homestead is being nominated.
under the *Agricultural Resources of Vermont* Multiple Property Documentation Form (MPDF) in the contexts of *Diversified and Specialty Agriculture, 1760-1941* and *Dairying, 1850-1941*. The property meets the registration requirements for the “Farmstead” property type as stated in the MPDF: it was built before 1941; the historic development of the farmstead is clearly recognizable and understood; and it maintains components common to historic farmsteads, including a farmhouse, barn, outbuildings, and a surrounding parcel of land historically associated with the farm.  

The Lewis Chapin Homestead is significant at the local level, with the period of significance beginning c.1797 when the farmhouse was constructed and concluding in 1955 when dairying activities on the farm ceased. The period of significance includes continuous changes to the design of the farmstead’s buildings as a result of the evolution of agricultural practices. After the conclusion of the period of significance, various modifications to existing buildings occurred and new agricultural buildings and structures have been constructed to enable the property to operate as a farm established in 2002 called Jericho Settlers Farm. In 2003 the English barn was converted into an art gallery known as the Emile A. Gruppe Gallery, an adaptive reuse that has not resulted in major changes to the historic design of the barn. Because these alterations are compatible with the historic design and association of the farmstead, and because the new buildings are situated on the periphery of the concentration of historic farmstead buildings, they do not detract from the overall integrity of the Lewis Chapin Homestead.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

**Criterion A: Exploration and Settlement**

Lewis Chapin, who erected the Lewis Chapin Homestead, was highly influential in the early settlement of Jericho Center. He helped facilitate the establishment of the first town common and served as the first Town Clerk. Around this common, which occupied four acres of Chapin’s own land, the first church was built and the store and other buildings were erected, solidifying this common as the center of the new town. The common still exists as the focal point of Jericho Center today, housing the Town of Jericho’s primary church, the general store, the library, and, nearby, the town office.

**Early Farmstead History and the Development of Jericho Center**

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4 Suzanne Jamele and Elsa Gilbertson, *Agricultural Resources of Vermont Multiple Property Documentation Form*, F-11. The MPDF states, “additions, new construction, and relocation of buildings will not necessarily detract from a farmstead’s eligibility” and “changes made since the historic period are often acceptable as they represent the evolutionary nature of farming in Vermont,” so long as they do not “visually overwhelm the traditional structures and landscape to the point where the historic farmstead can no longer be understood.”
The farmstead’s original owner Lewis Chapin (1755 – 1828) was one of Jericho’s earliest white settlers, arriving with his brother Ichabod in 1786 from their home in Western Massachusetts. By the time the Chapins came to Jericho, settlement to the area had resumed after the Revolutionary War brought intense conflicts between British-backed Native Americans and the earliest white settlers of the area. Upon his arrival in 1786, Lewis Chapin purchased an approximately 300-acre wild tract of land which included a portion of present-day Jericho Center and lands to the south. Chapin cleared the land and initially lived in a log home closer to the present-day green in Jericho Center.

The Chapins came to Jericho just in time for the first town meeting which occurred on March 22, 1786. During this meeting, Lewis Chapin was chosen to be Jericho’s first Town Clerk, solidifying his involvement in the early development of Jericho. In September of 1786, Chapin was selected to represent Jericho at a meeting of the Vermont General Assembly with a petition for the grant of a tax on the land in Jericho to be used for cutting roads and building bridges, a necessary next step in forwarding the development of the new town.6 The village that would become Jericho Center was not located in the vicinity of a water resource that could provide power for mills; instead, a vibrant farming community had begun to form around Chapin’s land.

In 1788, Chapin married Esther Richardson (1758 – 1844), another recent settler to Jericho from Manchester, Vermont. By the spring of 1792, Chapin had built a barn on his property; the town voted on April 16, 1792 “to meet for public worship at Lewis Chapin’s barn the ensuing summer.”7 These religious gatherings were organized by the first Congregational Church, which was formed on March 31, 1791, and met in private houses and barns until the first meeting house was constructed several years later. Chapin donated four acres of the easterly corner of his land to the Town of Jericho in 1795, stating in the deed that he was to “…give grant release and convey unto the inhabitants of the Town of Jerico [sic.] aforesaid, four acres of land around the Meeting for a Green or Common.”8 In a separate deed in 1804, Chapin donated “…two acres, for the use of said inhabitants of Jerico [sic.] for a Burying Place” (in a location where there were already burials) which went on to stipulate that it be fenced at the expense of the inhabitants of the town.9 The residents of town voted to accept Chapin’s offers that same year.10 By 1797, the year that the Lewis Chapin farmhouse was constructed, the first meeting house had been built and the green was created, the same green which exists in Jericho Center today.10 Soon afterwards, several other homes and the first store in town were erected around the green. The wood-frame meeting house was demolished and replaced with the existing brick church in 1835, located on the north side of the Jericho Center green.

7 Town of Jericho Land Records, May 9, 1805.
8 Town of Jericho Land Records, May 9, 1805.
10 Note that while some histories state that the meeting house and green were created after Chapin granted the land to the Town of Jericho and suggest a 1797 date for the construction of the meeting house and green, the deed suggests that the meeting house was already present when he granted the land around it for the town common.
The Lewis Chapin Homestead is a good example of a small farm in northwest Vermont that has evolved over the course of the nineteenth and twentieth centuries. Despite physical changes to the farmstead that were necessitated by changing agricultural practices and maintenance of the buildings, the farmstead retains most of its original components, including the farmhouse; the barn, which is a composite of an early-nineteenth century English barn and an early-twentieth century dairy barn; a milk house; and a tool shed. The only missing component is a storage building (date of construction unknown) which was located to the southwest of the farmhouse and removed in 2012 due to its deteriorated condition. In addition to the historic farmstead buildings, the property maintains important landscape features and sites that represent its agricultural history which include a meadow (the former pasture), a woodlot, and two pasture wells. The agricultural history and significance of the property is enhanced by the fact that it continues to operate as a farm today known as Jericho Settler’s Farm, founded in 2002.

Nineteenth and Twentieth Century Farmstead History

When Lewis Chapin died in 1828, one of his middle sons, Lewis Chapin Jr. (1792 – 1833), took over the farmstead and raised eight children here with his wife Sophia Hutchinson Chapin (1796 – 1877) whom he married in 1816. Unfortunately, Chapin Jr. died just five years after assuming management of the farm and, after his death, Sophia appears to have run the farm for several

11 W.S. Rann, History of Chittenden County, Vermont. (Syracuse, NY: D. Mason & Co. Publishers, 1886), 626. The present owner when Rann wrote this account was Lewis Chapin’s grandson, Milo Hoyt Chapin, who continued the family farm on the Lewis Chapin Homestead.

12 W.S. Rann, History of Chittenden County, Vermont, 634.
decades with the help of day laborers and her children. There is no indication that the Chapin family was involved in merino sheep farming in the 1830s and 1840s which, while very popular in Addison County, was not highly pursued in Chittenden County. By the mid-1800s, butter and cheese production were the main industries in Vermont, and these products were being produced on the Chapin farm.

In 1850, agricultural census records indicate that Sophia Chapin’s farm consisted of 60 improved acres and 40 unimproved acres, suggesting that acreage had been sold off at some point in the first half of the 19th century because Chapin’s original property was about 300 acres. There were four horses; 12 milk cows; two swine; market gardens; orchard products; maple sugar; and various crops such as Indian corn, oats, Irish potatoes and hay. Cheese and butter were the main products created on the farm, with almost a ton of cheese and 600 pounds of butter produced in 1850. Since cheese was the least perishable dairy product, it became the most common export during the early years of the dairy industry and the farmstead’s large amount of cheese produced during this time is consistent with the era’s agricultural trends. Eventually, butter would replace cheese as the primary dairy export, and the farmstead’s increase in the amount of butter produced in the 1860s and 1870s is also in keeping with this dairying trend in Vermont.

By 1860, Lewis Jr. and Sophia Chapin’s son Milo Hoyt Chapin (1824 – 1901) with his wife Emily Smith Weed Chapin (1823 - 1908) and their two daughters had taken over the farm. The farm continued to focus on dairying and had doubled its cash value from its net worth in 1850. In just a decade, the farm was producing three times as much butter and maple sugar than it was in 1850. By 1870, the farm herd had grown to 17 dairy cows and over a dozen beef cows while producing 3,000 pounds of cheese a year and 650 pounds of maple sugar, along with butter, oats, Indian corn, hay and Irish potatoes. In addition to farming, Milo served as deacon of the First Congregational Church in Jericho Center.

In 1893, when Milo was 69 years old, he sold the farmstead to Frank and Mary Ransom. Born in Jericho in 1857, Frank Ransom (1857 – 1944) was well-known locally as an architect and contractor. He married Mary L. Church (1868 – 1947) in 1886 and had two children prior to moving to the farmstead. Frank and Mary Ransom farmed on the property for 12 years during a time when dairying was Jericho’s primary industry, evident by the fact that in 1900, Jericho’s dairy farmers organized and formed a grange. In 1905, Frank decided to quit farming and focus on being a contractor-builder, a career which he had begun to pursue in earnest at the turn of the 20th century. Frank left his carpenter’s mark on the house: when Emilie and Stuart Alexander took down a piece of molding to remove wallpaper, they found Frank’s name inscribed in the molding. In about 1900, Frank constructed a two-story porch across the primary façade of the

13 There are no other people identified as living at the farm in census records, and the agricultural census from 1850 lists Sophia Chapin as the owner of the farm.
14 Suzanne Jamele and Elsa Gilbertson, Agricultural Resources of Vermont Multiple Property Documentation Form, E-23
15 Suzanne Jamele and Elsa Gilbertson, Agricultural Resources of Vermont Multiple Property Documentation Form, E-24; United States Bureau of Census, Vermont State Agricultural Census, 1860 and 1870
16 United States Bureau of Census, Vermont State Agricultural Census, 1860
17 United States Bureau of Census, Vermont State Agricultural Census, 1870
The house, which is visible in a 1920s photograph provided by Frank and Mary’s niece Olive Ransom (see Figure C). Frank also constructed a two-story porch on the rear of the house.

In 1905, Frank and Mary sold the property to Frank’s brother Edwin (1874 – 1949) and his wife Ella (Miekle) Ransom (1877 – 1963). The sale of the farmstead included its livestock, tools and farming implements. Edwin and Ella Ransom lived at the farmstead for over 30 years and significantly modified the physical form of the farmstead. The dairy barn was built to the rear of the English barn during their ownership, likely in the late-1920s, as was the milk house. The barn and milk house are physical representations of the modernization of the dairy industry in the early-20th century, which prescribed new standards for the storage of milk and popularized innovative barn designs which employed the use of the gambrel roof. The construction of this new barn followed a tragic accident on August 13, 1926: lightning struck and destroyed the bank barn formerly located across Barber Farm Road from the farmhouse, killing Edwin and Ella’s 13-year-old son Donald, the youngest of their six children, who was inside the barn at the time.19

The Ransoms operated the farm at a time when the dairying was the principal industry in Jericho Center. The Mt. Mansfield Grange #441 was organized in Jericho Center in 1909, and in 1913, the number of cattle in Jericho Center was rapidly increasing.20 In 1913, when the book *The History of Jericho, Vermont, Vol. 1* was written, it was noted that “dairying is Jericho’s principal industrial calling,” with the yearly income per each cow averaging $75. At this time, the price paid to a farmer per hundred gallons of milk averaged between $1.15 to $1.85, and the production of butter being the primary source of income.21 Maple sugaring was also a successful industry in Jericho in the early-twentieth century, with over half of the town’s 60,306 maple trees being tapped to produce 9,755 gallons of syrup per year.22

None of Edwin and Ella’s children decided to pursue farming, although their daughter Mary, who married Albert J. Kaufman in Jericho in 1930, purchased the farm from her parents in 1936. Mary and Albert Kaufman never lived on the farm; instead, they lived in various states such as New Jersey, Indiana, and Arizona for Albert’s job. It is possible that Edwin and Ella continued to reside on the farm after they sold the property to their daughter; Ella lived in Jericho until her husband passed away in 1949 at which time she moved to Burlington.

In 1945, the property was sold to Omer (1903 – 1983) and Rosalie (1911 – 1986) Simard, dairy farmers from Quebec. They had already resided in Vermont for quite some time before they purchased the house. They were married in St. Albans in 1933 and resided in Underhill for nine years after that.23 At some point after they purchased the house (exact date unknown), the Simards replaced the two-story porch which had been build by Edward Ransom in the late-nineteenth century with a one-story porch across the primary façade (see Figure E). The Simards also dismantled the former ell at the rear of the house which once housed the summer kitchen.

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22 Ibid, 339.
exposing the well which was underneath the floor (the breezeway which presently connects the house to the garage is the approximate location of this former ell). The Simards built a garage in about the same location where the current garage stands. The garage was replaced by Emilie and Stuart Alexander in the 1970s because it collapsed during renovations.

The Simard family operated a successful dairy for about ten years after they purchased the house. They maintained between 30 and 39 cows and hired Jericho resident Clifford Cole to haul their milk in cans to the creamery in Richmond. Eventually, Clifford retired from this work, so for several years Omer hauled his own milk to the Richmond creamery. Helen Simard Morse, Omer and Rosalie’s daughter, reminisced that when she married her husband Richard Morse in 1951, her father still had cows “for a few years after that.” After a few years of hauling his own milk to the Richmond creamery, Omer apparently tired of dairy farming so he sold his cows in about 1955.

Omer’s retirement from dairy farming coincides with the passage of bulk milk tank laws in the 1950s which led to the closure of many smaller dairies throughout Vermont. Farmers like Omer would have stored their 5-gallon milk cans in large vats of cool water or, later, in a cooler like the one in the 1940s milk house on the property. These smaller tanks could be picked up by a local person with a truck or be transported by the farmer himself to a local creamery or a milk processing plant. Beginning in 1938, the first bulk milk tanks were introduced to transport milk, replacing 5-gallon milk cans. The practice of utilizing bulk milk tanks spread amongst milk processing plants in the following decades. By the early-1950s, milk handlers in New England began encouraging farmers to install stainless steel bulk tanks because these tanks were easier for the handlers to transport, thereby cutting their costs. The Agricultural Act of 1954, which included a Pasteurized Milk Ordinance and Federal Milk Marketing Laws, required farmers to use stainless steel equipment, refrigerated milk storage and meet minimum sanitary conditions with federal and state oversight and inspection.

The impact of bulk milk tanks on Vermont’s rural communities was immense. This change in storing and transporting milk pushed many small farms out of the dairy business. If a farmer wanted to continue dairying, he or she had to install the costly standing tank to store milk, and possibly a new building in which to house the tank. These milk tanks were expensive, and small dairy farms were no longer practical or profitable. In the North County, this shift took place in the mid-1950s through the 1960s. For example, in 1953, Vermont had almost 11,000 dairy farms, with the average dairy herd numbering just 25 cows. By 1963, however, after the bulk milk tank standards were introduced, one-third of those farms had closed, and by 1970, almost two-thirds were gone. While the presence of small dairy farms declined, some ambitious dairy farmers expanded because in order to make the investments in milk tanks worthwhile, they needed to sell much more milk. In some areas, the amount of active farmland did not decrease; rather, it consolidated under a smaller number of owners.

24 Interview with Stuart Alexander, August 2018.
25 Interview with Stuart Alexander, August 2018.
1955 is the approximate year that Omer sold his dairy herd, and it marks the end of the period of significance for the Lewis Chapin Homestead, as historic agricultural operations on a larger scale ceased. However, Omer did continue to keep chickens after he retired from dairying. He removed most of the former cow stanchions from the dairy barn and replaced them with chicken roosts and nesting boxes, moving the chickens from the small, 1920s milk house where they previously resided. Omer’s daughter Helen recalled that they kept several goats and always had a pig on hand which they would slaughter in the fall for their own meat consumption.26

In August 1965, Stuart and Emilie Alexander purchased the farmstead and two surrounding acres from the Simards, who moved to a new home across Barber Farm Road. At the time, Stuart was in school at the University of Vermont, and they purchased the remaining 32 acres from the Simards once he had finished school and began work. The Alexanders sold a portion of the northeast corner of the Homestead property to the Jericho Center Cemetery Association for the expansion of the cemetery, although the Alexanders maintained a right-of-way through the western portion of the cemetery to access the former well which supplied water to the farmstead (#9).

After the Alexanders purchased the property, they extensively renovated the buildings over the course of 40 years. In the 1960s, the Alexanders completed interior renovations which included the restoration of the interior fireplaces which had been covered up and the removal of wall coverings over the stencils in the rooms on the second floor and in the foyer and front stairwell. In the 1970s, the Alexanders completed exterior renovations which were inspired by the historic photograph and painting of the house (see Figures 1 and 2). This work included the restoration of the parlor door on the northeast side elevation; repairs to the chimney; replacement of the front porch with a smaller, enclosed entry; reconfiguration of the rear elevation of the building; removal of the asbestos shingles; replacement of the deteriorated windows; re-installation of three attic windows in each gable, as portrayed in the historic images of the building; repairs to and partial replacement of the failing dry-wall foundation; installation of spruce clapboard sheathing; repairs to the roof framing and installation of a galvanized metal roof; reconstruction of the damaged garage built by the Simards; and construction of a breezeway connecting the house to the garage.

In 2002, Jericho Settlers Farm was founded on the property by Stuart and Emilie’s daughter Christa and her husband Mark. As described in Section 7 above, over time, new structures were built in the farmyard to accommodate the growing agricultural operation which persists today. These included an array of hoop houses and a 2014 barn. In 2003, the English barn and a portion of the first floor of the attached dairy barn were renovated to be used as an art gallery known as the Emile A. Gruppe Gallery which opened that same year. The barn had been in very poor condition (see Figure F) and required significant work to transform it into a useable space. Emile Gruppe, the father of Emilie Alexander, was a noted landscape artist, and the gallery both exhibits and sells his work and promotes local New England artists through exhibitions and sales. At present, the gallery is managed by the Emilie and Stuart Alexander and is open to the

26Stuart Alexander Email Communication, August 4, 2018.
Chapin, Lewis, Homestead
Name of Property

Chittenden County, VT
County and State

public. In 2021, the property was sold to the Alexander’s daughter, Christa Alexander, and her husband Mark Fasching.

**Criterion C: Architecture and Art**

**Architecture of the Lewis Chapin Homestead**

The Lewis Chapin Homestead embodies architectural characteristics that convey its evolution as a small farmstead in rural, northwestern Vermont which was built in the late-eighteenth century but continued to operate through the mid-twentieth century. The homestead is a physical expression of the history and evolution of the agricultural use of the property. While alterations have occurred to the farmstead throughout its over two centuries of existence, the historic buildings still retain sufficient integrity to be significant within the context of Architecture.

As one of the oldest houses in the Town of Jericho dating from the early settlement of the town in the 1790s, the farmhouse (#1) is a good example of a late-eighteenth century, vernacular house articulated in the Federal style which dominated American architecture from about 1780 - 1820. While high-style Federal examples were seen in eastern port cities, vernacular examples were more prevalent further to the west in areas like rural Vermont. In the tradition of building in early Vermont, it is a hewn timber frame house with broad wall planks covered with plaster and lath and capped by a hewn timber roof. The Lewis Chapin farmhouse possesses characteristics of the Federal style such as a central chimney plan that is two rooms deep; an eaves-front, primary façade facing the road with a central entrance and five symmetrical bays; two bays on the side elevations; a simple molded cornice with returns; corner boards; multi-paned sash windows (although they are replacements); a woodshed extension off of the rear; and symmetrical attic windows in the gable. Numerous alterations to the house have occurred throughout its lifetime. The most notable historic alteration was the 1910s addition of a two-story porch across the primary façade which was removed and replaced by a one-story front porch in the 1940s (see Figures C and E), itself subsequently removed by Emilie and Stuart Alexander to restore the house to its Federal appearance.

Emilie and Stuart Alexander completed a restoration of the house which has included the replacement of the former 2/2 windows added in the 1910s with 6/9 and 6/6 windows; the installation of new clapboard over asbestos siding that covers the historic clapboards; the construction of an entrance porch on the primary façade which has a front gable and is one bay deep; and the reconfiguration of the rear façade to create an addition attached to a breezeway which itself is attached to the garage. Most of these alterations were completed with the help of photographic evidence which depicts the house in its Federal style in the late-nineteenth century, before the early-twentieth century alterations (see Figure A). Multi-pane sash windows were installed in keeping with the Federal style windows seen in the photograph. Wooden clapboard was applied over the asbestos siding, the front porch was removed, three windows were returned to the attic gable (at some point the original tripartite window configuration had been replaced with two windows), and the parlor door on the northeast elevation was reinstalled. A portion of
the rear porch also added in the 1910s has been preserved and is a vestige of the house’s 1910s renovation.

Inside the farmhouse, there are significant features that appear to be original to the house. For example, many of the walls have been stripped down to the original plaster, revealing elaborate painted border stencils in the upstairs bedrooms and hallway and in the foyer. Throughout both stories, there are paneled wood walls that contain built-in shelves and storage cabinets. The kitchen and parlors downstairs and the northeast bedroom upstairs have brick and stone fireplaces that connect to the central chimney.

The Lewis Chapin Homestead’s main barn (#2) is also architecturally significant for its distinctive amalgamation of two barn types from two eras. The front portion of the barn is the earlier barn built on the property, likely built at around the same time as the house. It is a typical English-style, multi-purpose barn that was common in the late-eighteenth and early-nineteenth century but is a rarer sight today as many have been lost. The English barn exhibits typical features of this type of barn: an eaves-front gable roof; hand-hewn timber framing; large, double barn doors centrally located on the eaves-front façade; a fieldstone foundation; and a roughly 30-foot by 40-foot footprint. The barn is sheathed in historically appropriate board-and-batten siding, installed in 2003 after asphalt shingle siding was removed. The siding on the upper gabled elevations of the barn features prominent cracks between the vertical boards which allowed for light and fresh air to enter the barn. Today these openings are sealed with clear plastic in order to create a climate-controlled environment for the art gallery on the first floor.

The unique aspect of the English barn is that it is connected to an early-twentieth century dairy barn which was built c.1926 on the rear side of the English barn. The dairy barn is easily distinguished from the English barn by its size and its cross-gambrel roof. With a footprint of about 70’ x 35’, the dairy barn embodies many of the characteristics of an early-twentieth century ground level stable barn: a gambrel roof which offered more space for hay storage in the hay loft than a gable roof; a metal monitor on the roof for ventilation; a ground-level concrete floor where stanchions for milking were located; and repeating windows on the ground floor, seen on the northeast elevation, for additional light and ventilation. The design of this type of barn grew out of the modernization of the dairy industry and new sanitation standards developed by agricultural engineers in the early-twentieth century. The use of a concrete floor in combination with ventilating features such as multiple windows and monitors could reduce the spread of disease by reducing dust levels in barns. While the English barn once had an interior connection to the dairy barn, it is likely that cows were relegated to the dairy barn while the English barn was used for equipment storage.

In the 1950s, a small addition was built on the southwest corner of the English barn. It was not a milk house because it was built at a time when Omer Simard was ending his dairying operation. The milk house (#3) was a detached structure which was situated close to the barn and still exists.

today, although it been moved slightly from its original location. Typical of milk house design from the early-twentieth century, it still retains its electric cooler which was installed in order to comply with sanitation and safety standards developed in the early-twentieth century for the handling of milk.

Art: Painted Border Wall Stencils in the Lewis Chapin Farmhouse

The Lewis Chapin Homestead is notable for containing highly intact, painted wall stencils that were probably completed not long after the house was built in 1797. These wall stencils are found in the foyer, upstairs hallway, and in each of the three upstairs bedrooms. The stencils were discovered when Emilie and Stuart Alexander stripped the walls in these areas down to the original plaster and, because they were covered for years by plaster and multiple layers of wallpaper, they are generally well preserved. They run along the woodwork of these rooms: the upper moldings, former picture rails, the lower moldings, the corners of the rooms, and around many of the doors and windows.

The wall stencils are articulated in two colors: red and black, and appear on an ochre-colored background, the typical color scheme of stenciling dating from the late-eighteenth century. Also typical of stencils from this period, they display Classical themes and images such as swags of fruit, vines, leaves, scrolls, ribbons, fans, urns with garlands of flowers and leaves, and geometric motifs of lines and dots. The corners of the rooms and woodwork are generally articulated by fan motifs. Above the fireplace in one of the front bedrooms, there is a painted sunburst and fan motif in the middle of the wall, a placement for a vernacular wall stencil that is relatively rare.

In the eighteenth century, decorative wall stenciling was a cheaper option for adorning interior rooms of the house than wallpaper. At least three stencil artists were well known throughout New England: Erastus Gates, Nathanial Parker, and Moses Eaton. These artists typically painted the interiors of higher style, Federal houses and created designs that closely mimicked ornate wallpaper. Most painted wall stencils, however, particularly those in rural areas, were completed by unidentified, itinerant artists who moved from town to town in the late-eighteenth century to paint such stencils. These unidentified artists were collectively known as “bordermen.” They traveled with an assortment of hand-cut, wooden stencils and dried pigments that could be mixed onsite. The designs of the bordermen, more linear in style than the elaborate designs of Gates, Parker and Eaton, required careful measuring and precision to ensure that a stenciled border would symmetrically fit in a specific area. These artists would occasionally create a motif in the middle of a wall, although this is a rarer occurrence.

29 Ibid.
30 Ibid.
31 Ibid.
32 Ibid.
The stenciling in the Lewis Chapin Homestead is uniquely intact, and these stencils are even more significant because not many painted wall stencils have been identified in Vermont. Notable examples in the area include those in the Martin Chittenden House at the bottom of Barber Farm Road (while the stencils are intact in this house, they have been covered with plaster); the Leavenworth-Dennison House in Hinesburg, Vermont; and those in the Dutton House at the Shelburne Museum in Shelburne, Vermont. While the Lewis Chapin Homestead stencils are relatively vernacular in their execution, they are significant physical features of the farmhouse that help to tell the story of the itinerant painters of the late-eighteenth and early-nineteenth century. The stencils also demonstrate the relative success of Lewis Chapin and his embrace of then-contemporary trends in art and architecture.
9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Alexander, Stuart, Email Communications, August 4, 2018; August 9, 2018; December 16, 2019; December 18, 2019; January 14, 2020.

Alexander, Stuart, Personal Interviews, May 20, 2016; May 4, 2017; November 9, 2018; November 11, 2019; and January 14, 2020.


Jericho-Underhill Bicentennial Committee. *They Left Their Mark: A Collection of sketches of people who helped make History in Jericho and Underhill*. Burlington, VT: University of
Chapin, Lewis, Homestead

Name of Property


Jericho, Vermont. Land Records.


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**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 #__________

___ recorded by Historic American Landscape Survey #___________

**Primary location of additional data:**

X State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

___ University

X Other

Name of repository: Jericho Historical Society

**Historic Resources Survey Number (if assigned):** 0409-19
10. Geographical Data

Acreage of Property  21.10 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_________
(enter coordinates to 6 decimal places)
A. Latitude: 44.46750° N  Longitude: 72.98013° W
B. Latitude: 44.46646° N  Longitude: 72.97835° W
C. Latitude: 44.46510° N  Longitude: 72.97690° W
D. Latitude: 44.46298° N  Longitude: 72.97923° W
E. Latitude: 44.46376° N  Longitude: 72.98068° W
F. Latitude: 44.46565° N  Longitude: 72.98133° W

Verbal Boundary Description (Describe the boundaries of the property.)
The boundary of the Lewis Chapin Homestead consists of the 21.10-acre parcel of land on
the northwest side of Barber Farm Road, including the approximately 10-foot wide by 175-
foot-long cemetery right-of-way, as depicted by the dashed line on the accompanying map
titled “Lewis Chapin Homestead.”

Boundary Justification (Explain why the boundaries were selected.)
The boundary of the Lewis Chapin Homestead as depicted on the accompanying map “Lewis
Chapin Homestead” contains all of the property’s contributing resources, as well as
significant landscape features of the Lewis Chapin Homestead which exist on the property
held by the current owners, including the north pastureland and a portion of its original
accompanying woodlot in the northern portion of the parcel.

11. Form Prepared By

name/title: Britta Tonn, Architectural Historian
organization: ____________________________________________________
street & number: 56 Maple Street
city or town: Winooski state: VT zip code: 05404
e-mail: brittfenn@gmail.com
telephone: (802) 522-8259
Additional Documentation

Submit the following items with the completed form:

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

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Figures

Sections 9-end page 34
Figure A. c.1860 stereographic photograph of the Lewis Chapin Homestead farmhouse by F.G. Burnham & Co., Burlington, VT.

Figure B. c.1887 painting of the farmhouse by William C. Stacey
Chapin, Lewis, Homestead
Name of Property
Chittenden County, VT
County and State

Figure C. 1920s photograph of the farmhouse with its former two-story front porch

Figure D. 1960s aerial photograph of the Lewis Chapin Homestead
Figure E. 1970s photograph depicting the house with a one-story front porch created by the Simard family, asbestos siding, and 2/2 windows.
Chapin, Lewis, Homestead
Name of Property

Chittenden County, VT
County and State

Figure F. 1977 photograph of the farmhouse undergoing renovations, from the Vermont Historic Sites and Structures Survey form

Figure G. 2003 photograph of the barn prior to renovations
Figure H. 2003 photograph of the barn prior to renovations with the former shed, since removed, visible in the front of the house (partially collapsed)
**Figure I.** Undated plot map of Jericho depicting the Lewis Chapin property at center. Lot No. 56 contained a portion of the land given to the Town of Jericho for the establishment of the common.
Figure J. 1869 F.W. Beers & Co. map of Jericho Centre. The Lewis Chapin Homestead is left of center, indicated by the red arrow. Note that Lot No. 56 is no longer a portion of the property.
Chapin, Lewis, Homestead
Name of Property

Chittenden County, VT
County and State

Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

Photo Log

Name of Property: Lewis Chapin Homestead
City or Vicinity: Jericho
County: Chittenden State: VT
Photographer: Britta Tonn
Date Photographed:
May 18, 2017; December 11, 2019; January 14, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

- VT_Chittenden County_Lewis Chapin Homestead_001: Lewis Chapin Homestead overview from Barber Farm Road. Looking northwest.
- VT_Chittenden County_Lewis Chapin Homestead 002: Lewis Chapin Homestead overview from Barber Farm Road, prior to removal of maple tree in front of house. Looking north.
- VT_Chittenden County_Lewis Chapin Homestead 003: Farmhouse primary (southeast) façade. Looking northwest.
- VT_Chittenden County_Lewis Chapin Homestead 004: Farmhouse southeast and northeast elevations. Looking west.
- VT_Chittenden County_Lewis Chapin Homestead 005: Farmhouse rear (northwest) elevation, breezeway and garage. Looking southeast.
- VT_Chittenden County_Lewis Chapin Homestead 006: Farmhouse garage and southwest elevation. Barn is visible beyond. Looking northwest.
Chapin, Lewis, Homestead
Name of Property

- VT_Chittenden County_ Lewis Chapin Homestead_007: Farmhouse kitchen fireplace.
- VT_Chittenden County_ Lewis Chapin Homestead_008: Farmhouse northeast parlor and fireplace.
- VT_Chittenden County_ Lewis Chapin Homestead_009: Farmhouse southwest parlor fireplace detail.
- VT_Chittenden County_ Lewis Chapin Homestead_010: Wall stencil detail in farmhouse foyer.
- VT_Chittenden County_ Lewis Chapin Homestead_011: Southeast bedroom with wall stencils visible.
- VT_Chittenden County_ Lewis Chapin Homestead_012: Detail of corner wall stencils in southeast bedroom.
- VT_Chittenden County_ Lewis Chapin Homestead_013: Northwest bedroom with wall stencils visible.
- VT_Chittenden County_ Lewis Chapin Homestead_014: Detail of wall stencil along baseboard in northeast bedroom.
- VT_Chittenden County_ Lewis Chapin Homestead_015: Northeast bedroom with fireplace and wall stencils visible.
- VT_Chittenden County_ Lewis Chapin Homestead_016: Northeast bedroom wall stencils detail.
- VT_Chittenden County_ Lewis Chapin Homestead_017: Southeast and northeast elevations of English barn and attached dairy barn. Looking west.
- VT_Chittenden County_ Lewis Chapin Homestead_018: Southeast elevation of barns. Looking north.
- VT_Chittenden County_ Lewis Chapin Homestead_019: Southeast and southwest elevations of barns. Looking northeast.
- VT_Chittenden County_ Lewis Chapin Homestead_020: English barn door hardware detail.
Chapin, Lewis, Homestead  
Name of Property

Chittenden County, VT  
County and State

- VT_Chittenden County_ Lewis Chapin Homestead_021: Rear (northwest) elevation of dairy barn. Looking south.

- VT_Chittenden County_ Lewis Chapin Homestead_022: Interior of Emile Gruppe gallery inside English barn.

- VT_Chittenden County_ Lewis Chapin Homestead_023: Interior of dairy barn hay mow.


- VT_Chittenden County_ Lewis Chapin Homestead_025: Milk house (left) and tool shed (right). Looking east.

- VT_Chittenden County_ Lewis Chapin Homestead_026: Pasture, looking towards farmstead with complex of greenhouses visible. Looking southeast.

- VT_Chittenden County_ Lewis Chapin Homestead_025: Pasture with wood lot visible beyond. Looking north.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
This map was created with the VT Interactive Map Viewer.

A. Lat: 44.46750 N  
   Long: 72.98013 W  
B. Lat: 44.46646 N  
   Long: 72.97835 W  
C. Lat: 44.46510 N  
   Long: 72.97690 W  
D. Lat: 44.46298 N  
   Long: 72.97923 W  
E. Lat: 44.46376 N  
   Long: 72.98068 W  
F. Lat: 44.46565 N  
   Long: 72.98133 W

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. VCGI and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.