

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in 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 PropertyHistoric name: Clemmons Farm

Other names/site number: _____

Name of related multiple property listing:

Agricultural Resources of Vermont

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

2. LocationStreet & number: 2158 Greenbush RoadCity or town: CharlotteState: VermontCounty: ChittendenNot 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 ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal Government

Clemmons Farm
Name of Property

Chittenden, Vermont
County and State

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

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

☐

Clemmons Farm
Name of Property

Chittenden, Vermont
County and State

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

_____3_____

_____2_____

_____1_____

_____0_____

_____5_____

Noncontributing

_____3_____

_____2_____

_____1_____

_____0_____

_____4_____

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register _____0_____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

AGRICULTURE/SUBSISTENCE/animal facility

AGRICULTURE/SUBSISTENCE/agricultural field

Current Functions

(Enter categories from instructions.)

RECREATION AND CULTURE/community space

Clemmons Farm
Name of Property

Chittenden, Vermont
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC/Federal

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: Stone

Walls: Wood

Roof: Stone – Slate

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 Clemmons Farm is located at 2158 Greenbush Road in the historically rural, agricultural Town of Charlotte, in Chittenden County, Vermont. The 138.55-acre property's setting on a high north-south running ridge overlooks its own fields and woodlot and Lake Champlain and the Adirondack Mountains beyond. There are three contributing buildings, two contributing sites, three non-contributing buildings, and one non-contributing structure associated with the property. The contributing resources include farmland / pasture, a clayplain forest woodlot, a c. 1825 Federal-style farmhouse, a c.1825 hay/dairy barn with rare surviving interior silo and interior cistern, and a c.1800 English barn. The non-contributing resources are a c.1800 workshop converted to housing and gallery/shop space in the 1980s, the 1996 Barn House, an adaptive reuse of two 19th century disused farm outbuildings into a community gathering and education space, a c.1970 well house that no longer functions as such and was moved away from the well four years ago, and a 2019 Quonset-style greenhouse. Dwelling space and/or commercial space are typical adaptations that redundant outbuildings on farmsteads undergo in response to changing needs. The Clemmons Farm meets the registration requirements for the "Farmstead" property type as described in the *Agricultural Resources of Vermont MPDF*. The Clemmons Farm is also notable for remaining intact in an area which has been subject to intense residential development pressure in the last 50 years. Overall, the Clemmons Farm retains integrity of setting, location, design, workmanship, materials, association, and feeling.

Clemmons Farm
Name of Property

Chittenden, Vermont
County and State

Narrative Description

Location & Setting Overview

The 138.55-acre Clemmons Farm sits on a ridge within the Champlain Valley overlooking its own pastures and westerly woodlot and is split by Greenbush Road which follows the ridge. The farmhouse, gallery/shop, Barn House, woodlot, and most of the pastureland are on the west side of the road and the Main Barn, English barn, and well house are on the east side along with 10 acres of meadow. The Clemmons Farm is one in a line of late-18th / early-19th century farms and dwellings strung along the spine of the north-south running ridge which defines the Four Corners area in the historically rural, agricultural Town of Charlotte. The ridge marks the transition from the broad bottom land extending east from the lake shore to the first high ground. The woodlot is located on the bottom land, which is comprised of clayplain forest, a type of habitat unique to the Champlain Valley. From Greenbush Road there are expansive views to the west, to Lake Champlain and the Adirondacks beyond. The view is interrupted by the tracks of the Vermont Railway System, formerly the Rutland Railroad, which was built c.1850 and today serves both freight traffic and Amtrak's twice-daily Ethan Allen passenger train. The railroad tracks divide the Clemmons Farm's agricultural fields and woodlot.

Historically an agricultural community, Charlotte now serves primarily as a bedroom community for Burlington, Vermont's largest city. However, modest commercial activity is also sustained through lake tourism and visitors to nearby Mount Philo State Park, one of Vermont's most visited state parks. Charlotte's population as of the 2020 Census stood at 3,912 residents.

The Clemmons Farm meets the registration requirements of the "Farmstead" property type within the *Agricultural Resources of Vermont MPDF*. It contains features which the MPDF defines as historically included in a farmstead: the farmhouse; the main barn which is composed of several additions to a very early timber frame core and includes an interior silo and interior cistern; outbuildings including a milkhouse added to the main barn, a second timber frame barn, a former shop, a well house, and a greenhouse; and outlying meadows, pastureland, and clayplain forest woodlot. The farmhouse is fronted by a line of mature Black Locust trees. The road runs between the farmhouse and its main barn which is a typical configuration of Vermont farmsteads. The farmstead property is generally delineated by perimeter hedgerows, tree screens, and forests.

1. Farmhouse. c.1825 with mid-20th and late-20th century alterations. Contributing building.

The farmhouse is a 2.5-story, side-gable, timber frame, 5x2-bay Federal style dwelling. The building has a center hall plan with a front entry portico, a two-story rear ell, a one-story shed roof sun porch, and an interior brick chimney at each gable end. It is oriented east and set off from Greenbush Road by a line of mature Black Locust trees.

Clemmons Farm
Name of Property

Chittenden, Vermont
County and State

Farmhouse Exterior

The farmhouse sits on a local redstone masonry foundation, is clad in wood clapboards, and is detailed with molded corner pilasters with capitals and bases and corner returns. The roof is slate with decorative courses every fourth row. The main block is regularly fenestrated with 6/6 wooden double hung sash windows, including a pair of similar but smaller sash in each gable end. The front entry portico sits on a brick stoop and has a shallow arch valance, stickwork balustrade hiding a hip roof, and is supported by four slender square columns with capitals. The portico shelters a wood paneled entry door and eight-light wooden storm door and is flanked by 2/3 height sidelights, each with two lights, and topped with a three-light transom. The transom is infilled with leaded stained glass composed of a vertically oriented, geometric diamond pattern with a fleur-de-lis in the central pane. The 20th century sun porch, which spans the width of the south side elevation, has 2/2 and 6/6 wooden sash windows and a secondary entry sheltered by a deep overhanging shed roof supported at one end by a decorative kneebrace. The rear ell has a mix of mid- to late-20th century Chicago-style picture windows in the west and north elevations and small, horizontal sliding sash and single-pane sash windows on the other elevations. The exposed basement level on the west elevation has a paneled wood door in the foundation for exterior access.

Farmhouse Interior

The interior of the house is arranged in a center hall plan. The front entrance opens into a central hall containing the main staircase. The staircase has a decorative, circular newel post, turned balusters, and a banister that curves at the top and continues along the second floor hallway. To the left of the staircase, a hallway leads to a door into a smaller, enclosed hall with a secondary staircase on the left leading up to the second floor and a stairway leading to the basement below the primary central staircase. Beyond this hall through another doorway is the ell at the rear of the house, which is one large space with partial partitions that contains the kitchen, common area, and mudroom. There is a wood stove with a central brick chimney (the chimney terminates in a stove pipe on the roof). The central foyer is flanked on either side by a parlor, with the north parlor doubling as a formal dining room. Each parlor has a fireplace with a brick surround and brick hearth, framed by a wooden mantel. On the second floor, the staircase leads to an open hallway with four doors leading to bedrooms. Each of the two front bedrooms (facing east) has a fireplace with a brick surround, brick hearth, and wooden mantel. The stairway to the attic is situated above the main stairway between the first and second floors. On the west side of the hallway is the secondary staircase between the first and second floors.

The interior of the house appears as a seamless blend of historic finishes and details, and those added by Dr. Jackson Clemmons in the 1960s when he completed a restoration of the house. Historic details and finishes include the wood flooring, window and door moldings, molded panels beneath the windows in each of the halls, crown molding, chair rails, interior wooden doors, and the staircase. Dr. Clemmons built the mantels around each of the parlor fireplaces and bedroom fireplaces, and he restored the house's deteriorated central staircase by disassembling, stripping, refinishing, and reassembling its historic components. In the rear kitchen / common

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

area, Dr. Clemmons fabricated a built-in cabinet with glass and paneled doors, he built new kitchen cabinets from scratch, and he added moldings to the ceiling and a 3/4-height partition with closets to create a mudroom. Mrs. Lydia Monroe Clemmons selected period appropriate wallpaper which Dr. Clemmons installed throughout the house.

From the interior of the main house, the enclosed south porch is accessed by a door on the east side of the south parlor, and a door near the “mudroom” area of the rear common area. It has wood flooring and beadboard underneath the bands of windows.

Immediately southwest of the enclosed porch, there are foundation remnants of a former addition or attached barn to the house. A c.1860 photograph of the house (see Figure 4) shows this addition as an ell and shows the south elevation prior to the addition of the enclosed porch. Dr. Clemmons converted this area into a patio supported by a stone wall with stone steps on the north side leading down to a grassy area behind the house.

2. Main Barn. c.1825 with additions c. late 1900s, c.1920, 2022. Contributing Building

This is a large, gabled bank barn with additions, oriented gable end to Greenbush Road. The Main Barn was formerly used for a diversity of farming activities including sheep farming and dairying. It is the largest farm building on the property, measuring approximately 80'x 26' exclusive of the silo and the milk house, which protrude from the north and west elevations, respectively. The main barn grew by accretion and has the irregular massing typical of many Vermont barns. The English barn at its core is composed of hewn timbers and dates from c.1825 or earlier. The east gable end and south elevations were added to the barn sometime in the mid to late-19th and/or early 20th century and are built of sawn lumber. There were several rehabilitation projects in the 20th through early-21st centuries, the most recent dating from 2022 – 2024 (described below). The main barn has two distinctive surviving features: an interior cistern and an interior square silo. Dr. Clemmons added stalls for cows, horses, sheep, pigs, chickens, turkeys and ducks in the 1970s to support homesteading on the property.

Main Barn Exterior

The core and oldest portion of the main barn has a gabled, hand-hewn frame measuring 26'x 36', aligned with its ridge running east-west. It has a bank on its north side and three large sliding wood doors giving access to the main drive level and threshing floor. Attached to its east gable end is a late 19th century, two-story, gabled, sawn addition measuring 26'x 44' to which the silo is attached. A full-length, 16' deep, two-story, six-bay shed addition with basement, also dating from the late 19th century, covers the south elevation of the conjoined barns. Centered on the ridge of the main barn is a square, louvered cupola/ventilator with a bracketed cornice and a steep, pyramidal metal roof. Roofing on the entire main barn is metal standing seam.

Cladding is a mix of vertical shiplap siding, vertical tongue-and-groove-and bead siding, and horizontal cove siding on the conjoined barns and shed addition, cove siding on the silo, and clapboard on the milkhouse. Fenestration is concentrated on the drive level of the shed addition, facing south, and consists of four 6/6 wooden sash windows interspersed with two tall, side-

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

hinged wood plank doors above five open bays on the ground level. The ground levels of the east and west gable ends are also fenestrated with pairs of side-hinged barn doors flanked by small, square, two light and six-light wooden windows. The milk house is irregularly fenestrated with small fixed six-light wooden sash windows, a pedestrian door and a barn door. The silo addition has wooden 1/1 sash windows with applied six-light grids on the west side, and small wooden six-light fixed sash windows on the east. Other small wooden doors and hatchways are visible on gable peaks and tucked into corners.

The barn rests on a fieldstone foundation which has seen several repairs over time with lime and cementitious mortars. The ground level has a new poured concrete slab floor, and the north and west foundations were carefully and appropriately repaired and rebuilt between 2022 and 2024. The shed addition and the milkhouse have old poured concrete foundations; the milk house foundation is battered on the visible south and west sides. The silo sits on a substantial fieldstone foundation which is protected by a flared asphalt shingle-clad water table.

A small, 1.5 story, gabled milkhouse is attached to the west gable end. It contains a large, c. 1930s galvanized metal cooler with a top-mounted condenser.

Main Barn Interior

The ground level below the main floor is open on its south side. The north foundation wall is exposed fieldstone (it was restored between 2022 and 2024) and the north halves of the east and west walls are likewise stone. Concrete and mortar were added throughout; these areas of the walls and the ceiling, posts and beams are all painted with limewash. On the main drive level, the large barn doors on the north elevation open into the stable bay with the threshing bay to the west and the hay mow at the east end. A hay girt with kneewall separates the threshing bay from the hay mow. On the east side, a simply framed partition with kneewall has been created, resting against an enclosed storage room with a barn door that leads to a second room that is the upper floor of the silo. All timbers are hewn, including the rafters, and joined using the square rule method which was typical after 1800. Timbers consist of beech and oak. The top plates have a boarding groove to anchor the tops of the sheathing boards.

Interior Cistern. The southwest corner of the main barn, on the upper or main drive level, contains a cistern constructed from tongue and groove vertical staves (possibly Douglas Fir) held together with flat iron bands and turnbuckles. There is a hole through the cladding on the west elevation of the barn just above the top of the tank, and ghost lines on the cladding indicating where roof gutters fed into the cistern. The water level was indicated by means of a float in the cistern attached to a metal arm which corresponded to a numbered scale painted on the west gable end of the Main Barn. The construction of this cistern coincided with the construction of the shed roof addition on the south elevation of the barn.

Interior Silo. The attached, square, gabled silo stemming from the northeast corner has a deep mortared fieldstone base with a subterranean dirt floor, large, peeled log posts in the corners, and a two-story, square wooden shaft with a gabled roof. There is a non-historic joisted floor inserted at the haymow level. The date of this silo is unknown.

Clemmons Farm

Name of Property

Chittenden, Vermont

County and State

Alterations. Between 2018 and 2020, the main barn was rehabilitated in order to stabilize the barn's timber structure and to ensure the cistern was adequately supported. During this time, the 1950s enclosed shed roof addition was removed and the rotten south sill replaced; the five open bays on the ground level were created; a stairwell leading from the ground floor to the main level was removed; the earthen bank was lowered to access the north sill plate which needed replacement; a wooden enclosure around the cistern was removed; and ground floor windows were removed on the west elevation with new vertical siding applied in their place. The fieldstone wall was rehabilitated between 2022 and 2024.

3. English Barn. c.1800. Contributing building.

The English Barn historically housed hay, farm equipment, carriages, hay, and may have also housed sheep or horses. It is a 32' x 40' gabled, eaves-side entry English barn with a hewn timber frame of mixed hard and soft woods, pole rafters and joists, and 9" x 10" beech timber posts which support 8" x 9" softwood plates. The frame rests partially on a rubble foundation and partially on earth, on a gently sloping site. It has two off-center open bays on the east eaves side, vertical flush board siding, and an early standing seam roof. There is a hayloft accessed by a steep wooden staircase at the back of the barn. The rafters are supported at their mid-span by a continuous, 7" x 7" purlin set on canted 6" x 6" purlin posts. It is situated very close to Greenbush Road, in front of the Main Barn. The barn is sparsely fenestrated with small, square fixed light wooden sash windows. At present, the English barn houses a tractor and miscellaneous farm equipment.

4. Shop. 1800 with alterations early 20th c, 1982, 1987. Non-contributing building.

According to local history, the shop had once been a blacksmith shop on the farm.¹ Photos taken prior to 1980 show a 19th century vernacular workshop building on an L-plan with the shop entry on the north gable end. After selling the farm to the Clemmons family in 1962, Donald Sawtelle lived for a time in the building, which had neither electricity nor running water. In 1982, Dr. Jackson Clemmons added electricity and running water while rehabilitating it into two apartments - one on the first floor and the other on the second floor - for visiting children and grandchildren as well as University of Vermont visiting faculty. To finish these spaces, Dr. Clemmons also finished the wooden floors; repaired the windows; installed sheetrock and insulation; installed cubbies, closets, shelving units, and two bathrooms with tiled floors and showers; built the staircase; and built the rear (west) balcony while hiring a contractor to install the winding metal staircase. From around 1985 until 2014, the building became the location for the Authentica African Art imports store and gallery.

It is a non-contributing building as it was heavily modified outside of the Period of Significance and no longer retains integrity from this period.

¹ Dan Cole, President, Charlotte Historical Society, email to VHB, April 2024.

Clemmons Farm

Name of Property

Shop Exterior

Chittenden, Vermont

County and State

The main block of the building is a 1.5-story, eaves front, wood frame, 6 x 2 bay, gable roof building with a non-historic subordinate 3 x 1 bay gabled south wing and a cross-gabled 1 x 1 bay rear ell. The entry, which occupies the south bay of the main block, protrudes from the wall plane with a deep shed roof. A shed-roof wall dormer with fixed windows on the east facade is in the central portion of the main block, while a matching shed roof wall dormer on the rear elevation contains a door and windows leading to a metal balcony. Cladding is wood clapboard with flat corner boards, a string course on the addition, and flat window trim. The foundation is concrete while the roof is asphalt shingle with a central brick chimney on the west roof slope. Fenestration is a mix of 1/1, 6/1, and fixed single-pane and nine-light wooden sash windows. The front entry has half-height sidelights flanking a six-panel wooden door. On the west (rear) elevation of the main block there is an entrance on each story and the second floor metal balcony accessed by a metal spiral staircase.

Shop Interior

The primary entrance on the east facade leads into a central vestibule and foyer with a narrow, enclosed staircase leading upstairs. There are large, open rooms to the north and south of the central foyer which were used as exhibit and classroom spaces for Authentica. A small hallway leads to the north room, while the south room is accessed directly from the foyer with a large opening. There are also several small storage rooms and closets on the first floor. The second floor has two bedrooms, a living room, and a bathroom. A small hallway is at the top of the stairs. There is a small bedroom in the half story of the ell. To the north is the living room, while to the south the hallway leads to a bathroom, a kitchen area, and a peaked door leading into the second bedroom, which has a closet and a skylight.

Finishes throughout the building interior include wood flooring, molded pine window and door trim, custom-made panel doors, and built in bookcases, cupboards, and closets which, as described above, Dr. Clemmons built by hand.

5. Barn House. 1994-1996. Non-contributing building.

The Barn House is made from historic timber frame pieces from two historic barns, the structures of which are clearly readable on the interior. The Barn House was created by Dr. Clemmons who, along with an apprentice, David Dupris, joined together a decaying field barn that stood to the northwest on the property and a granary that stood on the east side of the road, south of the English barn (see Figures 14 and 15). Dr. Clemmons poured a new concrete foundation for the two buildings and moved each one onto the foundation by means of a flatbed truck (see Figures 16-17). With a design-build approach that was largely dictated by the function of the interior spaces, he seamlessly integrated the two buildings and transformed them into a contemporary timber frame building. It is a non-contributing building as it was constructed outside of the Period of Significance.

Clemmons Farm

Name of Property

Barn House Exterior

Chittenden, Vermont

County and State

The Barn House consists of a 2.5-story, side gabled, timber frame main block with three gabled dormers on the façade, a long, shed dormer on the rear, an off-center entry, and a 1.5-story, gabled, timber frame wing. The building is oriented east and built into the downslope so it gains a lower story on the rear (west) elevation. It sits on a raised concrete foundation faced with ashlar stone and has board-and-batten cladding and a standing seam roof with a stone chimney splitting the ridge near the north gable end. The asymmetrical fenestration is most numerous on the west elevation, with French doors in the lowest level, paired divided light casements, and single pane picture windows surmounted by horizontal, 8-lite, horizontally oriented, awning-style windows. A long, shed roof dormer is present on the west roof slope that is heavily glazed. The same divided light casements and awning windows are used more sparingly on the wing and the façade, where they are symmetrically dispersed on the first story and in the half story of the south wing. Tucked into the gables of both blocks are arched and/or pointed windows. The west elevation overlooks the farm pastures, Lake Champlain, and the Adirondack Mountains. Two entrances are on the east elevation, one in each block and both accessed via a full-width wooden deck with an ADA ramp and wood railings. The wood doors are half glazed with 8 lights above and wood panels below.

Barn House Interior

The building has an irregular floor plan. The main entrance, in the south block, opens into a foyer with an open staircase leading up to the second story; to the left is a second, smaller staircase leading to the lower level. Spread out over three levels are multiple rooms designed as gallery space, workshops, and communal gathering and meeting spaces. There are kitchens on both the lower level and main level. The lower level contains two guest rooms enclosed with fully glazed doors and windows, as well as a partition made of salvaged doors and windows to delineate the common area. Finishes throughout the interior are primarily pine, from the flooring to the baseboards to the window and door trim. There are salvaged architectural features; the frames of the barns were intentionally exposed, particularly on the second floor; custom built-ins, closets, and interior doors are present throughout the house; and there is a large, brick fireplace in the north room on the first floor.

6. Well house, c. 1970, moved from original location. Non-Contributing building.

The well house is a small, wood frame, rectangular structure clad in wood clapboards with flat corner boards and eaves boards, and a shallow-gabled asphalt shingle roof. It was constructed c. 1970 and moved away from the well on the south side of the main barn about four years ago where it is not currently used for any purpose. It is a non-contributing building as it was constructed outside of the Period of Significance.

7. Greenhouse, 2019. Non-contributing structure.

The greenhouse is a Quonset type, pipe-framed greenhouse with rigid wood-framed ends and a plastic film covering. It sits northwest of the main house oriented with its long axis roughly parallel to the road. It is used to grow vegetables for community programs. It is a non-contributing structure as it was constructed outside of the Period of Significance.

Clemmons Farm
Name of Property

Chittenden, Vermont
County and State

8. Fields and pasture. Associated with the farmstead since 1867. Contributing site.

The Clemmons Farm has a little under 100 acres of unforested land divided into three fields: a 10-acre parcel on the east side of Greenbush Road which includes the Main and English barns and two fields on the west side of Greenbush Road, separated by the railroad tracks. One field is on the downslope and flat land located west of the farmhouse and east of the railroad tracks, and the other field sits on the flat land located west of the railroad tracks. These fields are historically associated with the farmstead since at least 1868 when former owner Dr. Luther Stone subdivided his large holding on Greenbush Road between his two children. The Clemmons family variously kept cows and calves, sheep, pigs, and horses on pasture and grew hay, wheat, soy, corn, vegetables, squash, melons, and/or alfalfa on these fields.

When Dr. and Mrs. Clemmons purchased it in 1962, the farmstead comprised 148 acres. In 1988, Dr. and Mrs. Clemmons deeded 10 acres of a 20-acre parcel on the east side of Greenbush Road to their son who built a house on the land. This 10-acre parcel was subsequently purchased by the Clemmons' eldest daughter and is no longer part of the Clemmons Farm and thus not included in this nomination.

Since 2016, the fields and pasture to the west have been hayed by nearby farmers for their own use.

9. Forest/Woodlot. Contributing site.

The farmstead woodlot comprises 61 acres of clayplain forest situated at the western end of the farmstead, beyond the Vermont Central Railway tracks. Narrow bands of this forest also outline the north and south agricultural fields. The woodlot consists of mixed upland deciduous forest interspersed with coniferous former plantation woods, on clay soil. Clayplain forest is a rare type of natural community almost entirely restricted to the Champlain Valley in Vermont.² Historically associated with the farmstead since the 19th century, since 2016 it has been sustainably managed by professional foresters.

Integrity Assessment

As a collection of buildings and important landscape features, the Clemmons Farm retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association from its Period of Significance as defined in Section 8, and as a "farmstead" property type as articulated in the *Agricultural Resources of Vermont* MPDF. The farmhouse and two barns on the east side of the road are clearly associated with 19th and early-20th century agricultural operations on the property: subsistence farming, sheep farming, and dairying. Character defining design features, materials, and workmanship from this period are intact and include the farmhouse's center hall plan, central entrance, and historic windows; the Main Barn's partially banked entrance, square silo, milkhouse, cistern, framing, and overall evolution of design from

² <https://vtfishandwildlife.com/conservation/conservation-planning/natural-community-fact-sheets/mesic-clayplain-forest> Accessed 11/11/2024.

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

an English barn to a dairy barn; and the English Barn's framing and overall design as an early-19th century English barn. During the Clemmons family's ownership of the farm between 1962 and 2023, these three contributing buildings were restored and maintained by Dr. Clemmons, who had a love of old buildings and was a preservationist by avocation. As a result, these resources retain integrity of feeling. Their setting within the farmstead is intact, and although the farmhouse is not currently occupied as a residence and the barns are not in active agricultural use, their association with agriculture and residency is clear. Between 2018 and 2023, the Main Barn underwent a large renovation project that stabilized the building's timber framing and fieldstone foundation, leaving intact its character-defining features. At this time, the shed-roof addition on the south side of the barn, built in the 1950s and outside the period of significance, was removed in order to better access the deteriorated framing for repairs.

Based on the highly intact nature of the individual buildings and their historic arrangement on the property with intact agricultural fields and woodlots surrounding the farmstead's core, the Clemmons Farm overall retains integrity of setting, feeling, and association. The practice on Vermont farms of physically moving and/or adaptively reusing outbuildings needs has a history as long as farming itself. The *Agricultural Resources of Vermont* MPDF states, "Due to the evolving nature of farm technology, social mores, and the diversity of farming in Vermont, additions and alterations to buildings, new construction, and the moving of buildings has been a traditional part of farm operation. Changes since the historic period are often acceptable as they represent the evolutionary nature of farming in Vermont."³ With the closure of so many Vermont farms in the mid-20th century, it has been common practice to find new uses for these agricultural buildings and these uses have evolved as the ways Vermont farmers make their living have evolved. A comparative example is the Lewis Chapin Homestead in Jericho, Vermont (listed in the National Register of Historic Places in 2022) in which a former outbuilding was converted to an art gallery and community space. Such has been the case at the Clemmons Farm. The adaptively reused former workshop, and the two barns that created the Barn House, have served and continue to serve as community gathering places and are compatible with the cohesiveness of the historic farmstead.

³ Suzanne Jemele and Elsa Gilbertson, *Agricultural Resources of Vermont Multiple Property Documentation Form*, Montpelier, VT: Vermont Division for Historic Preservation, 1991: Section F page 10.

Clemmons Farm
Name of Property

Chittenden, Vermont
County and State

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

Clemmons Farm
Name of Property

Chittenden, Vermont
County and State

Period of Significance

c. 1800-1942

Significant Dates

1825, 1882, 1919, 1937

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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 Clemmons Farm is being nominated as a farmstead at the **local level** under the *Agricultural Resources of Vermont MPDF* in the contexts of *Sheep Farming, 1810-1900* 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.⁴ Under **Criterion A**, the Clemmons farm derives its significance from its historic connection to the broad patterns of agricultural history in Vermont, from 19th century subsistence farming and sheep-raising to dairying through the World War II era, by which time the commercial viability of the small family dairy farm was waning. Under **Criterion C**, the Clemmons Farm is notable for retaining elements of 19th century agricultural infrastructure usually erased by the 20th century, and their survival into the 21st century is due to the preservationist ethic of its current owners. The farm’s contributing buildings retain noteworthy historic architectural features including early (c.1800) timber frame construction in the English Barn, a rare surviving wooden cistern and silo inside the highly intact Main Barn,

⁴ Suzanne Jamele and Elsa Gilbertson. *Agricultural Resources of Vermont Multiple Property Documentation Form*. Montpelier, VT: Vermont Division for Historic Preservation, 1991, Section F, p. 10.

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

and a classic Federal-style Farmhouse. Two buildings are non-contributing because they were substantially altered outside of the period of significance: a former workshop, repurposed as a gallery/shop in the 1980s (The Shop); and the community building created when the former granary and a field barn were joined to create the Barn House in the 1990s. Adaptive reuse of redundant farm buildings by farmers is a defining characteristic of farmsteads. These two non-contributing buildings are situated at the periphery of the historic farmstead and contributing buildings and do not detract from the overall integrity of the Clemmons Farm.⁵

The Period of Significance (POS) for the Clemmons Farm is 1800-1942. The POS begins 1800, concurrent with the construction period of the English barn, the Shop, and potentially the oldest part of the Main Barn. It ends in 1942 when the farm finally passed from the McNeil family, who had operated it as a dairy for a total of 42 years, to a rapid succession of short-term owners and an end to large-scale agricultural operations on the property.

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

Criterion A: Agriculture

The Clemmons Farm is locally significant under **Criterion A/Agriculture** for its strong ability as a **farmstead property type** to convey broad patterns of agricultural history in Vermont as articulated in the *Agriculture Resources of Vermont* MPDF, specifically in the contexts of *Sheep Farming, 1810-1900* and *Dairying, 1850-1941*. West Charlotte's situation in the fertile Champlain Valley along water, stagecoach, and railway transportation routes offered many advantages not shared by hill farmers in the interior of the state. It enabled Charlotte's first and second farming generations, including the early owners of the Clemmons Farm, to find wider markets for their surplus, do more with their land, to become wealthy enough to build substantial Federal-style homes, and to buy farms for their children. Agricultural and probate records show that early owner Dr. Luther Stone and his extended family were prominent sheep farmers, taking advantage of the favorable topography of the Champlain Valley and commercial shipping on Lake Champlain which was served by the ferry landing and warehouse at McNeil's Cove in Charlotte. This allowed sheep farmers to find southern New England mills during the 1840s when Vermont's Merino wool boom reached its zenith. Stone's continued ownership of a large flock of sheep, well after the Merino sheep boom's statewide peak, reflects the lasting significance of sheep and sheep husbandry on the Vermont landscape, particularly in the Champlain Valley. Nor was it unusual for both sheep farming and dairying to coexist in the Champlain Valley region at that time, with its favorable geography and access to national and international trade routes. Steamboat captain T.D. Chapman, who inherited the farm from his father-in-law Dr. Luther Stone, engaged in stock breeding before transitioning to dairying. By

⁵ Suzanne Jamele and Elsa Gilbertson, *Agriculture Resources of Vermont Multiple Property Documentation Form*, Section F, p. 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."

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

the 1880s under the McNeil family, the farm transitioned to dairying, producing butter and later fluid milk, taking advantage of the nearby Rutland Railroad milk train which allowed farmers from across western Vermont to efficiently ship their fluid milk, butter, and cheese to out of state markets. Following World War I, Vermont's dairy industry contracted as rising equipment costs and low milk prices forced smaller family-run farms to shut down. The 1918-1919 Spanish Flu epidemic took the lives of the third generation of McNeils on the farm, forcing its sale in 1919 to pay off its mortgage, but in 1937, Philip McNeil bought it back and attempted for five more years to continue dairying. His efforts were unsuccessful, so the farm was sold out of the family, and he left the state. This story mirrors the broader pattern of farming contraction statewide during the mid-20th century.

Criterion C: Architecture

The Clemmons Farm is also locally significant under **Criterion C/Architecture** as a physical expression of the history and evolution of the agricultural use of the property from its establishment in the beginning of the 19th century and its continued operation into the 20th century, transitioning from subsistence farming to sheep-raising and dairying. As noted in the Integrity Assessment in Section 7, the Clemmons Farm contains the character-defining features of a farmstead, including the Farmhouse; the Main Barn which is composed of several additions to a very early timber frame core and includes an interior silo and interior cistern; outbuildings including a milkhouse added to the main barn, the timber frame English Barn, a former Shop, a well house, and a greenhouse. Surrounding the farmstead's core are meadows, pastureland, and clayplain forest woodlot.

The barn that grows by accretion is the physical record of agricultural change over time and such is the case with the Clemmons Farm Main Barn. The hewn timber frame barn at the core of the Main barn strongly suggests that it was built in the early 19th century, as does the timber frame of the English barn. In Charlotte, as former wool growers evolved into sheep breeders, raising high quality Merino sheep stock which was exported overseas, it was important to protect the valuable breeding stock with better quality sheep barns.⁶ These barns typically had a hay loft and space for wool storage, as well as root storage for winter fodder. An interior cistern, like the one in the Main Barn, would ensure fresh water. The integrated square silo is likewise representative of an era of agricultural innovation and design. Historically, interior stone-walled silos began to be constructed in the 1880s as silage was used for winter fodder. Sometimes part or all of these silos were underground. They were dangerous for the farmer and difficult to access, however, and by the 1890s square, wooden, above-ground silos with gable roofs, such as the Clemmons Farm silo, were being added to dairy barns. The popularity of square silos was also short-lived due to problems with spoilage in corners, and by the 1900s the more familiar polygonal and round silos had taken their place.⁷

⁶ Thomas Durant Visser, *Field Guide to New England Barns and Farm Buildings*, (Hanover: University Press of New England, 1997): 164.

⁷ Thomas Durant Visser, *Field Guide to New England Barns and Farm Buildings* (Hanover: University Press of New England, 1997):130-133.

Clemmons Farm

Name of Property

Chittenden, Vermont

County and State

Field barns, either purpose-built or redundant English barns hauled out to the field and repurposed, would shelter the sheep during winter. The Clemmons Farm had a derelict timber frame field barn located west of the Barn House which was moved up the hill by Dr. Clemmons in the mid-1990s to create the Barn House. The expanded Main Barn likely reflects the transition to dairying, notably the construction of the milk house.

The Farmhouse exemplifies a common type of farmhouse built in western Charlotte in the early 19th century and retains a high degree of integrity. These farmhouses share common characteristics including massing, scale, wood frame construction, center hall plan, and are detailed in the Federal, Greek Revival, and later styles. The detailing of the front entries of these houses has the most variety and reflects the financial means and aspirations of Charlotte's farmers in the early decades of the 19th century, as well as subsequent changing architectural fashions. The front entries display Classical detailing such as sidelights, fanlights, transoms, and full entablatures, as well as corner pilasters, and friezes and cornices. The Clemmons farmhouse entry with its Federal style sidelights and transom follow this pattern, but the stained glass that now fills the transom, the Italianate style entry porch, and the enclosed side porch reflect the architectural fashions of the later 19th and early 20th centuries.

This nomination does not consider **Criterion D**. However, given this area of Charlotte contains numerous Precontact archaeological sites, there is a significant likelihood that one or more Precontact Native archaeological sites are located in areas within the parcel where soil disturbance has not occurred. Moreover, archaeological remnants of the early history of the farmstead may also exist intact within the parcel.

Comparative Analysis

The agricultural district along and adjacent to Greenbush Road is the site of several farmsteads marked by their large, five-by-two bay Federal-style farmhouses with center hall plans, and center entries detailed in the Federal, Greek Revival, and later styles. In the mid-19th century, much of the land in the immediate area was farmed by Dr. Luther Stone and his extended family. The similarity between these farmhouses was noted in the 1976 Vermont Historic Sites and Structures Survey (HSSS) and remains readable today. 2071 Greenbush Road ("Jensen Residence," HSSS #0403-49, c.1810), a stone's throw from the Clemmons Farm, was the home of Luther D. Stone, son of Dr. Luther Stone and a sheep and dairy farmer, according to the 1860 census.⁸ A strong comparable example is the farmstead at 420 Lake Road ("Graham Residence," HSSS #0403-47), located just off Greenbush Road 1.4 miles to the northwest, within sight of the Clemmons Farm. In addition to the similarities of the farmhouses, 420 Lake Road retains a large, gabled, vertical flush board side-hill barn with additions and attached wooden silo, a blacksmith shop, granary, and other small-animal outbuildings in a cluster to the northeast of the farmhouse. Of note, on the 1857 Walling Map, it is labeled "A.F. Stone" for Ammi Fuller Stone, son of Dr. Luther Stone who is believed to have built the Clemmons farmhouse.

⁸Adele Cramer, "Jensen Residence" #0403-49. Vermont State Register of Historic Places, 1976: 493.

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

Other examples include the Root homestead at 4206 Greenbush Road (HSSS #0403-52, c.1810), and the Lyman Yale homestead at 1033 Converse Bay Road (HSSS #0403-59, c.1800). These farmhouses are flanked by clustered, front-and-side gable bank barns, often with additions and accretions that greatly expand their original footprint, comparable to that found at the Clemmons Farm. And like the Clemmons Farm, a comparatively small number show signs of continued robust investment in new farm infrastructure in the 20th century, roughly World War I, suggesting that their active agricultural use likewise waned as the mid-20th century wore on.

Historic Overview and Developmental History of the Clemmons Farm

Historic Overview of Charlotte

The Town of Charlotte, Chittenden County, Vermont was chartered on June 24, 1762, by colonial Governor Benning Wentworth as part of the New Hampshire Grants.⁹ Charlotte was originally named “Charlotta” by Governor Wentworth in honor of Queen Charlotte (Charlotte of Mecklenburg-Strelitz), whom King George III married in 1761. Situated in the Champlain Valley, bounded by Lake Champlain on the west, Charlotte possessed fertile agricultural land, thick stands of marketable timber, access to waterpower, and ready access to Lake Champlain, the region’s primary commercial trade and transportation route. European American settlement proceeded slowly and was interrupted during the American Revolution due to the British naval campaign on Lake Champlain which threatened lakeshore settlements.

After the close of the Revolution in 1783, settlement was “very rapid” according to Abby Maria Hemenway’s 1867 *Historical Gazetteer of Vermont (Vol. 1)*, with many settlers coming from the Litchfield, Connecticut area.¹⁰ In 1787, inhabitants formally established Charlotte Center at the geographic center of the town, the junction of Ferry Road and Old Route 7. Baptist Corners grew up further east at the intersection of Spear Street and Hinesburg Road. Both were soon surpassed in size and importance by a third village center on the west side of the town, West Charlotte or Charlotte Four Corners, which had a more advantageous location on key water, stagecoach, and eventually railroad transportation corridors. By the time of the 1791 census, Charlotte contained 635 inhabitants, making it the most populous town in the northern half of Vermont.¹¹ Within twenty years, the population of Charlotte had nearly doubled.

West Charlotte, or Charlotte Four Corners

The Clemmons Farm is situated in West Charlotte, historically and colloquially known as “Charlotte Four Corners” or “the West Village.” It is the third and largest of Charlotte’s three village centers. It is set apart from the rest of the town by a north-south ridge which incorporates

⁹ William S. Ramm, *History of Chittenden County, Vermont, with Illustrations and Biographical Sketches of Some of its Prominent Men and Pioneers*, (Syracuse: D. Mason & Company, 1886), 534.

¹⁰ Hemenway, Abby Maria and Carrie Elizabeth Page, *The Vermont Historical Gazetteer, Vol 1*, (Burlington VT, 1867) :734. Hemenway notes, “Many made their way to the southern extremity of Lake Champlain and came to Charlotte in boats.” In wintertime many traveled up the frozen lake with teams of oxen pulling sledges laden with supplies.

¹¹ Hemenway, Abby Maria and Carrie Elizabeth Page, *The Vermont Historical Gazetteer, Vol 1*, (Burlington VT, 1867) :734.

Clemmons Farm

Name of Property

Chittenden, Vermont

County and State

Mutton Hill, and itself sits on another lower ridge which overlooks a wide expanse of comparatively flat, fertile agricultural land to the west, a desirable commodity to prospective settlers. "Charlotte Four Corners," located just over a half mile south of the Clemmons Farm, describes the intersection of Ferry Road and Greenbush Road, where clustered settlement developed which included the Congregational Church, the Old Brick Store, and later, the creamery, Academy, and several well-appointed Federal-style homes.¹² Ferry Road leads west directly from Charlotte Center through Charlotte Four Corners to McNeil's Cove on Lake Champlain.

Historically, Greenbush Road formed part of the main stagecoach route between Vergennes and Burlington, traversing north-south on the lower ridge and intersecting Ferry Road at Charlotte Four Corners. Greenbush Road is referred to in the early census records and deeds as the "North and South Road to Burlington" or just "the north-south road." The leg of Greenbush Road on which the Clemmons Farm sits is referred to in census records as the "Road North of Four Corners." Several large farmsteads had been established on the lots on Greenbush Road by the first quarter of the 19th century. The early construction of these homes, their architectural detailing, and the large agricultural outbuildings, objectify the prosperity of Charlotte's farming community.

Charlotte's population peaked in 1830 at 1,702 residents. Thereafter, the town's population slowly declined, a reflection of Vermont's overall population decline during the 19th century as Vermonters emigrated to western states and territories. However, while the town's population declined, Charlotte remained a prosperous and primarily agrarian town.

Hemenway's *Historical Gazetteer*, published during the era of mass westward migration out of Vermont, had this to say about Charlotte's particular suitedness to agriculture:

*The superior adaptation of the town to agricultural purpose was one cause of its rapid settlement. The almost exclusive devotion of the people to this pursuit accounts for the fact that the population has remained about stationary for nearly 60 years [i.e., since 1800]. The early settlers were speedily remunerated for their labors; wealth flowed in upon them, and comfortable homes rapidly arose.*¹³

McNeil's Ferry and Lake Champlain, 1791-1848

Much of the lake trade was funneled through the ferry service established in 1791 at McNeil's Cove, Charlotte, located about two miles west of Charlotte Four Corners, by John McNeil, progenitor of the multi-generational McNeil family. The McNeils farmed in West Charlotte, including by 1882 the farmstead comprising the present Clemmons Farm. Arriving in Charlotte from Litchfield, Connecticut by way of Tinmouth, Vermont (where he was suspected of Loyalist sympathies and dispossessed of his lands), John McNeil built the Federal style McNeil

¹² Adele Cramer, "Four Corners Historic District," Vermont State Register of Historic Places, 1980:83.

¹³ Hemenway, *The Vermont Historical Gazetteer, Vol I*, (Burlington VT 1867):734. The author noted that in 1806 Charlotte's grand list surpassed that of Burlington.

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

Homestead (NR #82001700) in 1787 at what became known as McNeil's Cove at the end of present-day Ferry Road.¹⁴ McNeil's ferry transported teamsters, livestock, wool, goods, and passengers to north-south through-boats on the lake, and between Charlotte and Essex, New York.¹⁵ Essex shipped locally-produced building materials including lumber, windows, doors, brick, and quarried bluestone, and it is possible that these materials were used in the early Federal style homes in Charlotte.¹⁶ Wool was warehoused at McNeil's Cove for transport to woolen mills in southern New England and farmers drove cattle to McNeil's ferry, which conveyed the animals down Lake Champlain to the Simonds Slaughter yards in Shoreham, Vermont.¹⁷ Steamboats towing freight barges between Whitehall and St. John's in Canada stopped at McNeil's Cove.¹⁸

In 1821, John McNeil's son Charles McNeil, and Essex businessman Henry H. Ross, were granted a charter by the state for the operation of a horse-powered ferry at McNeil's Cove, thus advancing the business begun by Charles' father. By 1826, Charles McNeil was a shareholder and director in the newly formed Champlain Transportation Company (CTC), which operated passenger and shipping routes between Whitehall and Rouse's Point, NY.¹⁹ By the 1830s, he had added a tavern, a warehouse, and a store to McNeil's Cove, suggesting that commercial rather than tourist trade was McNeil's focus.^{20, 21} By 1847, the horse ferry had been replaced by the steamer *Bouquet*.

The completion of the Champlain Canal in 1823 provided cheaper access to southern markets for Charlotte's farmers by connecting Lake Champlain with the Hudson River Valley, resulting in increased trade along the lake and the consequent growth of settlement and agriculture. The timing of the Clemmons Farm's development concurrent with the success of the ferry and the Champlain Canal, and its location proximate to this important early transportation corridor, suggests that the farm and others nearby in West Charlotte were strategically situated to benefit from the lake trade.

The use of Lake Champlain as a major transportation route continued beyond the arrival of the railroad in Charlotte in 1848 as the railroad took some years to become established and reliable. Gradually, however, the focus of transportation of goods to market shifted from McNeil's Cove

¹⁴ Margaret N. DeLaittre, "McNeil Homestead," National Register of Historic Places Inventory/Nomination Form, February 1981, Section 8, Page 1.

¹⁵ In contrast to agrarian Charlotte, Essex was a thriving port and ship-building center with local industry including the ironworks at Port Henry, a nail factory, and other regional manufactories. The 1920 completion of the Lake Champlain Bridge threatened the ferry's viability, but it remains in service, now operated by Lake Champlain Ferries.

¹⁶ Todd Goff, "Ferry Tales," [Historian — Town of Essex](#), February 2023. Accessed 4.10.2025.

¹⁷ James Whitelaw, *A Correct Map of the State of Vermont, From Actual Survey; Exhibiting the County and Town Lines, Rivers, Lakes, Ponds, Mountains, Meetinghouses, Mills, and Public Roads*. James Whitelaw, 1796, Map. <https://curiosity.lib.harvard.edu/scanned-maps/catalog/44-990095538960203941>.

¹⁸ Margaret N. DeLaittre, "McNeil Homestead," National Register of Historic Places Inventory/Nomination Form, February 1981, Section 8, Page 1.

¹⁹ Hemenway, *The Vermont Historical Gazetteer, Vol 1*, (Burlington VT 1867): 700.

²⁰ Adele Cramer, "Four Corners Historic District," Vermont State Register of Historic Places, 1980:83.

²¹ Charles McNeil's warehouse and store (no longer extant) were operated by his sister Anne McNeil and her husband Ransom Noble of Essex, forbears of the highly successful Noble family in Essex.

Clemmons Farm

Name of Property

Chittenden, Vermont

County and State

to the railroad depot at Charlotte Four Corners as the railroad provided cheaper overland routes to more markets in southern New England for Charlotte's wool growers.

Regarding McNeil's ferry, Hemenway's *Historical Gazetteer* observed in 1867:

*"The immense travel from western Vermont to northern New York mostly crossed the lake at this ferry until the building of the railroad, which established new lines of travel."*²²

Sheep farming, 1810s-1860s

Sheep raising for wool, and later stockbreeding, dominated agriculture in Vermont from 1811 until the 1860s and it was the focus of agricultural operations on the Clemmons Farm during the Stone and Chapman families' occupation of the property from c.1825 to about 1880.²³ Sheep raising was an early form of agricultural specialization which Vermont farmers exploited, especially those in upland areas which had been stripped of timber for charcoal or other uses. The Merino wool boom, however, was short-lived; by the 1840s, increased competition from the western United States and the repeal of the Tariff on Woolens in 1846 contributed to falling wool prices, forcing sheep farmers to diversify. In Charlotte, farmers with the means to do so transitioned to stockbreeding, keeping fewer sheep and focusing on the quality of the fleece. For example, Dr. Luther Stone and his family continued to own a large flock of sheep on the Clemmons Farm well after the Merino sheep boom's statewide peak. At the time of his death in 1867, Stone owned two horses, twelve cows, nine pigs, and 500 sheep, and his son-in-law engaged in stockbreeding on the farm before transitioning to dairying.²⁴

The 1840 Vermont Agricultural Census, which aggregated the numbers by town, shows that in Charlotte, sheep outnumbered cattle by 2:1. Elsewhere in Chittenden County, however, the ratio was much higher, with sheep outnumbering cattle by as much as 6:1 and 10:1. Charlotte reported 5,865 sheep in 1840, which was comparatively low for Chittenden County towns. Neighboring Shelburne reported upwards of 17,000 sheep. Of note, in 1840, Charlotte and Shelburne reported similar yields in wool (over 30,000 pounds), but Charlotte reported having roughly one-third as many sheep as Shelburne. This figure suggests Charlotte farmers may have obtained more fleece per sheep, a function of better breeding and better conditions.²⁵ Statewide, by the 1850s and 1860s, Vermont-bred Merino sheep gained an international reputation for the quality of their fleece, and Vermont Merino rams were exported overseas and were significant assets to an individual farmer.²⁶ It followed that stockbreeding needed improved farm infrastructure – sheep barns, feed storage, and water supply – in order to keep the animals in peak condition and mortality rates low.

²² Hemenway, Hemenway, *The Vermont Historical Gazetteer, Vol 1*, (Burlington VT 1867): 744.

²³ Suzanne Jamele and Elsa Guilbertson, *Agriculture Resources of Vermont MPDF*, 1991: E-20.

²⁴ Vermont County Clerk, *Vermont, Chittenden County, Probate Estate Files: (Chittenden County)*, Estate Files, Box 18, Files #2295-2329, 1867-1873.

²⁵ *Agricultural Resources of Vermont MPDF* (1991), E-21-22.

²⁶ *Agricultural Resources of Vermont MPDF* (1991), E-21-22.

Clemmons Farm

Name of Property

Chittenden, Vermont

County and State

In Charlotte, noted breeders included former CTC steamboat captain Thomas D. ("T.D.") Chapman (1810-1885) who with his wife Maria Louisa Stone (1826-1881) inherited the property comprising the present Clemmons Farm from his sheep-farmer father-in-law, Dr. Luther Stone, in 1867. Chapman was living on the farm and assisting Dr. Stone likely by the mid-1850s.

The 1860 Agricultural Census for Charlotte, which enumerated individual farms, shows farmers with small dairy herds as well as sheep and pigs, and growing potatoes, oats, corn, wheat, rye, hay, and keeping orchards. Farmers sold wool and butter.²⁷

The Rutland Railroad, 1848

The coming of the Rutland Railroad in 1848 – the railroad which bisects the Clemmons Farm property - changed how Charlotte farmers did business. For one, it redirected the descendants of John McNeil away from the ferry and steamboat business and into farming; in 1882, for example, members of the McNeil family settled on the Clemmons Farm. For another, Charlotte's population center permanently shifted from Charlotte Center to West Charlotte when the Rutland Railroad built a depot just west of the Four Corners on Ferry Road. The railroad brought new people and ideas and ultimately diverted much commercial traffic away from water and onto rails. Finally, the railroad opened new markets for farm products, particularly butter and cheese and, later, fluid milk. The Clemmons Farm's location near the railroad depot and a nearby creamery would have bolstered its transition to dairying.

Dairy farming, 1870s-1940s

As sheep-raising became less viable for all except the most successful breeders, farmers in Charlotte followed the prevailing agricultural trend in Vermont and shifted to raising dairy cows to produce butter, cheese, and fluid milk, and the owners of what would become the Clemmons Farm did this as well. In Charlotte, local dairying was aided by three things: the establishment of a creamery at Charlotte Four Corners, the development of the refrigerator car in the 1880s, and the Rutland Railroad milk train beginning in 1899. Starting in Ogdensburg, New York, the Rutland Railroad milk train traveled east across northern New York, crossed Lake Champlain on a long railway bridge to Swanton, and south through the Champlain Valley. Along the way, the milk train stopped at local depots, freight houses, and trackside creameries to pick up fluid milk which the railroad conveyed to consumers in New York City. Charlotte's dairy farmers benefitted from the Rutland Railroad's milk train which passed through the town each day and provided local farmers with an outlet for their milk and a way to generate steady reliable profits from their dairy herds.

Twentieth Century Decline of Dairy-farming

Vermont's dairying industry contracted during the mid-20th century as equipment costs began to rise. By the 1920s, sanitation regulations mandated the construction of a separate milk house, usually an addition to the dairy barn, where the milk would be kept cool and stored prior to

²⁷ United States Bureau of Census, Vermont State Agricultural Census, 1860.

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

delivery to the creamery. Farmers could store their 5-gallon milk cans in large vats of cool water or in a cooler like the one in the Clemmons Farm milkhouse. Beginning in 1938, the first bulk milk tanks spread amongst milk processing plants and by the early 1950s, New England milk handlers began encouraging farmers to invest in stainless steel bulk milk tanks because these tanks were easier for the handlers to transport, thereby cutting their costs. This culminated in the Agricultural Act of 1954, which required farmers to use stainless steel equipment, refrigerated milk storage, and to meet minimum sanitary conditions, with federal and state oversight and inspection. The costs to individual dairy farmers were immense.²⁸ Bulk tanks and other equipment were significant capital costs which forced many smaller dairy farms out of business, leading to a growing consolidation of dairy herds onto large farms. By 1963, less than ten years after bulk tanks had been introduced on Vermont's farms, one-third of Vermont's dairy farms had closed. This change accelerated through the 1960s and caused many rural communities such as Charlotte to lose the agricultural backbone of their economy. Some farmers, like Philip McNeil, the third generation of McNeils to farm the Clemmons Farm (and great-great grandson of early settler and ferry founder John McNeil), finally found dairying untenable. Philip McNeil sold the farm in 1942 and left the state permanently.

Developmental History of the Clemmons Farm

Lot 98 in the Town of Charlotta in New Hampshire, (1762-1825)

The land on which the Clemmons Farm now stands was part of Lot 98 of the First Division of "the Town of Charlotta in New Hampshire," drawn by David Palmer and dated 1762.²⁹ Palmer was one of the original 63 grantees of Charlotte and records indicate that he was a land speculator who sought to enrich himself by selling land in Charlotte to prospective settlers. The property was acquired and settled by Ephraim Wooster of Litchfield, Connecticut in 1785.³⁰ It is probable but not verified that Wooster erected a dwelling and outbuildings and practiced subsistence farming on the land. The English Barn exemplifies the hewn timber English barns commonly erected in that period and may relate to the Wooster family's ownership, but this is unverified.

Ephraim Wooster died in 1808 and the property passed to his mother and eventually to his grandson, Lyman Wooster.³¹ Lyman Wooster sold the property to Ammi Fuller (1762-1826), a Revolutionary War veteran who was one of the earliest settlers in Charlotte, buying the first of many parcels of land in 1787.³² In 1825, Ammi Fuller sold the Wooster property for a nominal sum to his son-in-law Dr. Luther Stone.³³ At his death in 1826, Ammi Fuller bequeathed a total of 600 acres of land on Greenbush and Lake Roads to be divided among his three grandchildren,

²⁸ Mark Bushnell, "Then Again: Bulk milk tanks altered the family farm way of life," *VTDigger.org*, January 19, 2019. <https://vtdigger.org/2019/01/13/bulk-milk-tanks-altered-family-farm-way-of-life/>.

²⁹ Dan Cole, "Clemmons Family Farm" email, 2024. Dan Cole, the Charlotte town historian, conducted deed research on behalf of VHB for this national register nomination.

³⁰ Rann, *History of Chittenden County Vermont*, 538.

³¹ Dan Cole, "Clemmons Family Farm," email, 2024.

³² Charlotte Land Records, Vol 1, page 13.

³³ Lydia Clemmons, "Land Deed info Supporting the Clemmons Farm Nomination to National Registry of History Places," Email, 2024.

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

Luther D. Stone, Maria Louisa Stone, and Ammi Fuller Stone. Maria Louisa's portion, combined with her inheritance from her father, would form the basis of the present Clemmons Farm parcel.

Dr. Luther Stone and family (1825-1867)

Dr. Luther Stone, M.D. (1791-1867) was born in Arlington, Vermont and moved to Charlotte after 1810. He combined the roles of doctor and farmer, and through his marriage to Eunice P. Fuller (1800-1851), only surviving child of Ammi Fuller, he became quite rich in land on Greenbush and Lake Roads in Charlotte. Land records suggest it was likely the Stone family who erected the present two-story Federal style farmhouse; they lived on the farmstead until Dr. Stone's death in 1867. Dr. Stone also founded the Charlotte Female Seminary in 1835, rebuilt the Brick Store in 1840 (replacing a prior store lost to an 1838 fire), and served as a state senator for two terms beginning in 1843.³⁴ After his wife's death in 1851, Stone's daughter, Maria Louisa, and her husband, steamboat captain Thomas ("T.D.") Chapman, moved in with him and Maria Louisa managed the household. Stone's last will and testament illuminate the workings of his farm. At the time of his death in 1867, the Stone family owned two horses, twelve cows, nine pigs, and 500 sheep.³⁵

Agricultural census records for 1860 show that the Stone family land holdings comprised three farmsteads on Greenbush and Lake Roads (presumably the Ammi Fuller bequest), valued between \$10,000 and \$12,000 each. One farmstead produced butter and cheese and kept no sheep, while another produced wool and kept no cattle, and both were listed under Luther D. Stone, one of Dr. Stone's sons. The third farmstead, where Dr. Stone, his daughter and her husband lived, was listed on the 1860 Census under T.D. Chapman's name. Here they grew oats, wheat, Indian corn, potatoes and hay and produced 700 pounds of butter that year. Livestock included five horses, five milk cows, a pair of oxen, and four pigs. No sheep and no fleeces were reported for this farmstead, and this was the only farmstead of the three that had a pair of oxen. It seems plausible that the three family-owned farmsteads pooled resources.

After Dr. Stone's death in 1867, his land was split three ways between his three children, Luther D. Stone, Maria Louisa Stone, and Ammi Fuller Stone, fulfilling Ammi Fuller's bequest. Maria Louisa Stone and T.D. Chapman inherited the farmstead on which they had been living along with a total of 146 acres of land, the origin of the present Clemmons Farm parcel.

³⁴ Hemenway, Abby Maria and Carrie Elizabeth Page, *The Vermont Historical Gazetteer, Vol I*, (Burlington Vermont, 1867):736.

³⁵ Vermont County Clerk, *Vermont, Chittenden County, Probate Estate Files: (Chittenden County)*, Estate Files, Box 18, Files #2295-2329, 1867-1873.

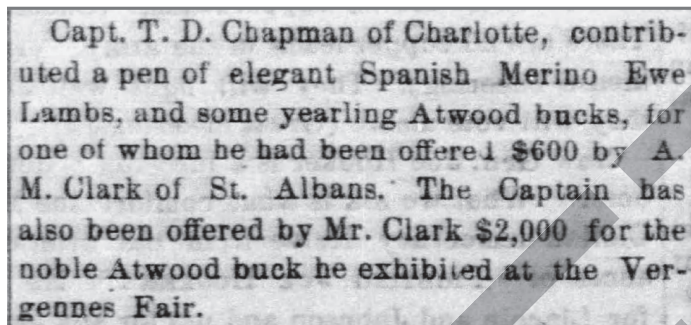
Clemmons Farm

Name of Property

Chittenden, Vermont

County and State

Maria Louisa and Capt. T.D. Chapman (1867-1882)



Capt. T. D. Chapman of Charlotte, contributed a pen of elegant Spanish Merino Ewe Lambs, and some yearling Atwood bucks, for one of whom he had been offered \$600 by A. M. Clark of St. Albans. The Captain has also been offered by Mr. Clark \$2,000 for the noble Atwood buck he exhibited at the Vergennes Fair.

Burlington Times, October 1, 1864.

Captain T.D. Chapman was a steamboat captain, a sheep and dairy farmer, and in later life, an assistant judge for the District Court of Chittenden County. The Chapmans married in 1849 while Chapman was working for the Champlain Transportation Company (CTC) and living in Whitehall, New York, the south terminus of the Lake Champlain steamboat route. By the 1840s, the CTC held a virtual monopoly of commercial steamboat traffic on the lake. Those bold enough to compete were known as “independent” or “opposition boats.”³⁶ Chapman left the employ of the CTC, commissioning his own “opposition boat,” the *R.W. Sherman*, in 1851.³⁷ According to Hemenway’s account, Chapman intended his boat to be “the fastest boat ever built on the lake” which would give it a competitive edge, and he operated it on the Rouse’s Point to Whitehall run for two years.³⁸ By 1854, his former employers had acquired it and renamed it the *America*.³⁹ Whether by choice or default, Chapman transitioned to farming on Greenbush Road with his father-in-law and brothers-in-law. Several 1860s newspaper notices such as the *Burlington Times* notice included above show that Chapman raised Merino and Atwood sheep which were frequently exhibited in agricultural fairs where they won prizes.⁴⁰ Reportedly one of Chapman’s rams was worth \$2,000 (\$40,000 today), suggesting that Chapman would have had reasons to improve his barns, particularly the Main Barn, in order to protect his assets.

By 1876, Captain Chapman had become Assistant County Judge for Chittenden County as well as a farmer.⁴¹ According to the 1880 Agricultural Census, the primary product of his and Maria-Louisa’s farm was fluid milk and butter, suggesting that in the latter part of the 19th century the Chapmans had embraced dairying as had many other Champlain Valley farmers.⁴² The Chapmans’ near neighbor to the south on Greenbush Road, Henry McNeil (grandson of 18th

³⁶ Abby Maria Hemenway and Carrie Elizabeth Page, *The Vermont Historical Gazetteer, Vol 1*, (Burlington Vermont, 1867):700.

³⁷ The boat was designed and built in Whitehall, NY by Thomas Collyer. “Steamer R.W. Sherman,” *The Burlington Sentinel*, April 15, 1852: 2.

³⁸ Abby Maria Hemenway and Carrie Elizabeth Page, *The Vermont Historical Gazetteer, Vol 1*, (Burlington Vermont, 1867):700.

³⁹ Obituary T.D. Chapman,” *Burlington VT Clipper*, September 3, 1885, 4.

⁴⁰ “Capt. T.D. Chapman,” *Burlington Times*, October 1, 1864, 2.

⁴¹ Hamilton Child, *Child’s Gazetteer and Business Directory of Chittenden County, Vermont, for 1882-83*:263

⁴² United States Bureau of the Census. Vermont State Agricultural Census, 1880.

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

century ferry founder John McNeil), however, was still primarily engaged in sheep-raising in 1880 on his similarly-sized farm.⁴³ After Maria Louisa's death in 1881, Chapman relocated to Burlington and in 1882 he sold his dairy farm to Henry McNeil. T.D. Chapman died in Burlington in 1885. The list of funeral attendees shines a light on a vanished world: it included "several of the steamboat captains and other officers of the Champlain Transportation Company," and inhabitants of both Charlotte and Essex, New York.⁴⁴ The Chapmans had no children to which they could bequeath the farm.

The McNeil Family (1882-1919 and 1937-1942)

Henry McNeil (1821-1897), descendent of John McNeil who established the ferry at McNeil's Cove in 1791, acquired the Fuller/Stone/Chapman farmstead in 1882 for his newly wedded son, William Hazard McNeil (1861-1929) and his wife Julia Smith of Peru, New York (1859-1948). Unlike Dr. Luther Stone and Capt. T.D. Chapman, who were both farmers and professional men, the McNeils appear to have been engaged solely in farming. By the mid-19th century, the McNeils were a large, well-established, multi-generational Charlotte farming family with strong ties to the Congregational Church, the local grange, and the Order of the Eastern Star, a social organization allied with the Freemasons.⁴⁵ The McNeils had served their community as state representatives, probate judges, school directors, and church organists. William and Julia McNeil operated the farm as a dairy for 33 years, from 1882-1915. They had eight children. Sadly, five of the children died young. Two sons moved out of state, leaving the youngest child Philip ("Phil," 1900-1982) as the only child remaining in Charlotte by 1918. Meanwhile, William's brother Lyman took over their father Henry's nearby farm on Greenbush Road. One can imagine the McNeil brothers farming side-by-side on the west side of Greenbush Road at the close of the 19th century.⁴⁶

In 1915, William and Julia McNeil decided to deed their farmstead to their newly wedded son Carlton and his wife Ardell Wright. William and Julia moved to another farm formerly belonging to the Boardmans on Greenbush Road and there, William engaged in poultry farming. Three years later, however, disaster struck when Carlton and Ardell both died in the Spanish Flu epidemic leaving an infant daughter, Barbara Alice McNeil. Carlton's brother Philip ("Phil"), who was living with them, survived the influenza. The baby girl was adopted by her maternal grandparents Alanson and Alice Wright who lived in Waltham, Vermont.

To pay off the farm's mortgage, the Wrights sold the Carleton McNeil farm (*i.e.*, the Clemmons Farm) to Winfred and Eva Cromie in 1919. The Cromies occupied the property from 1919 until 1937 and evidently continued to farm it. It is possible but not verified that Phil McNeil continued to work on the farm for some or all of that period as a laborer or contractor for the Cromies. According to the 1920 Census, Phil McNeil lived with his parents at their poultry farm on "North

⁴³United States Bureau of the Census. Vermont State Agricultural Census, 1880.

⁴⁴ "Funeral of Judge T.D. Chapman," *Burlington Free Press*, Sept. 2, 1885: 4.

⁴⁵ A measure of this success is the \$800 organ the McNeil family presented the Charlotte Congregational Church in 1880. "Western Vermont," *Vermont Journal*, Feb. 7, 1880: 5.

<https://www.newspapers.com/image/490445023/?match=1&terms=%22Henry%20McNeil%22>

⁴⁶ It is possible the two McNeil brothers shared operations and buildings since their farms were adjacent.

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

and South Road at Four Corners” and gave his occupation as farm laborer.⁴⁷ By 1925, he was married with a daughter, Julia Minnie McNeil. He was active in the community, serving as School Director. By 1936, he was a young widower with a young family. In 1937, with financial help from his mother, he bought back the McNeil farm from the Cromies.⁴⁸

The five years from 1937 to 1942 may be considered “Phil McNeil’s Last Hurrah” as he attempted to continue agricultural operations on the farm. Phil McNeil re-established his family at the farm, the third generation of McNeils to farm there. He was a member of the Chittenden Dairy Herd Improvement Association, where in 1938 he exhibited three “honor cows.”⁴⁹ He was active in the Charlotte Grange, which had been organized in 1908.⁵⁰ However, it did not last, as he had found farming as a profession untenable. In 1942, he sold the farm to Lloyd and Verna Evarts from Long Island, New York. He and his mother and children relocated to Northfield, Massachusetts, ending the McNeil family’s connection with the Clemmons Farm.⁵¹ Julia Smith McNeil died in 1948 in Northfield, where Phil McNeil had settled and remarried. Phil McNeil died in 1982, still living out of state, and was buried in Barber Cemetery in Charlotte.

Short-Term Owners (1942-1962)

After Philip McNeil sold the farm to the Evarts, the farmstead passed through six owners in twenty years. This rapid succession of owners occurred against the backdrop of Vermont’s contracting dairy industry and the struggles faced by Vermont farmers as they attempted to realize a profit from their farming enterprises.⁵² The last owner before the Clemmons family bought the property in 1962 was Donald Sawtelle, a retired U.S. government agricultural economist who acquired the farm in 1952 with his wife Emilie and kept a small dairy herd. Whether or not it was a hobby farm supported by Sawtelle’s retirement income is an open question. Notably, indicators of 20th century commercial dairying activity such as a concrete stave silo remained absent from the farm. But by 1955, Sawtelle was a widower, and soon after he put the farmstead on the market.

The Clemmons Farm (1962-2023)

Mrs. Lydia M. Clemmons and Dr. Jackson J.W. Clemmons acquired the 148-acre Sawtelle farm in 1962. Dr. and Mrs. Clemmons raised five children at the farm and practiced subsistence farming in addition to their medical and teaching careers at the University of Vermont. Dr. and Mrs. Clemmons restored the farmhouse and the main barn and adaptively reused the former

⁴⁷ United States Census. Population Census for Charlotte, Chittenden County, Vermont, 1920.

⁴⁸ The transaction resembled a swap: Winfred and Eva Cromie sold the farm to Philip McNeil, which he financed through his mother, Julia. Julia McNeil then sold her property in West Charlotte to the Cromies and moved in with her son and his family at the farm.

⁴⁹ “Arthur Man’s Herd Leads 2nd Chittenden Dairy Association,” *Burlington Free Press*, February 17, 1938: 12.

⁵⁰ “Charlotte,” *The Suburban List*, December 7, 1939: 6)

⁵¹ “Mrs. Julia McNeil,” *Burlington Daily News*, July 29, 1948, 7.

⁵² In 1944, the Evarts sold the farm to John and Luella Bristol who sold the property a year later to Elmer and Jeanette Murray. The Murrays appear to have acted as mortgaging agents as they sold the property within six months to Daniel and Estella Abbott. The Abbotts utilized the property from 1945 until 1952 when they sold the farm to James and Ann Candon. A year later the Candon’s sold their farm to Donald and Emilie Sawtelle.

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

blacksmith shop to serve as a gallery/shop space for Authentica, their arts imports business which grew out of their volunteer medical work in other countries. Dr. Clemmons adaptively reused the decaying field barn and a corn crib, moving and combining the two to make a community arts and culture space they named the Barn House. Dr. and Mrs. Clemmons made an intentional choice to preserve and adaptively reuse the historic buildings and to keep the 148 acres of farmland and forestland in the family. 138 of these acres are agricultural or managed forest, which aligns with the Town of Charlotte's land use goals.

Nonprofit Ownership

In 2023, Dr. and Mrs. Clemmons sold the Clemmons Farm property to the 501 c(3) non-profit corporation, Clemmons Family Farm, Inc. The non-profit was founded in 2019 to preserve the historic farm and to continue the Clemmons' community-building work and patronage of the arts on the farm.

9. Major Bibliographical References

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

"Arthur Man's Herd Leads 2nd Chittenden Dairy Association." *Burlington Free Press*, February 17, 1938. Beers, F.W. *Charlotte*, Atlas of Chittenden County. New York, NY: F.W. Beers, 1869. Map.

"Black Gold in the Green Mountain State." *Obscure Vermont*, July 29, 2014. <https://obscurevermont.com/tag/oil-drilling/>.

Bushnell, Mark. "Then Again: Bulk milk tanks altered the family farm way of life." *VT Digger.org*. January 19, 2019. <https://vtdigger.org/2019/01/13/bulk-milk-tanks-altered-family-farm-way-life/>.

Campoli, Gina. "Charlotte Center Historic District," National Register of Historic Places Inventory/Nomination Form #84003460, January 1984. https://accdservices.vermont.gov/ORCDocs/Charlotte_NationalRegister_NominationForm_00000001.pdf

"Capt. T.D. Chapman." *Burlington Times*, October 1, 1864.

"Charlotte." *The Suburban List*, December 7, 1939.

Charlotte, Vermont. Land Records.

Child, Hamilton. *Hamilton Child's Gazetteer and Business Directory of Chittenden County, Vermont, for 1882-83*. Syracuse, New York, 1882. <https://archive.org/details/gazetteerbusines1882chil/page/n3/mode/2up>

Clemmons, Dr. Lydia. "Land Deed info Supporting the Clemmons Farm Nomination to National Registry of History Places," Email communication, April, 2024.

Cole, Dan (President, Charlotte Historical Society). "Clemmons Family Farm." Email communication, April 2024.

Cramer, Adele. "Jensen Residence" HSSS#00403-49 Vermont State Register of Historic Places, 1976. https://accdservices.vermont.gov/ORCDocs/Charlotte_StateRegister_NominationForm_00000008.pdf.

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

Cramer, Adele. "Graham Residence" HSSS#00403-47 Vermont State Register of Historic Places, 1976.
https://accdservices.vermont.gov/ORCDocs/Charlotte_StateRegister_NominationForm_00000008.pdf.

Cramer, Adele. "Four Corners Historic District" Vermont State Register of Historic Places, 1980.
https://accdservices.vermont.gov/ORCDocs/Charlotte_StateRegister_NominationForm_00000008.pdf.

DeLaittre, Margaret N. "McNeil Homestead," National Register of Historic Places Inventory/Nomination Form #82001700, 1981.
https://accdservices.vermont.gov/ORCDocs/Charlotte_NationalRegister_NominationForm_00000003.pdf

"Donald Wing Sawtelle." *Morning Sentinel*, August 22, 1977.

Garvin, James L. *A Building History of Northern New England*. Hanover: University Press of New England, 2002.

Goff, Todd. "Ferry Tales." *Historian — Town of Essex*, February 2023.

Hemenway, Abby Maria and Carrie Elizabeth Page. *The Vermont Historical Gazetteer, Vol 1*, Burlington Vermont, 1867. <https://archive.org/details/vermonthistorica01heme/page/744/mode/2up?q=%22Ephraim+Wooster%22>

Hubka, Thomas C. *Big House, Little House, Back House, Barn*. Hanover: University Press of New England: 1984.

"Immediate Attempt to Find Natural Gas." *Vermont Sunday News*, September 6, 1959.

Jamele, Suzanne and Elsa Gilbertson. *Agricultural Resources of Vermont Multiple Property Documentation Form*. Montpelier, VT: Vermont Division for Historic Preservation, 1991.

"Mesic Clayplain Forest." Vermont Fish & Wildlife Department, Vermont Agency of Natural Resources
<https://vtfishandwildlife.com/conservation/conservation-planning/natural-community-fact-sheets/mesic-clayplain-forest>. Accessed 11/11/2024.

"Mrs. Julia McNeil." *Burlington Daily News*, July 29, 1948.

"Mrs. Sawtelle's Body is Found in Charlotte Pond." *Burlington Free Press*, June 8, 1955.

Obituary T.D. Chapman. *Burlington VT Clipper*, September 3, 1885.

Rann, W.S. *History of Chittenden County, Vermont*. Syracuse, N.Y.: D. Mason & Co. 1886.
<https://archive.org/details/cu31924028837536>

"Steamer R.W. Sherman." *The Burlington Sentinel*, April 15, 1852.

United States Federal Censuses--Charlotte, Chittenden County, Vermont 1880, 1890, 1900, 1910, 1920, 1930, 1940. <https://www.archives.gov/research/census>.

United States Department of Commerce. Bureau of the Census. *Agricultural Census, Chittenden County, VT: Charlotte (1840, 1860, 1880)*. <https://agcensus.library.cornell.edu>.

Visser, Thomas Durant. *Field Guide to New England Barns*. Hanover: University Press of New England, 1997.

Walling, H.F. *Map of Chittenden County, Vermont*. New York: Baker & Tilden Co., 1857. Map.

"Western Vermont." *Vermont Journal*, Feb. 7, 1880.

Clemmons Farm

Chittenden, Vermont

Name of Property

County and State

Whitelaw, James. *A Correct Map of the State of Vermont, From Actual Survey; Exhibiting the County and Town Lines, Rivers, Lakes, Ponds, Mountains, Meetinghouses, Mills, and Public Roads*. James Whitelaw, 1796. Map. <https://curiosity.lib.harvard.edu/scanned-maps/catalog/44-990095538960203941>.

Digital Archives

Charlotte, Vermont—Photos and Documents. <https://charlottevthistoryonline.omeka.net/>

Town of Essex, New York—Town Historian. <https://www.essexnewyork.com/historian>

University of Vermont Landscape Change Program. landscape.uvm.edu/landscape_new/

www.ancestry.com

www.newspapers.com

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:

- ☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☒ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acres of Property 138.55 Acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

Clemmons Farm

Name of Property

Chittenden, Vermont

County and State

(enter coordinates to 6 decimal places)

A: Latitude: 44.32107° N Longitude: 73.25049° W

B: Latitude: 44.32008° N Longitude: 73.25045° W

C: Latitude: 44.31808° N Longitude: 73.27068° W

D: Latitude: 44.32175° N Longitude: 73.27213° W

E: Latitude: 44.93941° N Longitude: 73.15205° W

F: Latitude: 44.19272° N Longitude: 73.15428° W

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting: Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the property align with the Town of Charlotte tax parcel boundary of the Clemmons Farm (SPAN # 138-043-10311).

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the extent of the remaining 138-acres parcel of the historic farmstead and contains all of the important components of the "farmstead" property type as articulated in the *Agricultural Resources of Vermont* MPDF: farmhouse, barn, outbuildings, and a surrounding parcel of land historically associated with the farm which currently includes pastureland and woodlots.

Clemmons Farm
Name of Property

Chittenden, Vermont
County and State

11. Form Prepared By

name/title: Britta Tonn Director of Cultural Resources; Jenny Fulton and Matthew Shoen,
Preservation Planners

organization: VHB

street & number: 20 Winooski Falls Way, Suite 400B

city or town: Winooski state: Vermont zip code: 05404

e-mail: btonn@vhb.com

telephone: 802-391-5578

date: May 14, 2025

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.)

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: Clemmons Farm

City or Vicinity: Charlotte

County: Chittenden State: Vermont

Clemmons Farm

Name of Property

Chittenden, Vermont

County and State

Photographers: Britta Tonn, Jenny Fulton, and Nani Clemmons

Date Photographed: November 29, 2023; December 19, 2023; July 25, 2024; December 20, 2024; and May 13, 2025

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

- VT_Chittenden County_Clemmons Farm_001: Overview of farmstead with Main House on left and English barn on right. Looking north-northwest.
- VT_Chittenden County_Clemmons Farm_002: Overview of farmstead with Main Barn (right), English barn (center), and Main House (left). Looking north.
- VT_Chittenden County_Clemmons Farm_003: Main House east façade. Looking west.
- VT_Chittenden County_Clemmons Farm_004: Main House east and north elevations. Looking southwest.
- VT_Chittenden County_Clemmons Farm_005: Main House rear (west) elevation at right, foundation remains at center, and Barn House and Greenhouse beyond. Looking north.
- VT_Chittenden County_Clemmons Farm_006: Main House south elevation showing enclosed porch. Looking north.
- VT_Chittenden County_Clemmons Farm_007: English barn at left and Main Barn at right. Looking northeast.
- VT_Chittenden County_Clemmons Farm_008: Main Barn south elevation and west elevation with milkhouse. Looking northeast.
- VT_Chittenden County_Clemmons Farm_009: Main Barn north and west elevations. Square silo is on left side and milkhouse is on east side. Looking east-southeast.
- VT_Chittenden County_Clemmons Farm_010: Main Barn south elevation and English barn to left. Looking northwest.
- VT_Chittenden County_Clemmons Farm_011: Main Barn east elevation with square silo at right. Looking west.
- VT_Chittenden County_Clemmons Farm_012: Main Barn west elevation with milkhouse. Looking east.
- VT_Chittenden County_Clemmons Farm_013: Primary entrance to upper level of Main Barn which previously had an earthen bank for access. Looking southeast.

Clemmons Farm

Name of Property

Chittenden, Vermont

County and State

- VT_Chittenden County_Clemmons Farm_014: English /Barn south and west elevations with Main Barn beyond. Looking northeast.
- VT_Chittenden County_Clemmons Farm_015: English Barn north and east elevations with Main House beyond. Looking southwest.
- VT_Chittenden County_Clemmons Farm_016: The Shop east elevation. Looking west.
- VT_Chittenden County_Clemmons Farm_017: The Shop east and north elevations. Looking southwest.
- VT_Chittenden County_Clemmons Farm_018: The Shop north and west elevations. Looking southeast.
- VT_Chittenden County_Clemmons Farm_019: Barn House east and south elevations, viewed from near the Main House. Looking northwest.
- VT_Chittenden County_Clemmons Farm_020: Barn house south elevation. Looking north.
- VT_Chittenden County_Clemmons Farm_021: Barn House west elevation. Looking east.
- VT_Chittenden County_Clemmons Farm_022: Well House with Main Barn beyond. Looking south-southeast.
- VT_Chittenden County_Clemmons Farm_023: Westerly fields and woodlot / clayplain forest viewed from the Main House. Looking west.
- VT_Chittenden County_Clemmons Farm_024: Westerly fields and woodlot / clayplain forest. The VTR trackage is marked by the horizontal line of trees at center. Looking west.
- VT_Chittenden County_Clemmons Farm_025: Main House foyer, looking toward main entrance. Looking east.
- VT_Chittenden County_Clemmons Farm_026: Main House hallway and central staircase, looking from main entrance. Looking west.
- VT_Chittenden County_Clemmons Farm_027: Main House north parlor. Looking east.
- VT_Chittenden County_Clemmons Farm_028: Main House south parlor. Looking southeast.
- VT_Chittenden County_Clemmons Farm_029: Main House kitchen / common room with Dr. Clemmons' handmade cabinet visible at right. Looking southeast.

Clemmons Farm

Name of Property

Chittenden, Vermont

County and State

- VT_Chittenden County_Clemmons Farm_030: Main House kitchen / common room, looking west.
- VT_Chittenden County_Clemmons Farm_031: Interior of Main Barn looking toward cistern. Looking southeast.
- VT_Chittenden County_Clemmons Farm_032: Main Barn cistern. Looking east.
- VT_Chittenden County_Clemmons Farm_033: Main Barn central bay with main entrance at left. Looking northeast.
- VT_Chittenden County_Clemmons Farm_034: Interior of lower level of milkhouse showing the milk cooler. Looking northeast.
- VT_Chittenden County_Clemmons Farm_035: Ground level of Main Barn. Looking east.
- VT_Chittenden County_Clemmons Farm_036: Ground level of Main Barn and entrance to interior square silo. Looking north.
- VT_Chittenden County_Clemmons Farm_037: Interior of English Barn. Looking east.
- VT_Chittenden County_Clemmons Farm_038: Interior of English Barn ground level. Looking east.
- VT_Chittenden County_Clemmons Farm_039: Interior of English Barn hay loft. Looking north.
- VT_Chittenden County_Clemmons Farm_040: View from the west up toward the Main House with rear wing visible and The Shop to the right. Looking southeast.

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number ____ Page 1

Historic Maps and Images

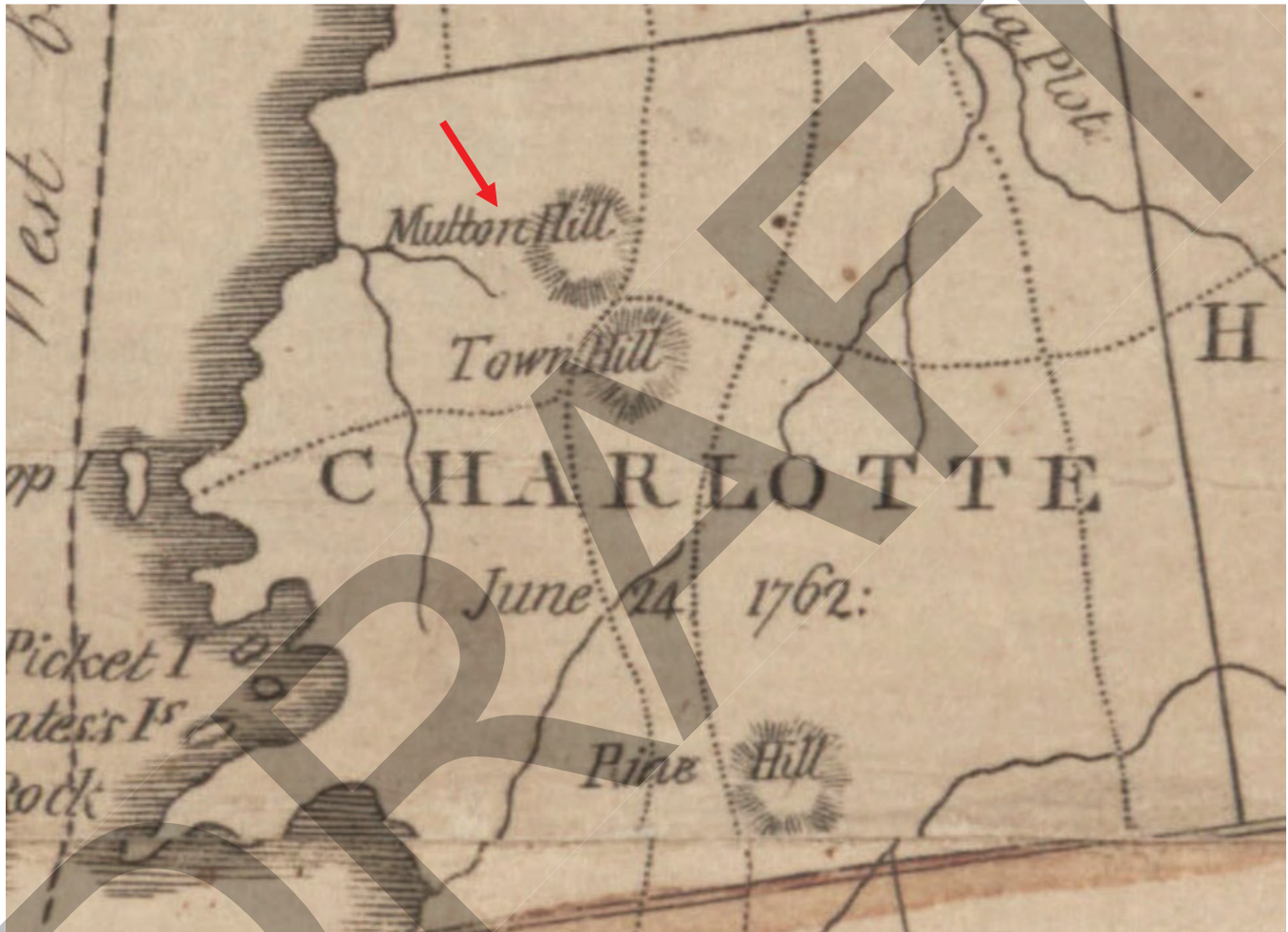


Figure 1. Detail of 1796 Whitelaw Map of Charlotte. The letters “-on” are the approximate location of the present Clemmons farm, also shown by a red arrow. Note the road leading to the lake shore, where John McNeil established a ferry service across the lake to Essex, New York, c. 1790.¹

¹ James Whitelaw, *A Correct Map of the State of Vermont, From Actual Survey; Exhibiting the County and Town Lines, Rivers, Lakes, Ponds, Mountains, Meetinghouses, Mills, and Public Roads*. James Whitelaw, 1796, Map. <https://curiosity.lib.harvard.edu/scanned-maps/catalog/44-990095538960203941>.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number ____ Page 2



Figure 2. Detail of 1857 Walling Map of Charlotte showing Charlotte Four Corners (red circle), the north-south road (Greenbush Road) which was a stagecoach route, and the new Rutland Railroad line. At this time, the Clemmons farm (shown by red arrow) was part of a large sheep farm operated by Dr. Luther Stone and his son Luther D. Stone.²

² Henry Francis Walling, and Tilden & Co Baker. *Map of Chittenden County, Vermont: from actual surveys*. Boston: Baker, Tilden & Co, 1857. Map. <https://www.loc.gov/item/2005625313/>.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number ____ Page 3



Figure 3. Detail of 1869 Beers Map showing the same area roughly a decade later. Thomas D. (“T.D.”) Chapman was Dr. Luther Stone’s son-in-law. Note the H. McNeil farmstead directly south of the Chapman farmstead. In 1882, Henry McNeil, grandson of John McNeil, purchased the farm (red arrow) from Thomas Chapman and gifted it to his son William Hazard McNeil.³

³ F. W. Beers, *Charlotte, Charlotte Four Corners, Charlotte Center*. F.W. Beers and Co., 1869, <https://historicmapworks.com/Map/US/4777/Charlotte++Charlotte+Four+Corners++Charlotte+Center/Chittenden+County+1869/Vermont/>.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

.....
Name of Property

.....
County and State

.....
Name of multiple listing (if applicable)

Section number ____ Page 4



Figure 4. Circa 1860 photograph of the farmhouse, camera facing northwest. The connected barn in the back was lost in the historic period. Source: Charlotte Historical Society.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

.....
Name of Property

.....
County and State

.....
Name of multiple listing (if applicable)

Section number ____ Page 5



Figure 5. C.1911 photograph of West Charlotte taken from Mutton Hill looking west toward lake Champlain. Ferry Road is visible running from picture left. The Clemmons Farm is out of frame, to the right. Source: UVM Landscape Change

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number ____ Page 6



Figure 6. C. Early 20th century photograph of Charlotte residents, including Philip McNeil on the right, harvesting ice in West Charlotte. At this point the McNeils were dairy farmers. The Charlotte creamery required large quantities of ice. Source: <https://charlottethistoryonline.omeka.net/items/show/191>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

.....
Name of Property

.....
County and State

.....
Name of multiple listing (if applicable)

Section number ____ Page 7



Figure 7. This 1941 aerial photograph of Charlotte, looking north, with Mutton Hill on the right. The photograph shows that the village retained a strongly agricultural character in the mid-20th century. The intersection of Ferry Road and Greenbush Road is roughly center of the photograph. The Clemmons Farm is circled. Source: Henry Sheldon Museum.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

.....
Name of Property

.....
County and State

.....
Name of multiple listing (if applicable)

Section number ____ Page 8

Fields and Woodlots



Figure 8. Drone photograph of the west meadows, looking east toward the farmstead. The railroad tracks cut through the center of the photo, separating the Clemmons Farm fields.



Figure 9. Circa 1970 photograph of a tractor pulling a wagon with hay from the Clemmons Farm west field, with the clayplain forest / woodlot visible beyond. Source: Clemmons Family Farm.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

.....
Name of Property

.....
County and State

.....
Name of multiple listing (if applicable)

Section number ____ Page 9

Main Barn



Figure 10. Circa 1980 photo of the main barn with a shed addition on the long south elevation. This was removed in 2018. Camera facing northeast. Source: Clemmons Family Farm.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

.....
Name of Property

.....
County and State

.....
Name of multiple listing (if applicable)

Section number ____ Page 10



Figure 11: Circa 1965 view of the Blacksmith Shop, camera facing east. Source: Clemmons Family Farm.



Figure 12: Circa 1965 view of the Blacksmith Shop, camera facing northeast. Source: Clemmons Family Farm.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

.....
Name of Property

.....
County and State

.....
Name of multiple listing (if applicable)

Section number ____ Page 11



Figure 13 Circa 1960s view of the Blacksmith Shop at the time the Clemmons family purchased the farm. Camera facing south. Source: Clemmons Family Farm.

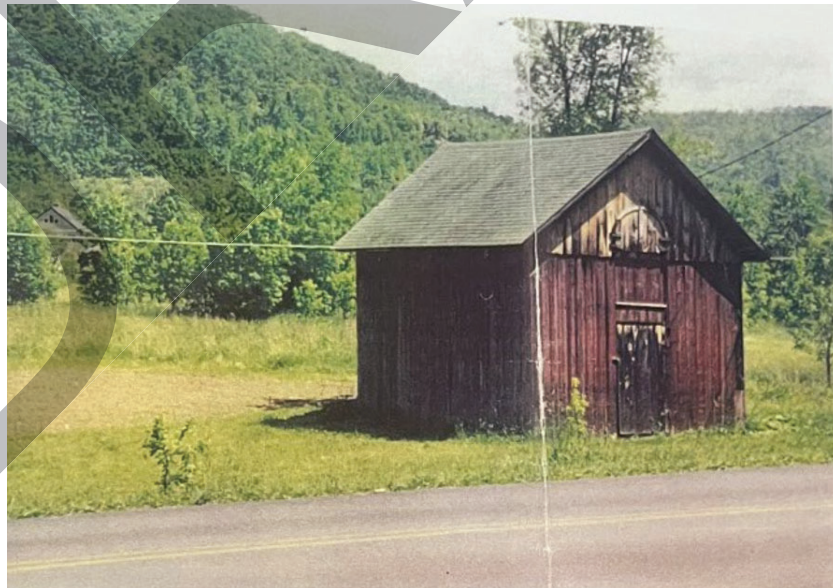


Figure 14. Undated photograph of the granary on the east side of Greenbush Road, south of the Little Barn, prior to Dr. Jackson moving it to create the Barn House. Source: Clemmons Family Farm.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

.....
Name of Property

.....
County and State

.....
Name of multiple listing (if applicable)

Section number ____ Page 12



Figure 15. Undated photograph of the unused field barn on the west side of Greenbush Road, prior to Dr. Jackson moving it to create the Barn House. Source: Clemmons Family Farm.

United States Department of the Interior
National Park Service

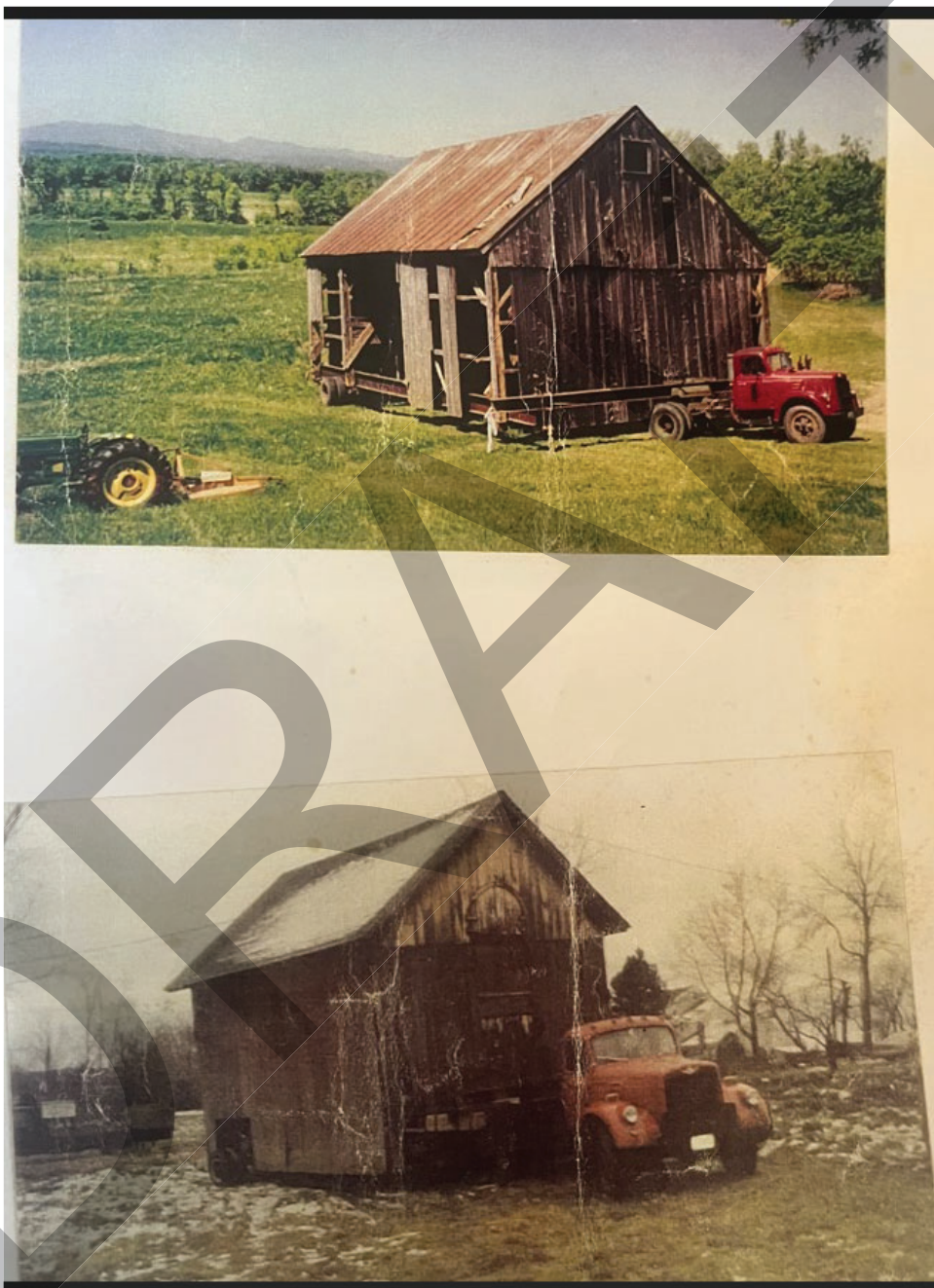
National Register of Historic Places
Continuation Sheet

.....
Name of Property

.....
County and State

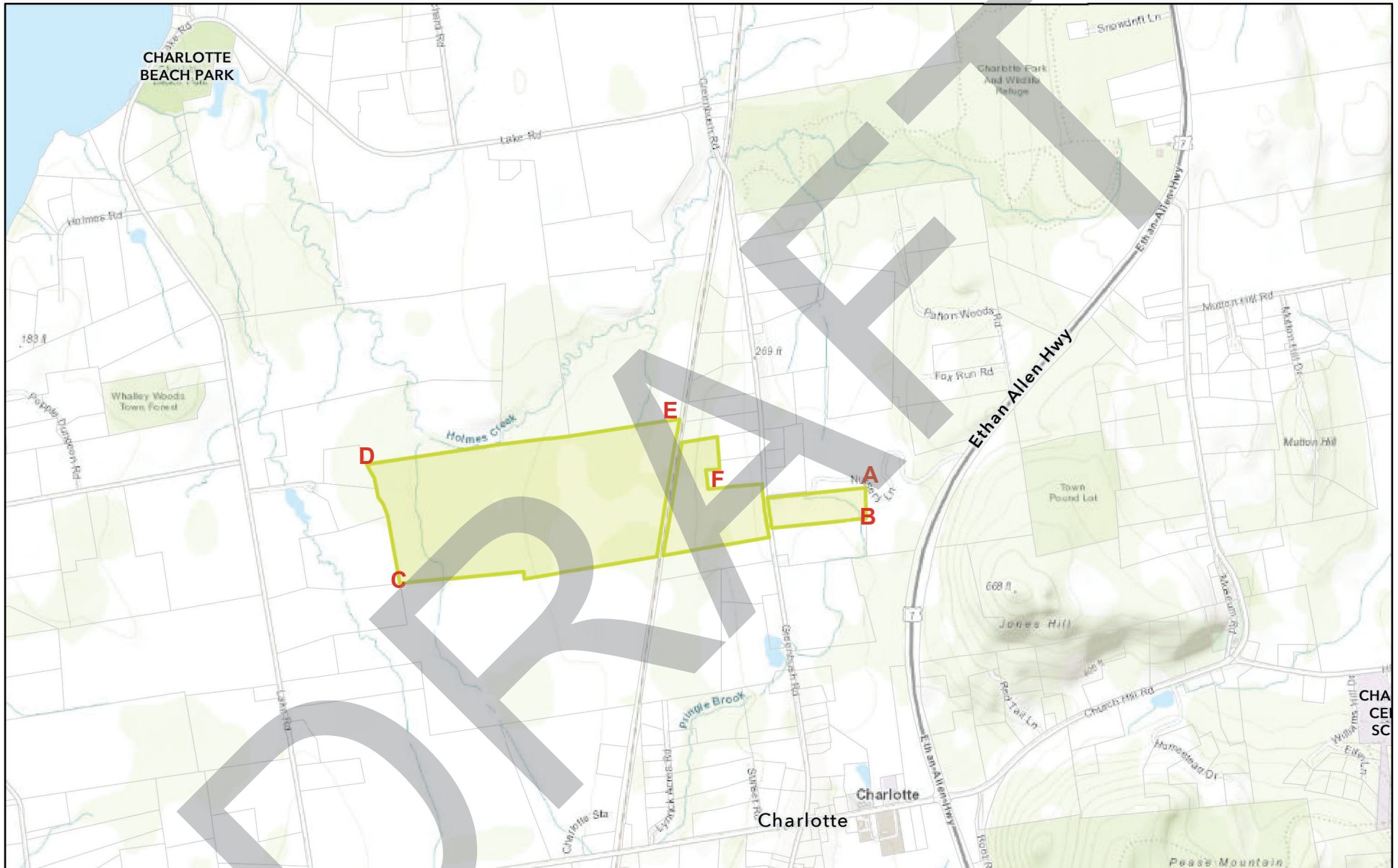
.....
Name of multiple listing (if applicable)

Section number ____ Page 13



Figures 16 and 17. 1994 photos of the field barn (upper photo) and granary (lower photo) being hauled into position to create the present Barn House. Source: Clemmons Family Farm.

Clemmons Farm Map



5/8/2025,

A: Latitude: 44.32107°N

Longitude: 73.25049°W

B: Latitude: 44.32008°N

Longitude: 73.25045°W

C: Latitude: 44.31808°N

Longitude: 73.27068°W

D: Latitude: 44.32175°N

Longitude: 73.27213°W

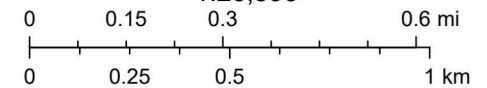
E: Latitude: 44.93941°N

Longitude: 73.15205°W

F: Latitude: 44.19272°N

Longitude: 73.15428°W

1:26,396



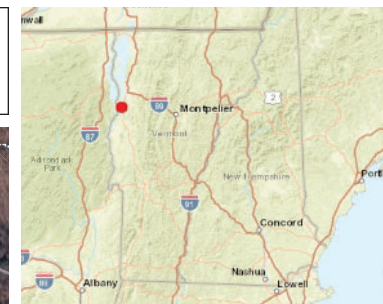
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Chittenden County RPC, VCGI,



Clemmons Farm Boundary and Map Key

Vermont Center for Geographic Information

vermont.gov



LEGEND

- Parcel polygons
- Inactive parcels
- Airports
- Rail Lines
- Town Boundaries
- County Boundaries
- Buildings
- Village Boundaries



NOTES



1:13,289

January 14, 2025



0.42 0 0.21 0.42 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Center For Geographic Information

1" = 1107 Ft. 1cm = 133 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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.



Clemmons Farm Map Key

Vermont Center for Geographic Information

vermont.gov

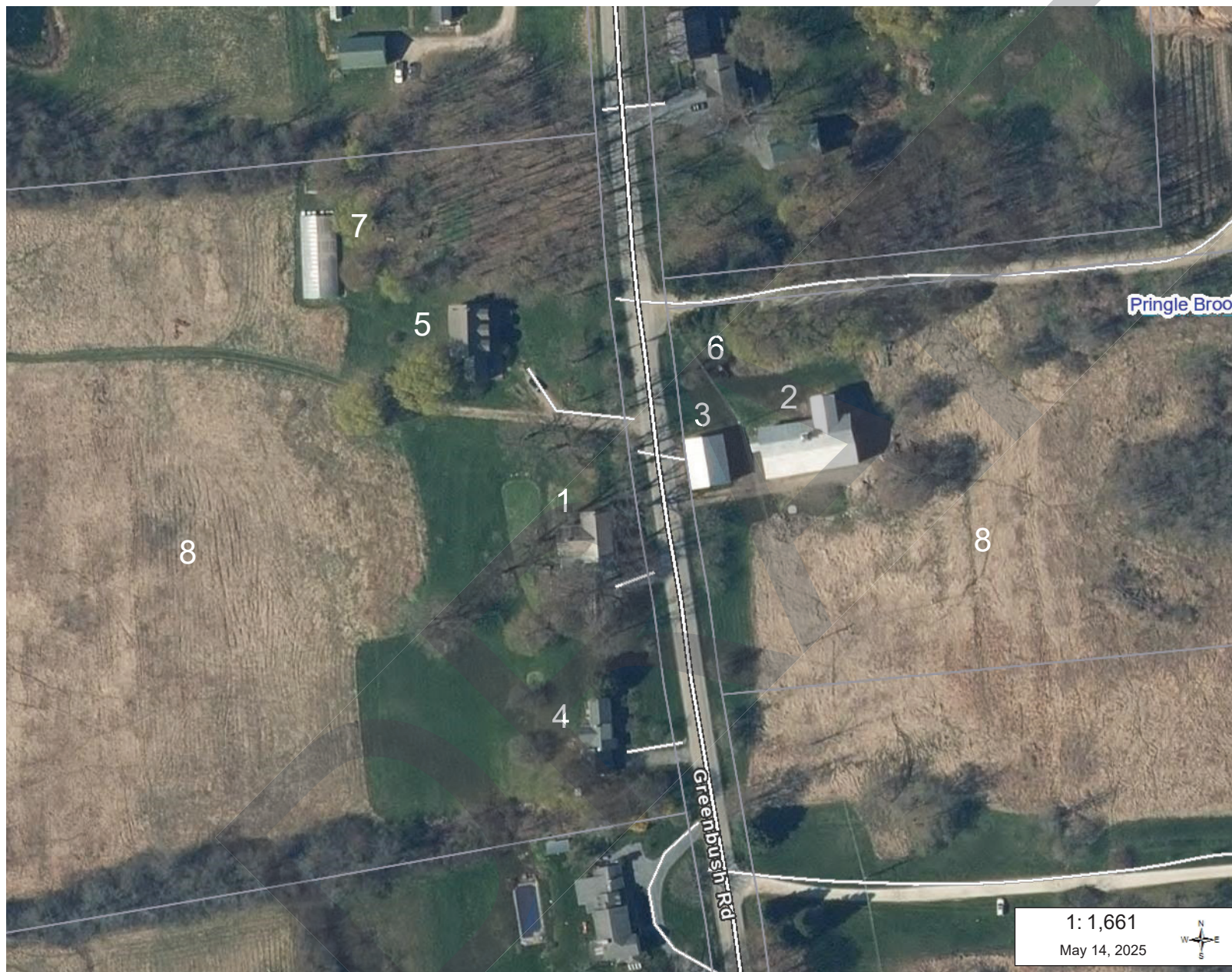


LEGEND

- Parcel polygons
- Inactive parcels
- Airports
- Mountains and Hills
- US Highways
- State Highways
- Roads - Public (VTrans)
 - Interstate Highway
 - US Highway
 - State Highway
 - Local road
 - Other road
 - Legal trail
- Roads - Private (E911)
- Driveways
- Rail Lines
- Town Boundaries
- County Boundaries



NOTES



1: 1,661

May 14, 2025



0.05 0 0.03 0.05 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Center For Geographic Information

1" = 138 Ft. 1cm = 17 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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.



Clemmons Farm Photo Key

Charlotte, VT

1: 1,661
May 14, 2025



Photos 25-30: Farmhouse interior, first floor
Photos 31-37: Main Barn interior

Photos 38-39: English Barn interior





Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34



Photograph 35



Photograph 36



Photograph 37



Photograph 38



Photograph 39



Photograph 40