

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: West Fairlee Village Historic District

Other names/site number:

Name of related multiple property listing:

N/A

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

2. LocationStreet & number: District centered upon the intersection of Vermont Route 113, Beanville Road, and Mill Street, also including portions of Back Street. See Historic District Mapping and Geographical Data in Section 10.City or town: West Fairlee State: VT County: OrangeNot 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

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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

☐

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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

42

2

1

45

Noncontributing

25

2

27

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

DOMESTIC: multiple dwelling

COMMERCE/TRADE: general store

GOVERNMENT: town hall

SOCIAL: meeting hall

EDUCATION: school

RELIGION: church

FUNERARY: cemetery

AGRICULTURE: pasture, barn

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Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

COMMERCE/TRADE: general store

VACANT/NOT IN USE

GOVERNMENT: town hall

EDUCATION: school

RELIGION: church

FUNERARY: cemetery

AGRICULTURE: pasture, barn

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7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

MID-19th CENTURY: Greek Revival

MID-19th CENTURY: Gothic Revival

LATE VICTORIAN: Italianate

LATE 19th and 20th CENTURY REVIVALS: Colonial Revival

NO STYLE

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: STONE, CONCRETE, BRICK;

Walls: WOOD (weatherboard), BRICK; Roof: ASPHALT (shingle), METAL; Other:

BRICK (chimneys).

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 West Fairlee Village Historic District is located in the southwest corner of the Town of West Fairlee, with a compact settlement pattern that is defined by its embedded location at the confluence of the Main Stem Ompompanoosuc River and Schoolhouse Brook. The rural village is framed by the narrow river valley, with a mixture of modestly scaled village lots and integrated agricultural properties situated within rolling forested hills to the east and west. The spatial and organizational form of the village is defined by an anchoring “cross-roads,” with a primary north-to-south thoroughfare, Vermont Route 113/Main Street, intersecting with a primary east-to-west corridor, Beanville Road/Mill Street, with the village’s mixture of residential, civic, religious, agricultural, and modest commercial resources lining these two primary transportation corridors. The built environment reflects a mixture of nineteenth and early twentieth century stylistic forms and functional typologies, including Greek Revival, Italianate, Gothic Revival, and Colonial Revival, some of a high-style decorative order and others of a spare vernacular design. Beyond the boundary of the district, the contextual surrounds of the Town of West Fairlee are predominantly rural and agricultural, with a land-use pattern that is defined by agriculture, dispersed rural and village-scale settlement, and a range of successional forested landscapes. As a cohesive and compact village assemblage that reflects foundational decades of architectural, economic, and community development in the Town of West Fairlee, the West Fairlee Village Historic District retains strong physical and associational integrity.

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Narrative Description

Contextual Setting Overview

Located in eastern central Vermont, the Town of West Fairlee is 22.6 square-miles in size with a sparsely-settled rural population of approximately 700. While the Town is characterized by a diffuse settlement pattern, with residential and agricultural development extending along a handful of rural roadways throughout the Town of West Fairlee, historical and contemporaneous settlement patterns are defined by the Town's rural village development, which includes two primary village settlement centers: West Fairlee Center and West Fairlee. West Fairlee Center, aka "The Center," is located in the center of the Town at the confluence of Bear Notch Brook and Middle Brook. Located in the southwest corner of Town, the Village of West Fairlee, documented herein, is also shaped by its relationship to the surrounding watercourses, with the village embedded at the confluence of Main Stem Ompompanoosuc River and Schoolhouse Brook. The settlement of both villages reflect the intimate relationship between eighteenth and nineteenth century settlement and hydro-power, with the flows of the Town's streams and rivers providing the mechanical energy that undergirded settlement and community development.

While settlement in the Town of West Fairlee is largely defined by the Town's narrow river valleys, with the flows of the river's predating settlement and the river-bottom soils underlying agricultural development, much of the Town lands consist of upslope hills and ridgelines, generally running in a north-south pattern, lending a rugged, undulating, and generally forested aspect to the framing topography that rises above the lower-level settlement patterns. Within this context, the Village of West Fairlee generally sits at an elevation of 700 feet above mean sea-level, while the framing hillsides lofted above reach a level of 1300 feet, lending an intimate and embedded aspect to village development, with a compact settlement pattern framed by rising pastures, forest, and gentle ridgelines.

In addition to the geographic forces shaping village settlement patterns, the Village of West Fairlee is contextually defined by its locational proximity to the neighboring Town of Vershire, with the town-line located less than one mile to the west of the village. Through much of the nineteenth century and into the twentieth, the prolific copper mines of Vershire—Ely Copper Mine/Copperfield, did much to dictate West Fairlee Village's development, with the village a direct residential, economic, commercial, and social extension of mining operations and settlement. This intimate contextual relationship is an integral facet of West Fairlee Village's nineteenth century settlement and expansion and twentieth century retraction and has done much to shape the built environment form and identity of the village.

Village Layout and Streetscape Characteristics

The location of West Fairlee Village is predicated upon the adjacent waterways, with village development generally embedded between and around the confluence of the Ompompanoosuc River and Schoolhouse Brook. Within this intimate landscape setting, the village's transportation corridors and spatial arrangement are defined by a singular intersecting axis, with the Vermont Route 113/Main Street corridor running along the Ompompanoosuc River in a north-to-south

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direction, and Mill Street/Beanville Road running in an east-to-west direction from West Fairlee toward Vershire. Virtually all village development runs along these two predominant intersecting corridors, reflecting a mixture of smaller-scale, village-scaled lots in the center of the small village, ceding to more expansive agriculturally-based lots at the village's periphery.

Embedded within this intimate landscape and settlement setting, West Fairlee Village is anchored by key community buildings that define the built environment and community form of village. Most importantly, the village's generally low-slung streetscape is punctuated by the tall spire of the 1855 Greek Revival West Fairlee Congregational Church (Resource No. 41) and the soaring gambrel form of the 1900 Bean Hall (Resource No. 38), with these imposing and anchoring built environment forms an expressive physical embodiment of community identity and continuity in West Fairlee. Complementing these larger-scale community buildings, West Fairlee's 1936 Colonial Revival village school (Resource No. 37) presents a smaller-scaled civic face within the rural village setting. Radiating around these key community resources, the district's contributing resources reflect a range of cohesive rural-village functional typologies and architectural expressions. Residential functions predominate, with road-fronting village lots developed with a range of stylistic types, from the austere c. 1820 Federal form of the Hutchins House (Resource No. 1); to modest Cape Cottage forms, typified by the c. 1830 Thomas House; to the picturesque Italianate and Gothic Revival forms of the mid-nineteenth century, exemplified by the 1860 Edmund and Mary George House (Resource No. 3), c. 1860 Childs/Paul House (Resource No. 24), and the William and Mary Kimball House (Resource No. 27). Interwoven within these residential forms, a range of complementary resources reflect key associated strands of rural village development, including agricultural properties, exemplified by the expansive c. 1840 barn and pasture of the Wallace/Bates/Church Farm (Resource No. 33) and the integrated agricultural form of the c. 1845 Robinson Farm (Resource No. 35); rural-commercial forms, defined by the c. 1914 Paul & Hayward General Store (Resource No. 22); and ongoing village-infrastructure related typologies, including the c. 1820 West Fairlee Village Cemetery (Resource No. 46) and vernacular c. 1956 West Fairlee Volunteer Fire Station (Resource No. 40). Importantly, also interspersed within this evolving vernacular assemblage are several key built environment properties that are indicative of West Fairlee Village's intimate historical association with the copper mines of Vershire, with the small Italianate Paymasters Office (Resource No. 16a) and the adapted religious form of the West Fairlee Cooperative Creamery (Resource No. 18) moved to their village lots in the historic period following dissolution of the Ely Copper Mine, part of a wave of economic and physical retrenchment that saw the bankrupt mine's buildings scattered across Orange County. As an assemblage, the contours of West Fairlee Village are at once both archetypal of a rural village setting in Vermont and highly reflective of the particular strands of development underlying the Orange County village.

Within this cohesive vernacular village setting, the layout of the Village of West Fairlee is also defined by key absences that reflect important evolutionary developments that have shaped village life. Most notably, within the village core, West Fairlee's nineteenth century "Business District" was entirely destroyed by fire in a series of fires from 1908 to 1914, resulting in a layout and setting that features chronologically-complex layers of development, described in further detail in this section and in **Section 8**. In a related manner, a 1921 fire destroyed the

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mills anchoring Mill Street, effacing the hydro-based firmament underlying village development, with only remnant sections of river-bank foundation walls remaining at present. Lastly, transportation modernization through the twentieth century has shaped the village setting and streetscape layout, with the narrow dirt alignment framed by sidewalks, trees, and fencing of the nineteenth and early twentieth centuries ceding to a widened, asphalt, modern state highway running north-to-south through the village, introducing a higher rate of speed to the village setting. An understanding of these events and forces and the ways in which they have shaped village life through the twentieth century is an integral facet of interpreting the layout, setting, and significance of West Fairlee Village.

Analysis of Integrity

The integrity of West Fairlee Village as a rural and cohesive village district is high. The *location* of the village at the confluence of the framing waterways of the Main Stem Ompompanoosuc River and Schoolhouse Brook is intact, as are its primary axial transportation corridors from the period of significance. The *Design* of the village, with a vernacular and un-planned form predicated upon key environmental, contextual, and economic forces remains intact, with a settlement design that is a strong reflection of the period of development. Similarly, the *Setting*, with an embedded location framed by pasture, forested hillsides, and waterways is intact and vital in interpreting the village characteristics of West Fairlee. *Materials* throughout the district are unified and reflective of the period of development, with wood, stone, and brick predominating across the contributing forms and presenting a unified material composition. *Workmanship* is readily discerned across the district, with both heightened decorative forms in a range of period styles and vernacular wood-frame techniques evident across resources. A strong sense of *Feeling* and *Association* is derived from the village's material and designed form, with West Fairlee a strong reflection of both its largely nineteenth century period of development and the successive forces that have shaped village life to the present, with the village's integrity both a testament to its foundational origins and a reflection of the contemporaneous realities that shape rural life in the Town of West Fairlee and beyond.

While the Village of West Fairlee as an assemblage reflects strong integrity, the discrete contributing resources are reflective of an evolving rural Vermont village that has undergone extreme fluctuations in economic prosperity and adaptation over time. These adaptations to building stock are an inherent part of rural village life. Within this evolving context, for contributing resources, the *Design* across the district is readily discerned, with both spare vernacular forms with limited ornamentation and high-style resources with intricate architectural detailing. Some contributing resources have been developed with subservient and generally utilitarian additions, that expand building footprints though do not undermine the original designed form. The *Setting* for discrete resources is largely intact, with smaller village-based parcels framing buildings as well as more expansive agricultural settings. Within this context, however, the setting for some resources has been altered by the removal of associated outbuildings and related properties over time, most notably carriage barns and other ancillary structures. While the general *Material* form of contributing resources is consistently reflective of the period of significance, material lifespans, wear, and ongoing replacement has shaped building development, most notably with replacement window sashes, porches, weatherboard

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and siding, and chimneys. This material evolution is an inherent element of development over time and does not generally preclude the ability to interpret resources within the context and period of development. In the same sense, the generally intact material form conveys *Workmanship* through extant forms and design features. Within this context, individual contributing resources are able to convey *Feeling* and *Association* to the village's period of development and areas of significance.

Contributing and Non-Contributing Resources

As detailed above, the contributing resources of the West Fairlee Village Historic District reflect a range of integrity of material and design characteristics. Although change over time is an inherent element of village development, this district analysis defines conditions where resources may contribute or not contribute to the significance of the historic district.

First, any resource constructed outside of the period of significance, identified as c. 1820 to 1956, does not contribute to the West Fairlee Village Historic District. As much of the village was developed during this period, there are few non-contributing resources that post-date the period of significance. Importantly, some resources that were constructed within the period of significance exhibit alterations or minor additions that post-date the period of significance. As detailed in the following resource-specific discussion, in these cases resources remain contributing if the exterior character-defining features and arrangements remain intact and expressive of the associative values for, and period of, significance.

The second condition where resources may not contribute to the district are cases when a resource was constructed in the period of significance but has been altered to such an extent that it no longer exhibits sufficient physical design and material integrity to convey significance. This occurs when the *Design* of resources has been effaced by undermining or overwhelming modern period additions or the comprehensive removal of character defining design features and *Materials*, most notably removal and reorganization of comprehensive fenestration patterns and removal of key building appendages, such that the resource no longer physically conveys attributes and *Associations* from the historic period. As detailed above related to integrity, minor material alteration over time does not preclude contributing status as this is reflective of the steady pulse of village life over time; however, when alterations undermine all original design characteristics and material intent such that the building can no longer convey sufficient physical and material associations to the historic period of development, the resource is considered non-contributing.

Lastly, for some resources, the primary property (aka house) has been identified as contributing, with minor modern associated resources (aka garages, sheds, ancillary dwellings) not dating to the historic period identified as non-contributing elements of the property. All minor associated resources have been delineated as contributing or non-contributing in the following property-specific discussion and on the accompanying district mapping.

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Character Defining Features of the Historic District

The West Fairlee Village Historic District embodies the following character defining features, considered vital to the significance of the historic property:

- Location, setting, and compact rectilinear form embedded in the lands at the confluence of the Main Stem Ompompanoosuc River and Schoolhouse Brook;
- Framing contextual setting of agricultural pastures framed with rolling upslope forested hills;
- Mixture of smaller-scale village lots bound by larger agricultural assemblages at the village periphery;
- Mixture of vernacular early nineteenth to early twentieth century village architecture, exemplifying a range of stylistic typologies and periods of development, including: Federal, Greek Revival, Gothic Revival, Italianate, Colonial Revival, and spare unadorned functional forms;
- An embedded civic, commercial, and institutional core framed by residential and agricultural functions;
- A low-slung village streetscape with anchoring civic resources soaring above the framing streetscape, defined by Bean Hall (Contributing Resource No. 38) and the spire of the West Fairlee Congregational Church (Contributing Resource No. 41).
- Material form and detailing of contributing resources, comprising original materials and design features.

Inventory of Documented Resources

The following inventory documents all built environment resources located within the West Fairlee Village Historic District, inclusive of contributing and non-contributing properties. The inventory begins at the southern boundary of the historic district and runs north along Vermont Route 113 (Main Street), extending west along Beanville Road, east along Mill Street, then running to the northern extent of the district on Vermont Route 113. The inventory includes physical descriptions of the primary physical characteristics and character defining features as well as focused narrative information regarding property development during the period of significance. Where available through the archival record, the descriptions also include focused historic period photographs depicting resources.

Construction dates were established through a variety of methods, including review of publicly-available Town of West Fairlee Property Data and Assessor Records; historic period maps, most notably Henry Francis Walling's *Map of Orange County, Vermont* (1858) and F.W. Beers and Company's *Atlas of Orange County, Vermont* (1877); historic period aerial photography; periodicals and town archival sources reviewed at the West Fairlee Historical Society and

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broadly across research databases; and architectural and design field assessments based upon design form and property typology. All dates, except where specified, should be considered “circa” as definitive years of construction are not generally available in the historic record. Further property-specific detailed research (i.e. comprehensive property-specific deed research), may serve to refine building construction dates as part of future study within the district.¹

Resource No. 1

Hutchins House, 534 Vermont Route 113, c. 1820, Contributing Building

Located at the southern edge of West Fairlee Village, the c. 1820 Federal style center hall two-story, five-bay, side-gable house was developed in association with an agricultural assemblage at the periphery of the village center. The house stands close to the road frontage, framed by mature trees, agricultural fields, and the Ompompanoosuc River to the east. Simple granite pier markers encircle much of the boundary of the house-site. The main block of the building stands on a concrete and stone foundation, repaired and raised c. 2000. The center hall plan with rear ell is spare and symmetrical in form, with centered entry framed with a substantial fluted molded surround. The building is clad in wood weatherboard with simple cornerboards and features narrow closed eaves with simple box cornice and gable returns. Windows on the main body, regularly placed and of an austere and orderly placement, are a mixture of 2/2 and 6/6 double-hung wood. A subservient back ell extends to the east, of a lower 1½-story scale. The roofline of the ell is lined with gable dormers, not original, with 6/6 windows. At the first level, the ell features wood 2/2 windows. A south-facing porch covered by overhang extends from the ell, with square posts and low deck platform. The roof of both the main body and ell is sheathed in asphalt shingle, with a brick chimney rising from the ell.

The residence was developed as part of a farmstead owned through much of the nineteenth century by Solon B. and Almira (Kimball) Hutchins. Of note, Almira Kimball was the daughter of Phineas and Abigail (Colton) Kimball, early settlers of West Fairlee c. 1801, who owned a large agricultural assemblage north of this house (see Resource 12).²

Resource No. 1a, c. 1900, Contributing Building

Two associated agricultural outbuildings stand across Vermont Route 113 from the house and contribute to the significance of the property as a nineteenth century farmstead. The smaller (No. 1a) is a c. 1900 square-plan gable-roof milkhouse with horizontal board siding and a corrugated metal roof. A vertical board door hung on iron hinges lines the north side, and a four-light fixed window, the south.

Resource No. 1b, c. 1850, Contributing Building

Two associated agricultural outbuildings stand across Vermont Route 113 from the house and contribute to the significance of the property as a nineteenth century farmstead. The

¹ Henry Francis Walling. *Map of Orange County, Vermont*. New York: Baker & Tilden Publishers, 1858; F.W. Beers and Company. *Atlas of Orange County, Vermont*. New York: F.W. Beers, and Co., 1877.

² Henry Francis Walling. *Map of Orange County, Vermont*, 1858; Ancestry.com. *U.S., Find a Grave® Index, 1600s-Current*. Online Database accessed 6/9/2016 at [U.S., Find a Grave® Index, 1600s-Current - Ancestry.com](https://www.ancestry.com); Personal correspondence with Bonnie Cray, May 1, 2026.

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larger (No. 1b), is a c. 1850 side-gable barn with vertical board siding. A pair of vertical board doors are offset on the north wall, with a single door centered on the south wall. A road-fronting hayloft door is centered in the gable. The roof is sheathed in corrugated metal. The barn-board siding was placed in the modern period, replacing original siding, from lumber milled by the owner on the property. The replacement siding has altered original fenestration; however, the barn continues to convey agricultural associations as part of the property. Granite pier markers frame the property boundary adjacent to the barn, similar to those found across the road at the house-site, contributing to the significance of the property.³

Resource No. 1c, c. 1990, Non-Contributing Building

A non-contributing manufactured mobile home stands south of the house, placed c. 1990.



Resource No. 1 Historic Period Photograph: C. 1880s View Facing North. Collection of Bonnie Cray.

Resource No. 2

583 Vermont Route 113, c. 1850, Non-Contributing Building

The 1½-story front-gable house was constructed c. 1850. The building stands on a stone foundation, is clad in stained wood weatherboard, and features closed eaves with an asphalt shingle roof. An offset gable-roof entry accessed by brick stoop lines the road facing frontage, with a secondary gable-roof entry vestibule addition extending from the south side of the building, both of a modern placement and material form. Windows are irregularly placed and from the modern period, with a fenestration scale and pattern that is not reflective of the historic period of development. The property is non-contributing as it reflects extensive alterations to fenestration and design in the modern period, including new entries, fenestration patterns, materials, and the removal of key character defining features, most notably a prominent rounded porch that once framed the building on its road-fronting primary facade.

³ Personal correspondence with Bonnie Cray, May 1, 2026.

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The resource is documented as the residence of Mrs. L.E. Quimby on the 1877 *Atlas of Orange County, Vermont*.⁴

Resource No. 2a, c. 1900, Non-Contributing Building

A small gambrel roof c. 1900 storage shed stands at the rear of the lot, sided in wood board. The minor storage building is documented as non-contributing as the primary associated residence is non-contributing from a lack of integrity.



Resource No. 2 Historic Period Photograph: C. 1900 View With Missing Porch. Collection of Bonnie Cray.

Resource No. 3

Edmund and Mary George House, 612 Vermont Route 113, 1860, Contributing Building

Standing close to the road frontage and framed by mature trees, domestic shrubbery, and the watercourse of Schoolhouse Brook to the northeast, the house was constructed c. 1860. The wood-frame and weatherboard-clad 1½-story house reflects a picturesque architectural sensibility that fuses elements of the Gothic Revival and Italianate styles, both portrayed widely in the period of development in an array of influential pattern books that shaped design across Vermont and the United States.⁵ The steeply pitched cross-gable form of the house is anchored by a prominent front-gable encircled by a wraparound porch featuring scroll-sawn balusters and square Italianate columns with surmounting scrolled bracketing. Fenestration is rhythmic and symmetrical, with an offset entry from the porch with formal surround and flanking pilasters, and windows with Italianate surrounds, with projecting wood lintels and sills underlain by corbelling. Window sashes are a mixture of 2/1, 1/1, 2/2 replacements, compatible in form and generally in original framing and surrounds. In the gable on the road-fronting, west, and south-facing sides,

⁴ F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877.

⁵ A.J. Downing. *The Architecture of Country Houses*. New York: D. Appleton and Company, 1851.

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delicate scroll-sawn balconettes supported by scrolled brackets provide a heightened design form. The deep eaves are accentuated with pairs of brackets. Two corbelled brick chimneys rise from the roofline, which is sheathed in standing seam metal.

A subservient ell extends to the east, rear, of the main body. This extension features a restrained south-facing secondary porch and gable roof with dormers. An attached carriage barn extends to the southeast from the ell. The side-gable building is of the same general scale as the house, with a 1½-story form anchored by lofty cupola. A centered entry bay lines the west, road-fronting, wall, flanked by a pair of 6/6 wood windows. A centered gable wall-dormer with hay-door lines the wall above the main entry. A range of heightened details link the carriage barn to the residential form, with uniting Italianate allusions, including bracketing in the cupola, defined lintels above the windows, and bracketing in the wall dormer. The roof is sheathed in standing seam metal. A later side-gable, single-story addition extends from the south wall of the carriage barn. This addition does not date to the period of significance and does not contribute to the significance of the property, though the subservient utilitarian form does not undermine the nineteenth century design integrity of the property as whole. A recently placed small, raised garden bed and garden shed are located to the southeast of the house. To the north of the house is a single ground mounted solar array.

The property was developed as the residence of prominent West Fairlee merchant and political figure Edmund P. George and wife Mary (Gilman) George. As detailed in the *United Opinion*, "In 1858 he [George] came to West Fairlee and bought out the store of Major Alvah Bean. It was the right move at the right time. In 1860 Mr. George bought the land and erected his present, pretty house, and next year installed Mary Ann Gilman as mistress of the establishment." In addition to his mercantile activities, Edmund George was Senator from Orange County in 1876 and served as West Fairlee Post-Master from 1861 to 1885.⁶



Resource No. 3 Historic Period Photograph: C. 1900 View From Road Frontage. Collection of Bonnie Cray.

⁶ "West Fairlee Sketch," *The United Opinion*, February 1, 1895.

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Resource No. 4

Bemis/Smith House, 619 Vermont Route 113, c. 1855, Contributing Building

This simple c. 1855 two-story side-gable house is ornamented with an expansive Italianate wraparound porch. The wood-frame building stands on a stone foundation and is clad in vinyl siding, with a standing seam metal-sheathed roof. The porch has scroll-sawn brackets accentuating simple square posts and balusters. A rear ell extends off the west elevation with a deep asymmetrical gable roof. Windows are 1/1 modern sash replacements to originals, generally in the original fenestration pattern, with a larger non-historic period fixed window assembly on the south wall. On the north wall, a bay window projects from the main body above the porch roof. A small rear gable-roof carriage/shop building projects from the rear, original to development.

The *Map of Orange County* of 1858 indicates that the house was occupied by Benjamin Franklin and Philura (Woods) Bemis during the period of development. In 1860, B.F. Bemis was listed as a shoemaker in West Fairlee in census records. By 1877, the *Atlas of Orange County* depicts the property as the house of John Clark (J.C.) and Mary (Reed) Smith. J.C. Smith operated a tin-shop in West Fairlee from 1863 through the early 1900s. A c. 1890 photograph of the house, below, depicts the property as the house of J.C. Smith and portrays the expansive porch in much the same design as it currently exists.⁷



Resource No. 4 Historic Period Photograph: *C. 1890 View.* UVM Landscape Change Program, C. Abbott Collection.

⁷ Henry Francis Walling. *Map of Orange County*, 1858; The National Archives in Washington D.C., *Records of the Bureau of the Census*, Record Group Number: 29, Series Number: M653, Residence Date: 1860, Home in 1860: West Fairlee, Orange, Vermont, Roll: M653_1323, Page: 226; "West Fairlee," *The United Opinion*, August 20, 1909; "Early Settlers in West Fairlee," *Argus and Patriot*, March 24, 1886; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877.

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Resource Nos. 5, 5a, 5b

653 Vermont Route 113, c. 1995, Non-Contributing Buildings

The house (Resource No. 5) and two associated side-gable garage buildings (Resource Nos. 5a and 5b) were constructed c. 1995 and are non-contributing as they were developed outside of the period of significance. The two garage buildings are located near the road frontage and are side-gable in form, with multiple garage bays and vertical board siding. The log cabin-style house is recessed from the road frontage and features a broad, sloping gable form with elevated standing wraparound deck.

Resource No. 6

George/Kenney House, 665 Vermont Route 113, c. 1860, Contributing Building

Standing close to the road frontage at the intersection of Back Street and Vermont Route 113 and framed by mature trees and domestic shrubbery, the c. 1860 house is a stylistically refined representative of functionally integrated rural architecture, with a 2-story front-gable main body heightened with Italianate details and a subservient rear extension leading to a cross-gable village-scaled barn. The wood-frame and weatherboard-clad building stands on a brick foundation and is sheathed in a standing seam metal roof and features an imposing front-gable form with steeply pitched roof and prominent two-story tripartite bay window. A side hall main entry with scrolled bracketed hood lines the road-fronting façade and features a half-light wood panel entry door. Fenestration is regular, with an orderly arrangement of 2/2 windows in original wood surrounds featuring wood sills and lintels. On the south wall, a small, recessed side porch leads to a single-story extension. Multiple corbelled brick chimneys punctuate the roofline. While simple in form, the single-story extension is heightened by bracketing at the roofline, furthering the Italianate detailing found on the street-fronting facade. A secondary rear extension runs from the rear, west, wall of the main body, slightly lower in form. A secondary porch lines the north wall of the extension, with an overhanging roofline supported by simple wood posts.

An attached barn extends to the northwest from the rear extension. The weatherboard-clad building features a cross-gable form with centered entry bay and gable window and hay door and an offset side-gable extension with additional entry bay. The north wall is lined with evenly placed windows, 2-light fixed at the first level and 6-light fixed in the gable, and an additional hay-loft door with vertical boards and wood-frame Z bracing. An open-air shed roof overhang extends from the rear wall of the barn, providing material and equipment coverage. The roof of the barn is sheathed in standing seam metal.

The *Map of Orange County* of 1858 indicates that a house was located on the site and occupied by M. George, though research revealed little further information regarding George. By 1877, the *Atlas of Orange County* details the property as the house of Hiram J. Kenney, a West Fairlee house-painter, and wife Lucretia (Cushman) Kenney. Newspapers from the 1870s and 1880s document many of the residential painting activities of H.J. Kenney in the Village of West Fairlee and its surrounds during the period, including work on his own house, this subject property. As detailed in the *Argus and Patriot* in 1889, "H.J. Kenney has painted his house in bright colors, which adds greatly to its beauty. H.J. always is handy with the brush, and very

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tasty.” A period photograph, below, depicts a vibrantly painted bay window, in “tasty” colors likely painted by Kenney.⁸



Resource No. 6 Historic Period Photograph: C. 1890 View. Collection of Bonnie Cray.

Resource No. 7

Smith House, 57 Back Street, c. 1860, Contributing Building

The c.1860 wood-frame side-gable 1½-story Cape house stands on a concrete foundation and is clad in horizontal vinyl siding, with a standing seam metal roof. A single-story, shallow hipped-roof extension standing on a brick foundation runs from the south wall of the main body, with an integrated covered porch inset at the southeast corner. While original to the historic period of development, the porch appears to have been rebuilt in the recent past, with concrete piers, wood deck boards, and simple posts. Typical of the classic Cape form, the house features a centered entry on the road-fronting wall of the main body, flanked by three windows, with the fenestration somewhat altered from the historic period of development though generally reflective of the simplicity and rhythm of the Cape form. An awning-style casement window lines the south gable end, with the remainder of the windows 1/1 modern sashes in original wood surrounds. A tapered brick chimney is centered on the north wall.

The 1877 *Atlas of Orange County* documents the property as the house of Richard and Caroline (Thatcher) Smith, English immigrants from Cornwall who moved to West Fairlee in the 1870s. Richard Smith was a miner at the Ely Copper Mine, one of many mine workers who resided in the Village of West Fairlee as it became a key commercial and residential extension of the mine’s development and operations.⁹

⁸ Henry Francis Walling. *Map of Orange County*, 1858; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877; “West Fairlee Facts,” *Argus and Patriot*, May 1, 1889.

⁹ F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877; Hamilton Child. *Gazetteer of Orange County*. Syracuse, NY: Hamilton Child, 1888, p. 168; The National Archives in Washington D.C., *Records of the Bureau of*

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Resource No. 7a, c. 1930, Contributing Building

A two-bay hipped roof garage, dating to c. 1930, stands at the rear of the lot, standing on a concrete foundation with novelty siding and a standing seam metal roof. Two double-door garage bays with vertical-board wood doors access the street-fronting wall of the garage, with windows lining the south and north walls and a single wood door on the north wall.



Resource No. 7 Historic Period Photograph: *C. 1890 View.* Collections of the West Fairlee Historical Society.

Resource No. 8

Vermont Route 113, Structure # 00023/VT 00113 ML over Mine Brook (Bridge), 1948, Contributing Structure

Spanning Schoolhouse Brook (aka Mine Brook), the bridge structure identified as Vermont Agency of Transportation Vermont Route 113, Structure # 00023/VT 00113 ML over Mine Brook is a steel girder bridge with reinforced concrete abutments and deck that was constructed in 1948. While the structure is a common bridge type constructed in the mid-twentieth century period, the bridge was developed as part of a host of transportation modernization efforts in the period that served to widen Orange County's alignments for increased vehicular use and to pave the county's primary transportation corridors. As a reflection of this period of modernization during the period of significance for the district, the steel girder bridge is documented as contributing to the district.¹⁰

Resource No. 9

Smith/Coburn Store, 745 Vermont Route 113, c. 1910 (moved date) Contributing Building

Standing immediately north of Schoolhouse Brook on the west side of Vermont Route 113, the building was originally commercial in function, developed as a tin-shop/hardware store and subsequently grocery store from the 1910s to 1930. The wood-frame, single-story building stands on a low concrete slab and has a flat roof and rectangular form, with a long frontage

the Census, Residence Date: 1880, Home in 1880: *West Fairlee, Orange, Vermont*, Roll: 1346, Page: 247b, Enumeration District: 147.

¹⁰ Vermont Agency of Transportation, VTransparency, online resource accessed May 15, 2026 at [viewreport.ashx](#); "New Highways Include Many in This Area," *The United Opinion*, December 30, 1955.

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standing immediately adjacent to the roadway. The building is simple in form and materials, with weatherboard-clad walls and narrow eaves defined by modestly scaled rhythmic scroll sawn bracketing. An offset entry covered by hipped roof porch with turned posts lines the south wall, and a recessed entry with canted sidewalls with windows is centered on the north wall.

Fenestration is simple and somewhat irregular, with 1/1 replacement windows in simple wood surrounds lining the walls. Review of historic period photographs, depicted below, indicates that some of the original commercial fenestration has been effaced on the street-fronting wall, with a centered entry and large commercial windows removed along the road frontage at an unknown date, likely upon conversion to residential use. While altered, the distinctive single-story rectangular plan with flat roof, narrow eaves, southern entry porch, and decorative brackets remains as constructed, as does the property's street-fronting relationship that is reflective of the historic period of development and original commercial functions. Additionally, the extant northerly recessed entry is similar to the recessed commercial entry evident on historic period photographs, depicted below, and further illustrating the original commercial form.

Review of periodicals from the historic period of development indicates that the building was operated by J.C. Smith (see Resource No. 4 which was J.C. Smith's house during the period) as a tin-shop and hardware store c. 1910, one of a series of tin-shops operated by Smith in West Fairlee during the late nineteenth and early twentieth centuries. The building was purchased from Smith by C.W. Coburn in 1919 and subsequently developed as a general store. By 1930, C. W. Coburn had constructed and built a new store across the road, vacating this building which was converted to multifamily residential use in the mid-twentieth century.

While the archival record did not yield definitive information, this property was likely moved to the Village of West Fairlee from the Ely Copper Mine/Copperfield c. 1910, as the majority of the buildings from the mine were auctioned and sold in 1910 and 1911, with many moved to West Fairlee during the period and the building bears typical detailing and scale related to this building stock. With its simplistic form and detailing, and diminutive heightened bracketing, this property bears key similarities to typical structures developed in Ely for the copper mine's company town in plan and architectural detailing. Additionally, a catastrophic "Business District" fire in West Fairlee Village burned virtually all of the village's commercial properties in 1908, spurring the need for expedient replacement with moved commercial buildings such as this.¹¹

¹¹ "Copperfield," *The Herald and News*, October 20, 1910; "West Fairlee," *The Barre Daily Times*, August 27, 1919; "West Fairlee," *The United Opinion*, June 13, 1930; Photographic Records of the Ely Copper Mine, Archives of the West Fairlee Historical Society; Susan E. Bibeau. "Copperfield: The Story of a Nineteenth Century Vermont Mining Town." Thesis submitted to Dartmouth College, May, 2016.

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Resource No. 9 Historic Period Photograph: *C. 1920 View of Coburn's Store.* Collections of the West Fairlee Historical Society.

Resource No. 10

Westshire Elementary School, 744 Vermont Route 113, 2001, Non-Contributing Building

The Westshire Elementary School campus was constructed in 2001 and is non-contributing as it was developed in the modern period and outside of the period of significance for the West Fairlee Village Historic District. The campus includes a wood-frame and weatherboard-clad complex-gable school building, with a broad single-story form framed by a parking lot, play areas, and athletic fields including a baseball field. The campus is situated on 12.8-acres that line the east side of Vermont Route 113 and extend to the Ompompanoosuc River, formerly agricultural lands that were held by the Kimball family (see Resource nos. 12 and 13) through the nineteenth and into the first decades of the twentieth century. This current larger community school campus replaced the former village school (Resource 37) after a school district merger with surrounding towns.

Resource No. 11

773 Vermont Route 113, c. 2020, Non-Contributing Building

The manufactured mobile home and small shed were developed c. 2020 and are non-contributing to the district as they were developed outside of the period of significance. The property consists of a single-story, gable-roof mobile home and prefabricated storage shed. Of note, this property was once the site of prominent West Fairlee civic leader, merchant, and mill-owner Alvah Bean and Phebe (Comstock) Bean's house, destroyed in a fire in 2018.¹²

¹² "Suspicious Fire Destroys Historic West Fairlee Home," *Valley News*, August 11, 2018.

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Resource No. 12

Phineas Kimball House, 784 Vermont Route 113, c.1855/1955, Contributing Building

Standing close to the road frontage and framed by mature trees and domestic landscaping, the house was originally constructed c. 1855 as part of an expansive agricultural homestead developed by the Kimball family, early settlers of the Village of West Fairlee (see Resource No. 13). The house was originally developed in an Italianate style, with a lofty form featuring a stylized portico, a composition of arched windows, and an anchoring bracketed gable dormer with Palladian window. While the portico remains in place as a defining feature of the house, detailed with arched brackets, dentils, and a formal entry with sidelights and transom with arched sunburst, the original Italianate design was reconfigured following a 1955 fire that destroyed much of the main body of the house, with new construction on the same foundation featuring a spare and orderly form defined by groupings of paired 1/1 windows framed with shutters.¹³

The two-story side-gable building stands on a stone foundation with weatherboard siding. As detailed by the owner, the foundation includes substantial granite piers at the basement level, supporting the timber framing members above.¹⁴ Closed eaves are narrow and minimalistic, with subtle gable end returns. A brick chimney punctuates the gable roofline in the center of the building, reconstructed in the 1950s following the fire that burned much of the building. The roof is sheathed in asphalt shingle. An ell runs from the rear of the main body, with a gable roofline. An enclosed shed-roof porch extends from the south wall of the ell, clad in weatherboard and lattice with vertically oriented windows. Bay windows line the south and north walls of the main body of the house, both original in form and placement to original development, though rebuilt in the 1950s following the fire. A carriage barn that was once attached to the rear of the house was removed c. 1990s.

The house was constructed and occupied through the nineteenth century as part of the Phineas Kimball homestead, settled c. 1801 by Captain Phineas Kimball and Abigail (Colton) Kimball and occupied by several generations of the Kimball family through the nineteenth and early twentieth centuries. As detailed in A.M. Hemenway's *Historical Gazetteer*:

*The next oldest man in town is Captain Phineas Kimball who was born in Charlestown, NH, November 17, 1780, and moved into town in the year 1801, and located in the S.W. part where the Village now stands. He now resides upon the same place he first located, living upon the same spot 67 years. There were but three or four families in the west part of town when he came...*¹⁵

Following the 1869 death of Phineas Kimball, Sr., this house and the larger assemblage of land and properties framing it was owned by son Phineas Kimball Jr., who had moved west to Nauvoo, Illinois, in the 1850s and utilized the "old homestead as a desirable summer home." As

¹³ Personal correspondence with Bonnie Cray, May 11, 2026; West Fairlee Historical Society Photograph Collection, "Kimball House Fire in the 1950s;" "West Fairlee, Kimball Manor Being Replaced," *The Barre Daily Times*, February 17, 1956.

¹⁴ Personal correspondence with Caroline Harrington, May 15, 2026.

¹⁵ Abigail Hemenway. *The Vermont Historical Gazetteer: Volume II*. Burlington, VT: Miss A.M. Hemenway, 1871, p.913.

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described in period press, Phineas Kimball Jr. was representative of the legion of young Vermonters who moved west to establish fortunes in the period:

*Phineas Kimball Esq. is one of the family of that name formerly so prominent in West Fairlee, where he still owns considerable property and spends several weeks every fall. He is a stirring, wide-awake gentleman and just the kind of man to win success in the west.*¹⁶

Resource No. 12a, c. 2000, Non-Contributing Building

An early twenty-first century single-bay garage stands at the rear of the house, non-contributing as developed outside of the period of significance.

Resource No. 12b, nineteenth-century, Contributing Site

A Phase I archaeological investigation conducted in 2000 in advance of the construction of the new elementary school identified a probable barn foundation. It was designated VT-OR-0068 in the Vermont Archaeological Inventory. Background research suggested that it likely belonged to the Phineas Kimball homestead. The school project avoided the foundation, so it was not investigated in great detail. It remains unevaluated for criterion D in this nomination but does support the significance of the Kimball property as a contributing site.

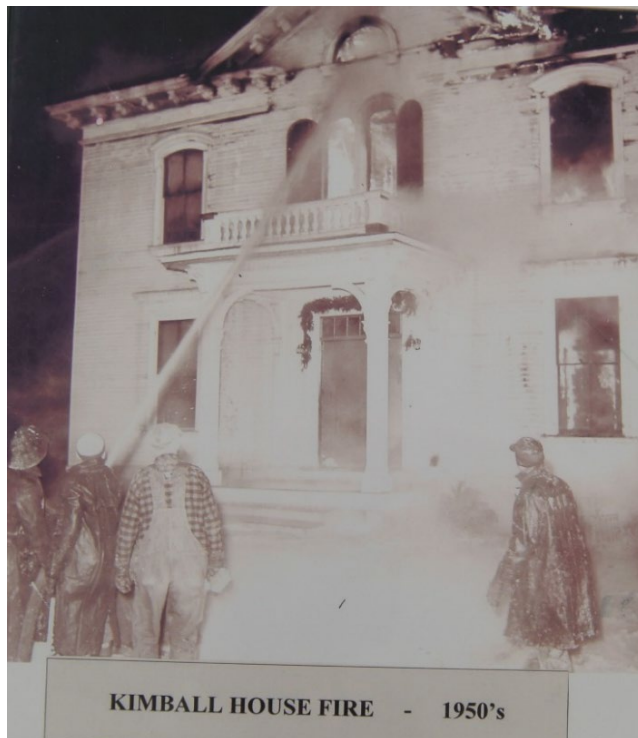


Resource No. 12 Historic Period Photograph No. 1: C. 1900 View of Phineas Kimball House. UVM Landscape Change Program, C. Abbott Collection.

¹⁶ "Minor Mere Mention," *Argus and Patriot*, September 19, 1888; "For Sale: Estate of Phineas Kimball," *The United Opinion*, April 20, 1906; "Doctor Eyes School-Based Clinic," *The Brattleboro Reformer*, May 20, 2003.

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Resource No. 12 Historic Period Photograph No. 2: 1955 Kimball House Fire. Collections of the West Fairlee Historical Society.



Resource No. 12 Historic Period Photograph No. 3: 1955 Kimball House Following Fire. Note Italianate porch which remains in place. Collections of the West Fairlee Historical Society.

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Resource No. 13

Phineas Kimball Jr. House, 794 Vermont Route 113, c. 1830, Contributing Building

The house stands close to the road frontage and is framed by mature trees and domestic landscaping. The property was constructed c. 1830 and reflects a compact Greek Revival cottage design, with a front-gable form featuring a temple-like recessed first level and full-width integrated porch with paneled knee wall and square posts. The main body of the building stands on a stone foundation and is clad in weatherboard with asphalt shingle roof sheathing. The three-bay west elevation is defined by the recessed porch, two windows in the upper level of the gable, and modest gable returns. The primary entry on the main façade is offset in the northern bay, with sidelights and transom ribbon lights. An additional entry lines the south wall, protected by gable overhang. The north wall is lined with three regularly placed windows. All windows are 1/1 replacements to originals in generally original surrounds. A small, later, side-gable ell extends from the rear of the main body of the house, standing upon a concrete block foundation and featuring an under-story storage shed/garage.

The 1858 *Map of Orange County, Vermont* and 1877 *Atlas of Orange County, Vermont* indicate that the house was occupied by the family of Phineas Kimball during the period, with the 1858 map identifying the house as that of “Phineas Kimball Jr.,” and the 1877 map denoting the property as part of the larger holdings of Phineas Kimball (see Resource 12). The house also served as the parsonage for the West Fairlee Congregational Church (see Resource 41) during the twentieth century, though at present it has returned to private residential use.¹⁷

Resource No. 13a, Contributing Building

Two minor sheds stand on the rear of the lot. The first, Resource 13a, is a gable-roof shed standing at the southeast corner of the lot. The small building has vertical board siding and a metal roof. The resource appears to date to the period of significance and is contributing to the property.

Resource No. 13b, Non-Contributing Building

Two minor sheds stand on the rear of the lot. The second, Resource 13b, is a side-bay shed that stands on the north line of the lot. The small building features a sloping shed roofline and is sheathed in plywood, with an open south-facing bay. The resource does not appear to date to the period of significance and is not considered contributing to the property.

¹⁷ Henry Francis Walling, *Map of Orange County*, 1858; F.W. Beers and Company, *Atlas of Orange County, Vermont*, 1877; Personal correspondence with Bonnie Cray, May 11, 2026.

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Resource No. 13 Historic Period Photograph: C. 1906 View. UVM Landscape Change Program, C. Abbott Collection.

Resource No. 14

Garage, 809 Vermont Route 113, c. 1960, Non-Contributing Building

The c. 1960 concrete block three-bay automotive garage building has a flat roof and three bays lined with overhead doors. A lower offset extension runs from the north, housing a commercial office. The extension was once glass but has been infilled. A cantilevered entrance overhang protects a single-entry door. The building is non-contributing as it was developed outside of the period of significance for the district.

Resource No. 14a, c. 1910, Non-Contributing Building

A small c. 1910 house stands north of the garage building. The multicomponent form of the building features a flat-roof, square-plan front portion with overhanging shed roof porch, with a gable rear extension leading to a side-gable garage. The building is sheathed in vinyl siding and fenestration is irregular, with an array of vinyl window configurations set in surrounds that reflect substantial change over time. While portions of the building date to c. 1910, the property reflects substantive physical alterations to materials, plan, fenestration, and design.

The house was likely developed shortly after the disastrous 1908 fire that burned much of the center of West Fairlee Village and has been physically augmented over time. Based upon building typology and the fact that many houses were moved from the Ely Copper Mine/Copperfield c. 1910, this house may consist in part of a moved building from Ely,

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though research did not confirm this speculative assessment and the poor integrity of the building precludes detailed assessment of building typology.¹⁸

Resource No. 15

Coburn House, 826 Vermont Route 113, c. 1830/c. 1910, Contributing Building

Standing close to the Vermont Route 113 road frontage and framed by domestic shrubbery, the house was constructed c. 1830, though based upon historic image review, enlarged and altered with a second-story c. 1910. The front-gable building stands on a stone foundation and is anchored by a full-width street-fronting Colonial Revival porch with kneewall, rounded columns, and pedimented roofline. The building is clad in vinyl siding and features regularly placed 1/1 windows. An offset entry on the street-fronting porch is framed by a paneled wood surround. The standing seam metal roofline is punctuated by a brick chimney and additional concrete block chimney at the rear of the building. A recessed extension runs to the rear of the lot, with an adjoined back barn. The barn is clad in vertical board siding.

The property appears on the 1858 *Map of Orange County, Vermont* and the 1877 *Atlas of Orange County, Vermont* as the property of A. Coburn. Review of archival photographs indicates that the property was enlarged with a second story c. 1910 to its current form, with the porch added in that period.¹⁹



Resource No. 15 Historic Period Photograph No. 1: C. 1910 View. UVM Landscape Change Program, C. Abbott Collection.

¹⁸ "Baptism of Fire," *Biddeford-Saco Journal*, September 30, 1908; "Copperfield," *The Herald and News*, October 20, 1910.

¹⁹ Henry Francis Walling. *Map of Orange County*, 1858; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877; UVM Landscape Change Program, West Fairlee: "Looking South Down Main Street," Image LS11826_000.

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Resource No. 15 Historic Period Photograph No. 2: C. 1909 View Prior to Second Story. UVM Landscape Change Program, C. Abbott Collection.

Resource No. 16

833 Vermont Route 113, c. 1920, Contributing Building

Standing at the corner of Vermont Route 113 and Beanville Road, the multifamily residential building was constructed c. 1920 and is characterized by a vernacular front-gable form with broad two-level porch running along the full length of the north wall. The wood-frame building stands on a concrete foundation and is clad in vinyl siding, with standing seam metal roof sheathing. Regularly placed 2/1 wood double-hung windows line the building. A front shed-roof porch shelters two entry doors and two windows. The broad two-level porch on the north wall features a partially enclosed sun-porch on the second level, with fixed multi-light windows running along much of the outer wall. Two wood casement windows are on the first floor of the south elevation and are likely modified. A subservient modern-period gable roof extension runs from the rear of the main body, with an offset gable form.

Prior to the 1908 fire, the lot housing this building was developed with an expansive store owned by C.W. Bliss, entirely burned. This building was built shortly after the fire and was likely developed as a tenement on the razed site in the decade after the fire for multifamily purposes, as development of West Fairlee's lumber mill during the period necessitated development of multifamily housing in the village. It also served as West Fairlee's Post Office for portions of the twentieth century in addition to its function as a multi-family house.²⁰

²⁰ Personal correspondence with Bonnie Cray, May 11, 2026.

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Paymaster's Office, Resource No. 16a, c. 1910 (moved date), Contributing Building

A diminutive square-plan building with flat bracketed roofline stands at the rear of the lot fronting Beanville Road. The building stands on gravel and is of wood-frame construction and clad in weatherboard. Fenestration is regular, with an offset multi-light entry door on the north wall, and orderly wood-frame 2/1 and 2/2 windows lining the walls, original in placement and material. A shed-roof overhang extends over the entry, in a state of partial collapse.

The building was moved to West Fairlee c. 1910 from the Ely Copper Mine/Copperfield and was reportedly the Paymaster's Office at the mine prior to mine closure.²¹ Photographs of the Village of West Fairlee indicate that the small Paymaster's Office was moved to the general site by c. 1910, though has since been moved slightly to the east where it currently stands in a notable state of material disrepair, though with high historic and associational integrity.²²



Resource No. 16a Historic Period Photograph: C. 1910 View of Moved Paymasters Office. UVM Landscape Change Program, C. Abbott Collection.

²¹ Archival Records of the West Fairlee Historical Society.

²² "Baptism of Fire," *Biddeford-Saco Journal*, September 30, 1908; "Copperfield," *The Herald and News*, October 20, 1910; "West Fairlee," *The Barre Daily Times*, December 10, 1920.

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Resource No. 17

Thomas House, 840 Vermont Route 113, c. 1830, Contributing Building

Standing on the southeast corner of Vermont Route 113 and Mill Street in the center of the Village of West Fairlee, the house was constructed c. 1830 and is characterized by a compact and spare 1½-story front-gable form with integrated back-house and barn. The wood-frame building stands on a stone foundation and is clad in weatherboard and vinyl siding with asphalt shingle roof sheathing and a single brick chimney punctuating the roofline. A porch lines the street-fronting gable end, with a shingle kneewall at the base. A pair of windows, 6/6 vinyl, flank the front entry door and two more are in the gable. 6/6 vinyl windows run along the north and south walls, framed in original wood surrounds. A slightly lowered back-house extension runs to the rear of the main body, with an enclosed porch on the south elevation with windows and a shingle knee wall, and the roofline is punctuated by gable dormer windows. A side-gable barn runs at a right angle to the rear, standing on a rubble foundation and in a partial state of collapse. The barn is sided in vertical barn board and board and batten with a metal roof. Windows in simple wood framing have been covered with plywood.

The property was developed c. 1830 as the residence of Stephen and Ann (Peabody) Thomas. Active in the woolen industry in the 1830s, Thomas served a number of public positions in West Fairlee through the middle of the nineteenth century, including Constable, Tax Collector, Sheriff, Post-Master, State Representative, and ultimately Lieutenant Governor in 1867-68. Thomas also served in the Civil War as Colonel in the 8th Vermont Volunteers, playing a leading role in the Battle of Cedar Creek. The 1858 *Map of Orange County, Vermont* denotes the property as a residence owned by S. Thomas and in use as a Post Office. The 1877 *Atlas of Orange County, Vermont* indicates that the house was then occupied by J. Buzzell, with Thomas moving elsewhere in West Fairlee by this period.²³

²³ Ancestry. Historical Data Systems, Inc., *American Civil War Research Database*; "West Fairlee Sketch," *The United Opinion*, February 1, 1895; Henry Francis Walling. *Map of Orange County*, 1858; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877; "Death of General Stephen Thomas, *The Vermont Tribune*, December 25, 1903; "For Sale: Farmers & Mechanics Store," *Vermont Patriot*, March 23, 1844.

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Resource No. 17 Historic Period Photograph: *C. 1900 View.* UVM Landscape Change Program, C. Abbott Collection.

Resource No. 18

West Fairlee Cooperative Creamery, 37 Beanville Road, c.1870, c. 1910 (moved date), Contributing Building

Standing on the south side of Beanville Road as it extends west from the center of West Fairlee Village, the building was constructed c. 1870 as a church and moved to its current site c. 1910 from the Ely Copper Mine/Copperfield, serving as a creamery in West Fairlee upon moving. The property stands on a rudimentary foundation of laid brick and is characterized by a long and simple gable form, with weatherboard siding and a standing seam metal roof. An earlier wood shingle roof is visible where the metal is missing. Many of the building's original expansive window openings remain in place, though filled in with weatherboard. Wide incised cornerboards with classical capitals frame the gable ends, and the eaves feature Greek Revival-style returns. Ongoing alterations associated with evolving commercial functions through the twentieth century have altered elements of the building, most notably the road fronting north end, which features a plywood offset entry that is place of a small addition that has been removed and the addition likely dated to the creamery period of use. New wood loading doors are on the rear of the long, east wall, altering the some of the earlier fenestration patterns.

Records of the West Fairlee Historical Society detail that the property originally served as the first Catholic Church in the 1870s in Ely, the "company town" of the Vermont Copper Mining Company. The expansive window openings running along the long walls of the property are indicative of this prior function, with the fenestration pattern in keeping with religious design and construction in the period. The property was moved to the site following the catastrophic business district fire in West Fairlee in September 1908, which destroyed the commercial center of the village. The building was likely moved c. 1910, when archival records confirm that fifty buildings "including the company store, two churches, and the school house," were auctioned

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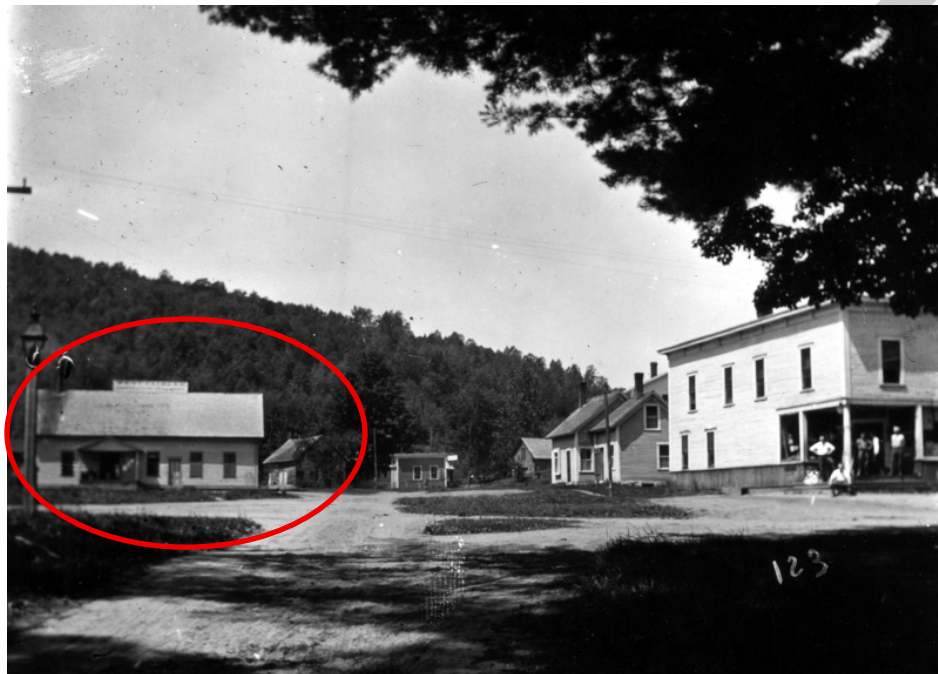
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and removed.²⁴ Following the relocation to West Fairlee, the building housed the West Fairlee Cooperative Creamery through the 1910s and was later used as a laundromat through portions of the twentieth century. Currently the building is vacant.

Resource No. 18a, c. 1980, Non-Contributing Building

A manufactured home placed c. 1980 sits on the rear of the lot, non-contributing as it was developed outside of the period of significance.



Resource No. 18 Historic Period Photograph: C. 1915 View of West Fairlee Cooperative Creamery. UVM Landscape Change Program, C. Abbott Collection.

Resource No. 19

C3029, Structure # 00018/C3029 over Copper Mine Brook (Bridge), c. 1919/1965, Non-Contributing Structure

Spanning Schoolhouse Brook (aka Copper Mine Brook), the bridge structure identified as C3029, Structure # 00018/C3029 over Copper Mine Brook is a bridge consisting of stone masonry abutments and wing-walls with a concrete slab bridge deck. Archival records indicate the stone abutments were placed in 1919, and the deck in 1965, though visual inspection indicates that the stone abutments and walls likely date to an earlier period of development. The bridge is non-contributing to the district as it is reflective of major mid-twentieth century alterations and is generally not reflective of the period of significance for the district.²⁵ Further

²⁴ "Copperfield," *Herald and News*, October 20, 1910.

²⁵ Vermont Agency of Transportation, VTransparency, online resource accessed May 15, 2026 at viewreport.ashx.

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investigations of the stone walls may reveal historic associations that would warrant re-evaluation of its significance to the historic district.

Resource No. 20

George House, 1 Roberts Road, c. 1830, Contributing Building

Located on the western edge of the Village of West Fairlee on the west bank of Schoolhouse Brook, the diminutive c. 1830 house is characterized by a refined Cape Cottage form with Federal-style details. The main brick body of the building stands on a stone foundation and is of a five-bay side-gable form with a centered entry flanked by pairs of windows. Prominent elliptical wood sunburst panels crown the road-fronting windows, with a larger surmounting the door, reflecting an elegant Federal stylistic form that elevates the diminutive scale and simplicity of the building. The centered entrance is framed with wood paneling and sidelights. A subservient recessed wood addition runs to the north of the main body, clad in a mixture of wood weatherboard and wood shingles. The addition was initially developed with an open porch, this has been infilled at an unknown date and features an offset secondary entrance and large fixed window framed by 1/1 sashes.

The 1858 *Map of Orange County, Vermont* documents the property as occupied by Micah George Jr. and wife Hannah (Hutchins) George, farmers who settled in West Fairlee c. 1830. By the time of the 1877 *Atlas of Orange County, Vermont*, the property was owned by their son, Andrew Jackson George.²⁶

Resource No. 20a, c. 1900, Contributing Building

A broad c. 1900 single-story gable-roof agricultural outbuilding stands to the south of the house, characterized by vertical board siding and a metal roof. The east bay is open-air, serving as an equipment storage area, the west bay is closed.

Resource No. 20b, c. 1990, Non-Contributing Building

A c. 1990 three-bay garage stands to the north of the house, with weatherboard siding and three overhead garage door bays.

Resource No. 21

Paul House, 34 Beanville Road, c. 1914, Contributing Building

Standing on the north side of Beanville Road as it winds west from the Village of West Fairlee, the house was constructed c. 1914 and features a side-gable Dutch Colonial form and style with side-gable extension and attached carriage barn. The wood-frame building stands on a stone foundation and is set upon a small knoll, with domestic shrubbery obscuring much of the street frontage. The building is clad in a mixture of wood shingle and weatherboard, with a wood-shingle sided gambrel roof characteristic of the Dutch Colonial-style. Portions of the roof are sheathed in corrugated metal, with the extension sheathed in asphalt shingle. A long, screened porch runs along the street-fronting face of the building, featuring a delicate spindled balustrade. The porch is in a notable state of material disrepair. Dormers line the second level roofline, with

²⁶ Henry Francis Walling, *Map of Orange County*, 1858; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877.

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all windows 1/1 replacement sashes in original wood framing. A subservient offset single-level gable-roof extension runs to the west, adjoined by a side-gable carriage barn, with offset over-size entry doors. Both the extension and barn are clad in weatherboard. Two corbelled brick chimneys rise from the roofline. On the east wall, where the hill slopes away from the house, a lower-level basement entry lines the wall.

The house was occupied by Samuel D. and Madeline (Rule) Paul from construction through the mid-twentieth century. The Pauls owned the adjacent general store, documented as Contributing Resource No. 22.²⁷



Resource No. 21 Historic Period Photograph: C. 1920 View. UVM Landscape Change Program, C. Abbott Collection.

Resource No. 22

Paul & Hayward General Store, 8 Beanville Road, c. 1914, Contributing Building

The commercial building stands in the center of West Fairlee Village, located on the northwest corner of Beanville Road and Vermont Route 113. The building was constructed c. 1914 as the Paul & Hayward General Store, and has continued to be maintained as a general store to the present, currently named Last Chance General Store. Constructed in the years immediately following a series of devastating fires in West Fairlee's commercial center, the property remains as the sole representative of the village's once expansive general-goods commercial village core.

The wood-frame building stands on a brick foundation and is clad in vinyl siding, over original weatherboard. The lower wall is still sheathed in a vertical wood board skirt-wall as seen in the historic photographs. The flat roof features a false front with projecting cornice and moderate eaves underscored by diminutive brackets. The street-facing corner features an inset chamfered

²⁷ Personal correspondence with Bonnie Cray, May 11, 2026; "Samuel D. Paul," *The Herald*, December 8, 1955.

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commercial entrance, with expansive plate glass windows flanking the store's main entrance and turned post supporting the overhanging roofline, a replacement to the original column. A flat-roof single-story wing extends to the north along the road frontage, with an additional shed-roof storage extension at the rear of the building on the north wall. The primary commercial fenestration on the corner is intact and conveys its significant historic function. The street-fronting wall is also generally intact to the period of development, although replaced with smaller 1/1 window sashes, and the secondary south wall fenestration reflects some alterations to the original configuration of the rear windows. The commercial building remains defined by its inset commercial entry fronting West Fairlee Village's central axial intersection.

The general store was operated by the partnership of Paul & Hayward through 1939, when Samuel D. Paul purchased Fred Hayward's interest and operated the store independently with wife Madeline Rule Paul. The Pauls operated the store through 1956, when the store was sold to Harry Welsh, who sold the store to Frank Stiles the same year. Of note, Samuel D. Paul was born in Vershire to Cornish immigrants Samuel and Caroline (Hooper) Paul. The elder Samuel was a Captain in the Ely Copper Mine and moved to Orange County in the period of concentrated mining development in Vershire.²⁸



Resource No. 22 Historic Period Photograph: C. 1916 View of Paul & Hayward General Store. UVM Landscape Change Program, C. Abbott Collection.

²⁸ "Samuel D. Paul," *The Herald*, December 8, 1955; "S.D. Paul General Store Sold to Harry Welsh," *The United Opinion*, August 24, 1956; "West Fairlee," *The Herald*, August 30, 1956; "Mrs. Caroline H. Paul," *The Herald*, January 24, 1952.

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Resource No. 23

Church/Dearborn House, 864 Vermont Route 113, c. 1830, Contributing Building

Standing at the northeast corner of Vermont Route 113 and Mill Street in the center of the Village of West Fairlee, the house was constructed c. 1830 and has a vernacular Federal-style plan and form with c. 1870s Italianate stylistic allusions. The 2-story side-gable building stands on a stone foundation and features a spare and lofty weatherboard-clad form, with an orderly arrangement of 2/2 historic period windows with storms in an original fenestration arrangement and a centered entry. The entry features a stylized bracketed portico, reflective of Italianate stylistic influences that shaped village design in the later nineteenth century. The roof is sheathed in standing seam metal, and a brick chimney rises from the interior of the south gable end. A rear ell extends from the main body of the house, with a gable form punctuated by dormers and an enclosed south-facing porch. Review of archival photographs indicate the porch was once open-air and featured the same bracketed design as the Vermont Route 113-fronting portico that remains at present.

The 1858 *Map of Orange County, Vermont* documents the property as occupied by Alden Church. By the 1870s, the house was owned by Josiah B. Dearborn, a prominent local merchant who also served as treasurer of the Vermont Copper Mining Company through his death in 1876.²⁹



Resource No. 23 Historic Period Photograph: C. 1920 View. Collections of the West Fairlee Historical Society

Resource No. 24

Childs/Paul House, 29 Mill Street, c. 1860, Contributing Building

Standing on the north side of Mill Street in the center of the Village of West Fairlee, the house was constructed c. 1860 and is characterized by a picturesque Gothic Revival Cottage design

²⁹ "J.B. Dearborn, *Burlington Weekly Free Press*, December 8, 1876; Henry Francis Walling, *Map of Orange County*, 1858; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877.

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fusing Italianate influences, with a compact and highly stylized form defined by steeply pitched complex gables and sophisticated detailing. The house stands on a stone foundation and is clad in weatherboard, with an asphalt shingle roof punctuated by a brick chimney. The street-fronting façade is composed of a steeply pitched side-gable form with centered forward gable wall dormer, strongly reminiscent of period pattern books exemplified by A.J. Downing's influential *The Architecture of Country Houses* (1852). Paired windows in stylized surrounds with substantial wood lintels and corbelled sills flank a projecting Italianate-influenced portico, defined by molded columns and scrolled brackets. A paired window lines the forward gable, with the deep eaves accentuated with paired brackets in an Italianate form. Windows are wood 4/4, most with storms, framed in original surrounds. A steeply pitched cross-gable rear extension projects from the main body of the house, also featuring the characteristic Gothic gable dormers and stylized bracketing. A single-story shed roof extension projects from the rear west wall, of later development.

The house was the home of West Fairlee dentist, John Theodore Childs and wife Sarah (Gerry) Childs through the 1870s. In addition to serving as dentist for West Fairlee and the burgeoning copper mines of Vershire, Childs established a cigar shop in an adjacent building (see Resource No. 25) and was a noted painter, with a local portfolio of paintings, signs, carriages, sleds, and furniture embellished with an array of West Fairlee scenes. Following the Childs' period of occupation, the house was occupied by Cornish miner William Paul, who worked as a Superintendent at the Ely Copper Mine, and wife Jane (Bouden) Paul, who worked as a milliner in West Fairlee during the period. Both the heightened design and early occupants of the house were reflective of West Fairlee's mid-nineteenth century "boom years," as the wealth generated from the Vershire copper mines fueled substantive population growth and economic diversification in the Village of West Fairlee.³⁰

Resource No. 24a, c. 1990, Non-Contributing Building

A c. 1990 storage outbuilding stands to the north of the house, with a standardized wood-frame, gable-roof form and plan, non-contributing to the district as built outside of the period of significance.

³⁰ "West Fairlee Sketch," *The United Opinion*, February 1, 1895; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877; Collamer M. Abbott. "Ely—The Boom Years." Unpublished manuscript on file with the West Fairlee Historical Society, WFHS 2002-012-027; The National Archives in Washington D.C., *Records of the Bureau of the Census*, Year:1880, Census Place: West Fairlee, Orange, Vermont, Roll: 1346, Page: 252c, Enumeration District: 147; "Alvah Bean versus Hiram Powell," *Orange County Telegraph*, December 12, 1862; Rebecca Wurdak. "West Fairlee, Vermont and the Orange County Copper Mines." Unpublished manuscript on file at the West Fairlee Historical Society.

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Resource No. 24 Historic Period Photograph: C. 1890 View. UVM Landscape Change Program, C. Abbott Collection.

Resource No. 25

39 Mill Street, c. 1870, Contributing Building

The austere 2-story house was constructed c. 1870 for commercial manufacturing purposes and has subsequently been adapted for residential use. The wood-frame, front-gable building stands on a brick foundation, with weatherboard siding and an asphalt shingle roof. A full-width porch runs across the street-fronting façade, with kneewall featuring novelty siding and simple square posts with modest capitals supporting an overhanging hipped roof. Based upon review of historic period photographs, the porch is not original to construction and appears to have been added in the early twentieth century. Fenestration is regular and of a spare and simple configuration, with simple wood surrounds and replacement 6/6 vinyl windows, with smaller casement windows at the second level of an original size to construction. A brick chimney punctuates the gable roofline. A shed-roof single-story addition extends from the northeast corner of the building, sided in asphalt shingle siding and standing on a board-formed concrete foundation. A side entry lines the west wall of the main body, protected by a gable roof overhang.

The lot upon which this property was developed was vacant in the 1858 *Map of Orange County, Vermont*. Archival records indicate that the building was constructed as a cigar manufacturing shop in the 1870s, overseen by adjacent property owner John Theodore Childs (see Resource No. 24). By the 1877 *Atlas of Orange County*, the property was denoted as owned by Alvah Bean,

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who owned a number of commercial and residential properties in the village including his saw and shingle mills on the Ompompanoosuc River, further east on Mill Street.³¹



Resource No. 25 Historic Period Photograph: (L) C. 1890 View. UVM Landscape Change Program, C. Abbott Collection. (R) C. 1900 View. Collections of the West Fairlee Historical Society, Wilber Merrill.

Resource No. 26

Lyman C. Kimball House, 49 Mill Street, c. 1840, Contributing Building

The house at 49 Mill Street was constructed c. 1840 and reflects a Greek Revival Cottage design, with a front gable form featuring a temple-like recessed first level and full-width overhanging porch with balustrade and square posts. An integrated ell and barn extend west from the main body, reflecting a village-scaled continuous architectural design with agricultural functions. The wood-frame building stands on a concrete foundation and is clad in weatherboard with standing seam metal roof sheathing punctuated by a brick chimney. The front elevation is simple and rhythmic, defined by the recessed porch, offset sidehall entry with two first-level windows, two evenly placed windows in the upper level of the gable, and modest gable returns in the Greek Revival style. Windows are framed in simple wood surrounds and orderly, with all windows 1/1 replacements to original. An ell extends from the northwest corner, leading to a large, attached three bay side-gable barn. The ell features an extending porch with balustrade and turned posts in the Queen Anne-style, rebuilt in the modern period, with brackets and a secondary entry framed by evenly placed windows, some of which are 1/1 and some historic period 6/6. The expansive barn contains two garage bays with replacement overhead doors, with an additional offset entry and hayloft door above. The street-facing wall is sided in weatherboard, while the rear walls are sheathed in vernacular barn board. A cupola, not original, extends from the center of the roofline.

Deed research conducted as part of previous intensive documentation of the property indicates that the house was constructed by Lyman C. Kimball c. 1840. By the 1858 *Map of Orange*

³¹Henry Francis Walling. *Map of Orange County*, 1858; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877; Rebecca Wurdak. "West Fairlee, Vermont and the Orange County Copper Mines."

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County, Vermont the house was occupied by Sarah (Cox) Berry, who lived in the house through her 1867 death and was documented as a seamstress in the 1860 Census. Subsequent owners included Mary Ann Foss, followed by Jacob and Lucy (Simons) Jeffords, farmers who appear as owners in the 1877 *Atlas of Orange County, Vermont*. Later, the property was owned by a series of two town butchers, Arthur H. Blake and later H. Carpenter Johnson, both of whom sold meat out of a meat cooler located in the ell of the house, still intact in the property. Additional occupants included Thomas Henry and Anna J. Rose. Rose, born in Ireland, served as Pastor of the West Fairlee Congregational Church (see Contributing Resource No. 41), with weddings reportedly officiated in the parlor of the house.³²

Resource No. 27

William and Mary Kimball House, 78 Mill Street, c. 1865, Contributing Building

Fronting the south side of Mill Street, the house was constructed c. 1865 and reflects a sophisticated and heightened architectural form, with Gothic Revival details and a sprawling integrated form with rear ell and attached carriage barn. The two-story, wood-frame building stands on a stone foundation and features a sharply pitched complex-gable roofline sheathed in standing seam metal, emblematic of the Gothic form, heightened with two Gothic wall dormers with triangular arched windows lining the east roofline. The street frontage includes a rich composition of detailing, with an offset entry framed by a detailed portico with square posts with capitals and a denticulated cornice. A half-light paneled door with arched glazing fills the entry. A tripartite bay window lines the façade, with a denticulated cornice mirroring that found on the portico. The second level features two windows with surmounting wood lintels and a distinctive trefoil window centered in the upper gable. Windows are historic period 2/2, some with storms.

The ell and carriage barn are of a more vernacular form, though substantial, reflecting “back of house” functions. The ell has regularly placed fenestration accentuated with wood lintels. A shed-roof extension covers a porch on the west side, with a smaller porch also found on the east. The west-side porch, while simple in form, features subtle wood brackets at the roofline, conveying Italianate sensibilities. A front gable carriage barn is offset at the rear of the ell, characterized by a single large bay entry, in original framing, with a 6/6 original wood window in the gable. While the street-fronting face is sided in weatherboard, the rear walls are sided in vertical barn board.

The house was constructed by William and Mary (Lyon) Kimball. Kimball was the son of Phineas Kimball (see Resource Nos. 12 and 13), an early West Fairlee settler with extensive agricultural holdings in the western reaches of West Fairlee Village, abutting this parcel. William Kimball was documented as a Teamster in the 1850 census, Innkeeper of “Kimball’s Hotel” in 1860, and a Carriage Manufacturer in 1870; he also served as Representative in the State of Vermont General Assembly in 1864-65.³³

³² Suzanne C. Jamele. Historic Sites and Structures Survey Form. 49 Mill Street, West Fairlee, Vermont. Survey No. 0916-49, Vermont Division for Historic Preservation Online Resource Center; The National Archives in Washington D.C., *Records of the Bureau of the Census*, Record Group Number: 29, Series Number: M653, Residence Date: 1860, Home in 1860: West Fairlee, Orange, Vermont, Roll: M653_1323, Page: 232.

³³ F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877; The National Archives in Washington, DC, *Records of the Bureau of the Census*, Record Group Number: 29, Series Number: M432, Residence Date: 1850,

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Resource No. 27 Historic Period Photograph: C. 1880 View. UVM Landscape Change Program, C. Abbott Collection.

Resource No. 28

Johnson House, 97 Mill Street, c. 1870, Contributing Building

The lofty, spare house was constructed c. 1870 and is defined by a substantial vernacular center hall form, with rear ell and attached carriage barn. The wood-frame, weatherboard-clad house stands on a stone foundation and is side-gable in plan, with a centered entry covered by small, hipped roof overhanging supported by slender squared posts with simple capitals. A porch lines the east wall of the building, standing on a stone foundation and supported by the same slender posts as those found on the front entry. Fenestration is evenly placed and orderly, framed in simple wood surrounds with subtle wood lintels. Windows are historic period 2/2 with storms and hinged shutters. Windows on the east and west gable ends have been infilled with louvered vents, in original framing. The roof is sheathed in standing seam metal, with an original pair of brick chimneys replaced with a single concrete block chimney on the west gable end. The back-house ell runs to the rear of the lot, with multilight fixed windows in original surrounds and a single entry door on the east wall. The attached carriage barn is of a simple front-gable form, with offset carriage bay, multiple hayloft doors in the gable end, and two fixed four-light windows with original sash and surround. The barn roof is sheathed in corrugated metal.

While archival research indicates that the house was constructed c. 1870, the house stands on lands owned by Benjamin and Sally Johnson in the 1850s, with a house located on the lot in the 1858 *Map of Orange County, Vermont*. This property was developed by Almon Johnson, son of

Home in 1850: *West Fairlee, Orange, Vermont*, Roll: 926, Page: 67b; Year: 1870; *Census Place: West Fairlee, Orange, Vermont*, Roll: M593_1622, Page: 503A; "Kimball's Hotel," *Vermont Chronicle*, December 5, 1863; Abigail Hemenway. *The Vermont Historical Gazetteer: Volume II*, p.914.

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Benjamin and Sally Johnson, with Almon and Diantha (Hood) Johnson appearing as owners by the 1877 *Atlas of Orange County, Vermont*. Almon Johnson operated a carriage manufacturing business and blacksmith shop (no longer extant and once at site of Resource No. 28a) at the site through the early twentieth century, as detailed in Hamilton Child's *Gazetteer of Orange County, Vermont* in 1888:

*Almon Johnson's carriage factory, at West Fairlee, was built by him in 1878. He manufactures about one dozen carriages and sleighs per year, and also does a general repairing business.*³⁴

Resource No. 28a, c. 1920, Contributing Building

Standing just east of the house is a c. 1920 single-story former blacksmith shop. The hipped roof building stands on a board-formed concrete foundation and is sided in wood shingles, with a corrugated metal roof and single corbelled brick chimney. Two oversized barn-style doors line the walls, with one on the south side and one on the west. Windows are in original wood surrounds, with some wood 2/2 and others fixed and featuring two lights and single panes. The building stands on the site of a nineteenth century carriage manufacturing and blacksmith shop built by Almon Johnson, no longer extant, with this smaller building constructed as a replacement to the original structure in the first decades of the twentieth century.³⁵

³⁴ Hamilton Child. *Gazetteer of Orange County, Vermont*, 1888, p. 507; Henry Francis Walling. *Map of Orange County*, 1858; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877.

³⁵ "Almon Johnson Carriage Shop," *The Barre Daily Times*, February 24, 1926; "Charles Ernest Tullar," *The Times Argus*, May 13, 1971.

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Resource No. 28 Historic Period Photograph No. 1: C. 1880 View with Carriage Manufactory, Since Removed, in Background. UVM Landscape Change Program, C. Abbott Collection.



Resource No. 28 Historic Period Photograph No. 2: C. 1890 View with Carriage Manufactory, Since Removed, in Foreground. Collection of Bonnie Cray.

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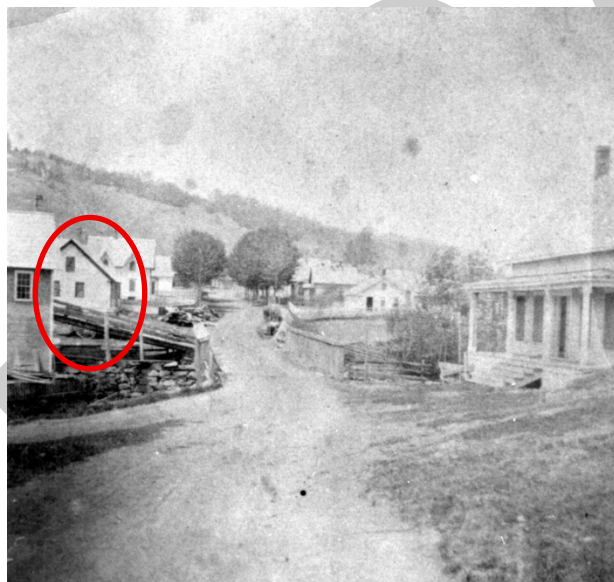
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Resource No. 29

116 Mill Street, c. 1830/c. 1980, Non-Contributing Building

The house was constructed c. 1830 and is of an altered classic Cape form. The wood-frame building stands on a stone foundation and is clad in weatherboard, with a 1½-story side-gable plan with central entry, flanking orderly 2/2 windows with storms, and a roof sheathed in standing seam metal with a brick chimney rising from the center of the building and along the eastern wall. The entry features a forward-gable entry vestibule, a later addition. A prominent two-story c. 1980s garage building is adjoined directly east of the house, attached by a breezeway. The garage is of a concrete block form at the first level, with vertical plywood paneling at the second level, with a two-bay, two-level plan that reflects garage and ancillary residential functions. The house is non-contributing to the district as much of its original main body inclusive of an ell and adjoined barn has been removed and the placement of the 1980s garage has undermined the historic period form and plan.

The house was developed c. 1830s in association with the adjacent mill on the Ompompanoosuc River, serving as the “Mill Manager’s House” for much of the nineteenth century. The 1858 *Map of Orange County, Vermont* denotes the house as part of the saw-mill, and the 1877 *Atlas of Orange County, Vermont* denotes the property as owned by Alvah Bean and in use as part of the saw-mill at the site. Historic period imagery indicates that the building once featured an ell and expansive back-barn, confirmed by the current occupant who noted stone rubble foundations in the former barn area. These portions of the building were removed at an unknown date.³⁶



Resource No. 29 Historic Period Photograph: (L) C. 1880 View, Note Mill in Foreground. Collections of the West Fairlee Historical Society. (R) C. 1880 View, Note Ell and Back Barn, Since Removed. Collections of the West Fairlee Historical Society.

³⁶ Henry Francis Walling, *Map of Orange County*, 1858; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877; Personal correspondence with James T. House, May 11, 2026.

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***Resource Nos. 30, 30a
126 Mill Street, c. 2007, Non-Contributing Buildings***

The house at 126 Mill Street was constructed c. 2007 and is non-contributing as it was developed outside of the period of significance. The Ranch-style side gable building is of a single-story form. An open bay-storage shed stands adjacent, also non-contributing (Resource 30a).

It is important to note that the parcel was the site of a river-side sawmill through the nineteenth and into the twentieth century. Though all of the mill-related buildings burned in the 1920s and have been removed from the site, isolated stone foundation remnants are evident on the bank of the Ompompanoosuc River on the property, portions of which have been used to support a modern patio/porch structure.³⁷ The foundation remains have not been formally investigated and are not evaluated under criterion D for this nomination.

***Resource No. 31
C3028, Structure # 00019/C3028 over Ompompanoosuc (Bridge), 1975,
Non-Contributing Structure***

Spanning the Ompompanoosuc River and carrying Mill Street, the bridge structure identified as Vermont Agency of Transportation C3028, Structure # 00019/C3028 over Ompompanoosuc River is a steel girder bridge with reinforced concrete abutments and deck that was constructed in 1975. The bridge is non-contributing to the district as it is a common bridge type that was constructed after the period of significance for the district.³⁸

***Resource No. 32
Barn, 182 Mill Street, c. 1850, Contributing Building***

The agricultural complex includes portions of a nineteenth century farmstead, with the associated house removed from the site c. 2015. The lofty side-gable barn was constructed c. 1850 and stands framed by pasture, with Mill Street running along the north, and the Ompompanoosuc River extending along the west property line. The barn stands on a stone foundation and is timber-framed, with vertical barn board siding. Centered barn doors line the north wall. At the rear, south, side, the gable form is extended downslope with a shed-roof bay expanding the footprint of the building. The lower wall of this bay is sided in shingles.

Resource No. 32a, c. 1900, Contributing Building

A small milk-house stands adjacent to the main barn. The front-gable building is clad in weatherboard and features a metal roof, of newer placement.

Resource No. 32b, c. 1920, Contributing Building

A long, side-gable shed/workshop stands southwest of the main barn complex. The building is of later construction, c. 1920, and features two open equipment bays at the north end and a shed-roof shop building, with a terminating shed placed at the south end, indicative of

³⁷ "Fire Does Much Damage in West Fairlee," *Rutland News*, May 13, 1921.

³⁸ Vermont Agency of Transportation, VTransparency, online resource accessed May 15, 2026 at viewreport.ashx.

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expansion over time. The centered workshop building is punctuated by regularly placed wood-frame and sash windows.

The property appears on the 1858 *Map of Orange County, Vermont* as the farm of Chester and Sarah Chubb. By the 1877 *Atlas of Orange County, Vermont*, the farm was part of a large assemblage that spanned the north and south sides of Mill Street owned by Kimball R. and Ella Bates. Through the twentieth century the farm was owned by multiple generations of the Blake family, with owner Leon Blake (died 2009) a renowned master craftsman of ox-yoke, crafted at the property.³⁹

It is important to note that the parcel was the site of industrial activities through the nineteenth and into the twentieth century associated with milling on the east bank of the Ompompanoosuc River. Though the mill-related buildings burned in the 1920s and any related structures appear to have been removed from the site, this documentation did not have access to all portions of the site and it is possible stone remnants remains on site.⁴⁰ The mill site has not been formally investigated and is not evaluated under criterion D for this nomination.

Resource No. 33

Wallace/Bates/Church Farm, 182 Mill Street, c. 1840, Contributing Building

The expansive farmstead was developed c. 1840 and includes a very well-preserved assemblage of residential and agricultural forms anchoring the north side of Mill Street as it runs east from the center of West Fairlee Village.

A house with ell and open-bay shed stands close to the road frontage. The wood-frame building stands on a stone foundation and is of a spare Cape form, with a weatherboard-clad 1½-story Greek Revival design. The entry is centered, framed by pairs of 2/2 windows protected by storms. Window and door framing features molded wood sills and lintels with an elegant and understated pedimented design. The paneled door, with multi-light paneled storm door, is framed with paneled sidelights. A prominent exterior brick chimney runs up the west wall. The corners of the building are anchored with wide molded cornerboards and gable returns. The roof is sheathed in standing seam metal. A gable extension runs from the rear of the building, intersecting with an ell that runs to meet an open-bay shed. An additional brick chimney rises from the roofline of the rear extension. This area of the house is subservient stylistically, with a weatherboard-clad form and minimal fenestration, with windows generally of a 2/2 configuration. A portion of the foundation underlying the ell is of concrete block, repaired in the modern period. The open bay shed is lowered on the slope underlying the house, with a stacked stone retaining wall demarcating the entry area to the shed's single large open bay.

Resource No. 33a, c. 1840, Contributing Building

A substantial barn complex stands approximately 270 feet north of the Mill Street road frontage, embedded in open pasture. The primary mass of the barn is of a broad side-gable form, running east-to-west. A number of ancillary structures are adjoined to the main body,

³⁹ Henry Francis Walling, *Map of Orange County*, 1858; F.W. Beers and Company, *Atlas of Orange County, Vermont*, 1877; "The Yokes of Yesteryear," *Valley News*, May 22, 2011.

⁴⁰ "Fire Does Much Damage in West Fairlee," *Rutland News*, May 13, 1921.

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with two gable roof extensions running perpendicular on the west side and several small sheds extending south. The entirety of the complex is sided in vertical board siding and sheathed in standing seam metal roofing. Windows are 6-light fixed, of an original form. Because the barn complex is recessed on the property, the resource was not accessed, but reflects a very high degree of material and spatial integrity.

The property appears on the 1858 *Map of Orange County, Vermont* as the farm of Samuel and Mariah Wallace. By the 1877 *Atlas of Orange County, Vermont*, the farm was part of a large assemblage that spanned the north and south sides of Mill Street owned by Kimball R. and Ella Bates. Of note, Ella (Wallace) Bates was the daughter of original owner Samuel Wallace.⁴¹

The property was acquired by West Fairlee merchant George L. Church and wife Emily (Sleeper) Church in 1886, with an 1895 *United Opinion* description of the farm providing an evocative portrait of the period:

*In 1886 he purchased the fine farm of 200 acres at West Fairlee Village, which he has since occupied. The neat white house he has just repainted and shingled, and it is supplied with excellent well-water. The barn is 72 feet long, with cellar entire, [note: this measurement is accurate based upon this documentation]. The place cuts about 40 tons of hay, mostly machine mowing, and there is an excellent apple orchard of improved fruit and nearly 2000 cords of wood, and some choice timber, all within three-fourths of a mile of Main Street, West Fairlee.*⁴²

Resource No. 34

259 Mill Street, c. 1880, Contributing Building

The house was constructed c. 1880 and is characterized by a compact and eclectic picturesque form, with Gothic Cottage influences fused with Eastlake detailing. The building stands on a small parcel fronting Mill Street, framed by rising forested hillsides to the east and meadows leading to the Ompompanoosuc River and the Village of West Fairlee to the west. The building stands on a concrete foundation, rebuilt in the modern period, and is of a wood-frame construction, with a side-gable form featuring two steeply pitched wall gables fronting the Mill Street roadway. Intricate lattice and spindlework form delicate gable trusses, reflecting the Eastlake style. The entry is centered, flanked by pairs of wood-frame and sash 2/2 windows with storms. The centered door is framed with a banded molded wood surround. Slender cornerboards frame the building's ends, with capitals and subtle gable returns. The west gable-end features the same spindlework as that found in the dormers, but is missing from the east end. Windows throughout are evenly placed and of a 2/2 form, like those found on the façade. The

⁴¹ Henry Francis Walling. *Map of Orange County*, 1858; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877; The National Archives in Washington, DC, *Records of the Bureau of the Census*, Year: 1870, Census Place: Washington, Orange, Vermont, Roll: M593_1622, Page: 503A; "Married," *The United Opinion*, September 26, 1873.

⁴² "West Fairlee Sketch," *The United Opinion*, February 1, 1895; Note: Emily Sleeper Church appears to have been a ward of Samuel and Mariah Wallace in the 1850 Census period, with the Church purchase of the Wallace farm likely stemming from this association, see National Archives in Washington, DC, *Records of the Bureau of the Census*, Record Group Number: 29, Series Number: M432, Residence Date: 1850, Home in 1850: Vershire, Orange, Vermont, Roll: 926, Page: 52a.

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steeply pitched roof is sheathed in standing seam metal. Two brick chimneys rise from the roofline. A non-historic period deck runs off the west end of the building, standing on wood posts. The house was developed on lands that were part of the large agricultural assemblage of Kimball R. Bates c. 1880 (see Resource Nos. 33 and 33a).⁴³

Resource No. 35

Robinson Farm, 288 Mill Street, c. 1845, Contributing Building

Standing south of Mill Street on a sloping agricultural parcel on the east edge of West Fairlee Village, the house is characterized by a spare, multi-component form reflecting residential and integrated agricultural functions. The house was constructed c. 1845 and features a linear arrangement, with front-gable main residential body running to a back-house extension and attached barn. The wood-frame building stands on a stone foundation and is clad in weatherboard, with standing seam metal roofing on the main body, asphalt shingle on the ell, and corrugated metal on the barn. The road-fronting façade features an orderly sidehall plan, with paired 6/6 windows, of historic period wood materials, at the first and gable levels with shutters. An original entry assembly with sidelights has been covered, with the original surround and dividing trim exposed. 6/6 windows run along the length of the residential portion at the first level, with only a small number of upper-level windows tucked under the eaves on the east elevation. The ell is subservient and utilitarian in form, with an extending porch and enclosed shed-roof addition on the west wall and a carriage bay on the east wall, infilled with an overhead garage door. The attached barn is of a simple gable form, with a small number of irregularly placed historic period multilight windows and an east-facing barn bay with hay door above.

The property was denoted as the Preston K. Robinson Farm in both the 1858 *Map of Orange County, Vermont* and the 1877 *Atlas of Orange County, Vermont*. P.K. and Marcia Robinson farmed in West Fairlee through the second half of the nineteenth century, with Robinson's steers often noted for their prize-winning characteristics in area fairs and livestock showings.⁴⁴

⁴³ F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877.

⁴⁴ Henry Francis Walling. *Map of Orange County, Vermont*, 1858; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877; "Orange County Fair," *The Vermont Watchman*, October 5, 1881.

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Resource No. 35 Historic Period Photograph: C. 1880 View. Collections of the West Fairlee Historical Society

Resource No. 36

891 Vermont Route 113, c. 1860, Non-Contributing Building

The c. 1860 modified Gothic Revival house stands close to the Main Street/Route 113 road frontage and is characterized by an altered complex-gable form, with side-gable main body punctuated by a pair of Gothic wall dormers and a gable-roof ell extending to the rear of the lot. The house exhibits elements of the Gothic Revival-style, with the characteristic pitched dormers, deep eaves, and subtle wood lintels framing generously scaled windows, most replacement 1/1 wood with storms. A prominent non-historic period shallow hipped-roofed enclosed porch lines the street-fronting façade, altering the property's original entry and façade fenestration. The ell extends to the rear of the lot and is subservient in nature, with irregularly placed fenestration. The primary entry is now located in this recessed area, through a centered door. A paired shed-roof dormer extends from the ell roofline on the south side. The roof is sheathed in standing seam metal, with a brick chimney extending from the center of the roofline. The residence is documented as non-contributing to the district as the fenestration and architectural intent of the Gothic design has been stylistically and programmatically undermined by the placement of the prominent enclosed street-fronting porch.

Resource No. 36a, c. 2000, Non-Contributing Building

A non-contributing single-bay garage stands south of the house, accessed by a gravel drive. The building stands on a concrete block foundation and is sided in vertical board, with a metal roof. The building was constructed c. 2000.

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Resource No. 36 Historic Period Photograph: C. 1930 View. Collections of the West Fairlee Historical Society

Resource No. 37

West Fairlee Village School, 894 Vermont Route 113, 1936/1987, Contributing Building

The former West Fairlee School was constructed in 1936, with a 1987 rear addition that expanded classroom space. The building currently serves as the West Fairlee Community Building, with Town Office, Historical Society, Childcare Center, and other community services. The wood-frame building stands on a concrete block foundation. The main 1936 core typifies the Colonial Revival-style adapted to an educational form, with a compact single-story plan with basement, hipped roof, and generous banks of windows providing ample light to the classroom arrangements within. A pedimented gable entry is centered on the main, west, façade, framed by symmetrical groupings of round columns with capitals typical of the Colonial Revival form. A louvered ventilation dormer projects above the entry. Siding, originally wood weatherboard, is vinyl. Windows, in original expansive banks, are multi-light vinyl. The rear addition, not evident from the street frontage, is of a simple broad gable form, with a single-level and finished basement. Siding is vinyl, with incised single-light windows running along the long elevations. A louvered cupola rises from the center of the addition's roofline. A modern playground stands at the rear of the lot, serving the preschool within and comprised of an array of temporary modern play structures.

The school building replaced an earlier West Fairlee School located across Vermont Route 113 where West Fairlee's Volunteer Fire Department Building currently stands (Resource No. 40). To support school construction, West Fairlee residents held numerous fundraisers in the adjacent Bean Hall, contributing Resource No. 38, as detailed in *The Barre Daily Times* in 1936:

A very enjoyable time was had at the dance at Bean Hall last week Thursday evening; a very good crowd and by the generosity of Tucker's Orchestra and Earl Trevithick as caller, the Committee was able to add to the fund for the splendid

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*new schoolhouse a goodly amount. The West Fairlee people greatly appreciated the kindness.*⁴⁵

This 1936 school was in turn replaced in 2001 by construction of the consolidated Westshire Elementary School, Resource No. 10, which currently serves students of West Fairlee and Vershire.



Resource No. 37 Historic Period Photograph: C. 1987 View of West Fairlee School. Collections of the West Fairlee Historical Society.

Resource No. 38

Bean Hall, 908 Vermont Route 113, 1900, Contributing Building

With its lofty three-level form embedded within the generally low-slung village streetscape, Bean Hall stands as a key architectural and community focal point within the West Fairlee Village. Completed in 1900 through a bequest of prominent West Fairlee civic leader and mill owner Alvah Bean as an integrated Town Clerk's Office, Town Theatre/Meeting Hall, and Masonic Lodge, Bean Hall is of a substantial yet understated form, with a simple rectangular plan, emphatic gambrel roofline, and orderly rhythmic fenestration with accentuating upper-level dormers. The wood-frame building stands on a poured concrete foundation, placed in 1972 when the foundation was rebuilt and a basement added. Siding is vinyl, covering original wood weatherboard that remains in place beneath. The gambrel roofline is sheathed in standing seam metal, replacing the original cedar shingle that originally demarcated the gambrel form.

Bean Hall orients toward the Vermont Route 113 frontage, with a primary centered entry fronting the building, protected by hipped roof overhang accentuated with slender bracketed posts and eaves, reflecting a subtle heightened stylistic influence within the framing simplicity of the building as a whole. Based upon historic images, this bracketing also historically demarcated

⁴⁵ "West Fairlee," *The Barre Daily Times*, January 9, 1936.

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the gambrel roofline, perhaps remaining in place beneath the existing cladding. A pair of paneled wood doors are centered in the entry. Above the second level, the building bears a wood panel with the inscription "Bean Hall," original to development, with a Masonic symbol suspended at the center of the third level, also original to development. Windows are regular and orderly, framed in simple wood surrounds and generally of an original 2/2 wood sash protected by metal storms. On the street-fronting elevation, two windows frame the entry, with three at the second level and two centered in the upper gambrel. The long, north and south, elevations are punctuated with windows of the same configuration, with regularly-placed rows of four windows at the first and second levels and three within the upper gambrel.

On the south wall, a fire escape runs from the rear of the building, extending from the third-level Masonic Temple and second level theatre and stage area. In addition, a rear secondary entry, protected by gable overhang, lines the rear wall. Secondary doors are a mixture of paneled configurations, generally original. On the north wall, a small gable-roof extension runs from the main block, housing the Town Clerk's Vault, not original to development. The rear, east, wall of the building is irregular in its fenestration, reflecting the fact that this rear wall is defined by secondary interior functions at the first level, the rear-stage wall at the second, and the Masonic Altar at the third.

As a community building, the interior spaces and intact historic materials of Bean Hall contribute to the significance of the property as a contributing element of the West Fairlee Village Historic District. In particular, the building's clearly demarcated form and functional plan, with first level Town Offices, second level performance functions, and third level Masonic Hall functions, are integral elements of the property. Within this context, associated historic period interior materials and design elements are character defining. While much of the interior is simple in materials and form, with extensive use of sturdy wood materials and finishes, of note is the third level Mason Lodge, which is characterized by extensive application of delicate decorative plaster pargeting, of central importance to the interior significance of the property.⁴⁶

Of note, the 1900 Bean Hall was constructed as a replacement to an earlier Bean Hall, completed through bequest in 1894 and burned in a fire in 1899, with the village quickly voting to construct the current Bean Hall the following year, presumably in much the same form as the original.⁴⁷

⁴⁶ R. Edwards & Co. *Conditions Assessment: Bean Hall, West Fairlee, Vermont*. April 2023. Accessed online May 13, 2026 at [202212-BEAN HALL-CONDITIONS ASSESSMENT-APR 2023](#).

⁴⁷ "West Fairlee," *The Vermont Watchman*, March 22, 1899.

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Resource No. 38 Historic Period Photograph No. 1: *Bean Hall, c. 1910.* Collections of the West Fairlee Historical Society.



Resource No. 38 Historic Period Photograph No. 2: *Bean Hall, c. 1905.* Collections of the West Fairlee Historical Society.

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Resource No. 39

915 Vermont Route 113, c. 1942, Contributing Building

The simple side-gable 1½-story house stands on a concrete foundation and is sided in weatherboard, with a corrugated metal roof and centered gable entry extension. The building reflects a Minimal Traditional form, with broad sloping eaves on the main body and a centered gabled entry extension with generous ribbons of windows punctuating the weatherboard walls. A brick chimney, partially rebuilt with cement block, extends from the center of the roofline. The residence is representative of infill development in the Village of West Fairlee in the mid-twentieth century, a time of relative stasis in the village that saw little other development in the village surrounds.

Resource No. 39a, c. 1970, Non-Contributing Building

A small vertical wood plank sided front gable shed stands immediately north of the residence, the building appears to have been constructed c. 1970 after the period of significance for the district and is non-contributing.

Resource No. 40

West Fairlee Volunteer Fire Department, 927 Vermont Route 113, c. 1956/c. 2015, Contributing Building

The West Fairlee Volunteer Fire Department Building was constructed c. 1956. The simple forward-gable building stands on a concrete foundation and is a mixture of concrete block, vinyl siding, and vertical plywood paneling. The building features an original two bay station, with a third northerly bay extending to the north added c. 2015. A pair of 2/2 wood windows with storms line the road-facing gable end. 2/2 windows run along the southerly side with regular placement, incised in the concrete block walls. A small shed-roof storage extension lines the rear of the building, subservient in scale. A gable cupola rises from the rear of the building, clad in weatherboard. The building is spare and vernacular in form and design, reflecting its community functions as a rural volunteer fire station. Of note, the building stands on the site of West Fairlee's nineteenth century school lot, removed from the site following construction of a new school in 1936 (see contributing Resource No. 37). Additionally, while physical inspection and the archival record has not corroborated this fact, a small West Fairlee note in the *White River Valley Herald* in 1956 indicates that the Volunteer Fire Department Building may have been moved to West Fairlee Village and repurposed for use:

Walter Malmquist has bought the John Simonds property and given the barn to the West Fairlee Fire Department to be taken down and made into the fire house in their town."⁴⁸

Based upon this town note, it may be the case that the original fire department bay consists in part of elements of this moved barn, though further research would be needed to confirm.

The immediate impetus for the creation of the West Fairlee Village Volunteer Fire Department were several major town fires in 1955, most notably the June burning of C.W. Coburn's store,

⁴⁸ "West Fairlee," *The Burlington Free Press*, May 26, 1956; "Post Mills," *The Herald*, June 14, 1956.

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granary, and creamery in the center of the village as well as a fire that burned much of the Phineas Kimball House (see Resource No. 12).⁴⁹ While spurred by this immediate loss, West Fairlee's historical pattern of major fires underlay the community formation of a rural fire department, with the village losing the entirety of its "Business District" to fires in the early twentieth century (see **Section 8**). As detailed in local periodicals through the period of development, formation of the fire department was a noted community development in the period:

***West Fairlee: Fire Truck's Arrival Proves to be an Occasion:** A big noise was made in town on arrival of the new fire truck. Five members of the Volunteer Fire Department, William Johnson, Ervin Eastman, Maurice Sumner, Keith Farnham, and William Doyle went to Bennington Saturday to bring home the new fire engine. Upon entering the village the siren announced their arrival, which brought forth many interested villagers to welcome and inspect this much talked about apparatus.⁵⁰*

By May 1956, the nascent department "had its first call," As reported in the *Burlington Free Press*, "A grass and woods fire threatened the John Barrell Saw Mill. The West Fairlee Department's quick work saved the mill...."⁵¹

Resource No. 40a, c. 1990, Non-Contributing Building

A small open-air gable-roof shed structure stands immediately north of the fire station, the open-air shelter appears to have been constructed c. 1990 after the period of significance for the district and is non-contributing.

Resource No. 41

West Fairlee Congregational Church, 954 Vermont Route 113, 1855, Contributing Building

The Greek Revival West Fairlee Congregational Church (aka Union Meeting House) stands as West Fairlee's earliest extant community property and the village's sole house of worship. The building was constructed in 1855 as a Union Meeting House and is a highly intact representative of the Greek Revival Meeting House type that predominated across Vermont's villages during the period, with an imposing front gable form surmounted by a three-stage belltower with spire. The Vermont Route 113-fronting elevation features a highly symmetrical plan, with an expansive stained-glass window centered on the façade flanked by a pair of paneled door entries in classical surround with entablature and projecting lintels. 8/8 wood windows line the wall above the entries, with the gable-end defined by an enclosed pediment. Molded cornerboards with projecting capitals frame the building. Large stained-glass windows run along the north and south long-sides of the building, restored in the modern period, with three expansive windows evenly placed on each side. The building's original stone foundation was replaced with a concrete foundation c. 2008, with a basement level community room added to the building. The

⁴⁹ "West Fairlee Scene of Bad Fire," *The United Opinion*, June 24, 1956; "West Fairlee," *The Burlington Free Press*, May 26, 1956.

⁵⁰ "West Fairlee," *The Barre Daily Times*, April 6, 1956.

⁵¹ "West Fairlee," *The Burlington Free Press*, May 26, 1956.

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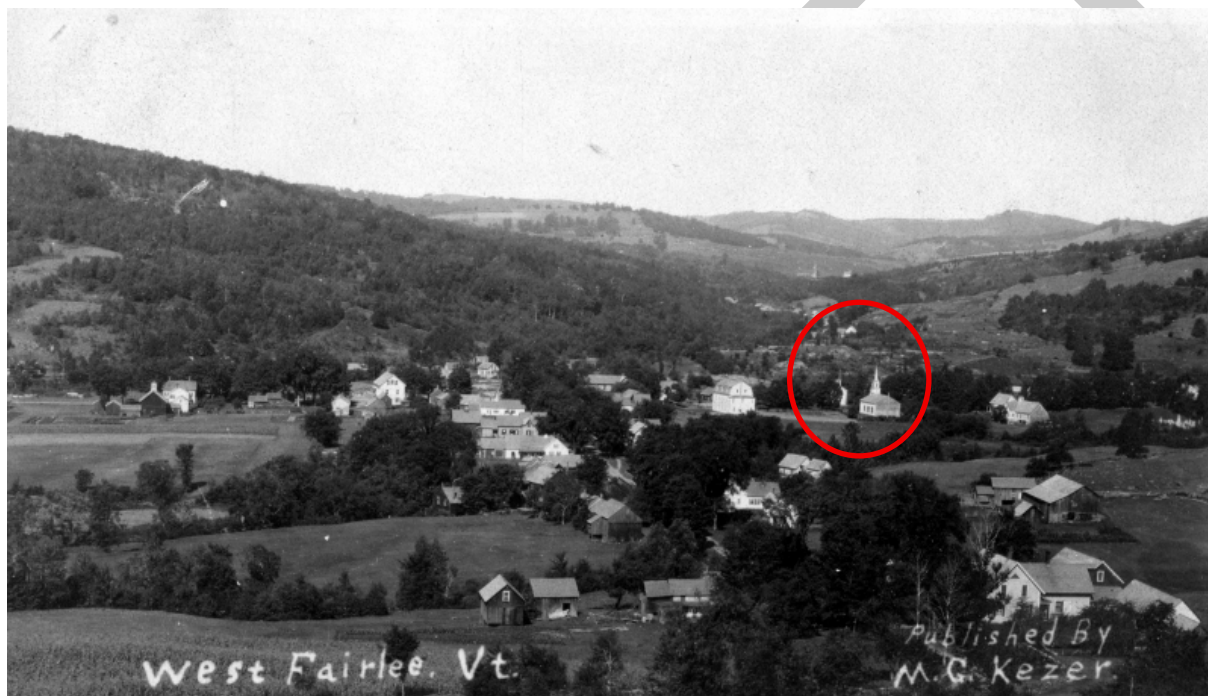
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room is accessed from the exterior through the rear, east wall, which is characterized by a vernacular form devoid of fenestration save for the non-historic period basement entry.⁵²

As a building with congregant functions, the interior spaces and intact historic materials of the West Fairlee Congregational Church contribute to the significance of the property as a contributing element of the West Fairlee Village Historic District. In particular, the intact Meeting House form with an open volume plan with wood pews and elevated altar is character defining. Additionally, the extensive application of wood wall paneling throughout the main worship room is characterized by geometrically applied parquet slat patterning throughout.



Resource No. 41 Historic Period Photograph No. 1: C. 1910 View of West Fairlee Congregational Church. UVM Landscape Change Program, C. Abbott Collection.

⁵² "History of West Fairlee Church and Church Society Since 1851," *The United Opinion*, September 21, 1951.

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Resource No. 41 Historic Period Photograph No. 2: C. 1900 View of West Fairlee Congregational Church. Collections of the West Fairlee Historical Society.

Resource No. 42

Evans House, 973 Vermont Route 113, c. 1850, Contributing Building

The house stands on the west side of the Vermont Route 113 road frontage, with a stacked stone retaining wall elevating the property above the roadway, original to development. The wood-frame building was constructed circa 1850 and is simple in form, with a two-story, side-gable main body standing on a concrete block and stone foundation with lowered offset extension running south. The building is clad in weatherboard siding, with a standing seam metal roof and single concrete block chimney rising from the moderately pitched gable roofline. Windows are in simple wood frames with subtle flared lintels and are regularly placed, generally historic period 2/2 protected by storms. A shed-roof glass enclosed porch extends from the road-fronting side of the building, running along the full length of the main body, not original to construction.

The 1858 *Map of Orange County, Vermont* and 1877 *Atlas of Orange County, Vermont* document the house as the property of "Miss A. Evans." Ambia Evans was documented as a West Fairlee Seamstress who was Head of Household in United States Census Records of the period, dying in 1895.⁵³

⁵³ National Archives in Washington, DC, *Records of the Bureau of the Census*, Year: 1880, Census Place: West Fairlee, Orange, Vermont, Roll: 1346, Page: 249a, Enumeration District: 147; Hamilton Childs. *Gazetteer of Orange County*, p. 166; *Vermont, Orange County, Bradford District, Probate Records*; Author: Vermont. Probate Court (Bradford District).

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Resource No. 42a, c. 2000, Non-Contributing Building

A non-contributing two-bay garage stands south of the house. The building is sided in vertical plywood paneling, with an asphalt shingle roof mounted with solar panels. The building was constructed in the modern period, c. 2000.

Resource No. 43

Bigelow House, 992 Vermont Route 113, c. 1870, Contributing Building

The c. 1870 house stands close to the road frontage and is of an eclectic architectural form, with allusions to the Gothic Revival and Italianate styles. The wood-frame building stands on a stone foundation and is sided in cement shingles, covering original siding, with standing seam metal roof sheathing. The steeply pitched gable roof is elevated with a south-facing centered steeply pitched wall dormer, inset with a tripartite bay window with denticulated cornice line. An 1877 "West Fairlee Note," in *The United Opinion* commented approvingly on the bay window at construction, noting, "Colonel Bigelow is having a bay window added to his house which will be a great improvement."⁵⁴ A wraparound porch anchors the first level, supported by slender and simple wood posts that are likely replacements to original more heightened variants. Windows are framed in wood surrounds with pedimented lintels, with a mixture of historic period 6/6 and replacement 1/1, protected by storms. A street-fronting entry, also in pedimented surround, is centered on the west-wall, with an additional entry on the south, with same heightened surround. A barn once adjoined the rear of the house, since removed, though the stone foundation wall is still evident.

The house was constructed by farmer Gorham Bigelow c. 1870. In addition to his agricultural holdings, Bigelow served as Representative in the Vermont Assembly in 1867-68. Of note, at the time of the 1883 "Ely Copper Mine War," a major labor dispute between miners and the Vermont Copper Mining Company over unpaid wages, mine-owner Smith Ely was boarding at the Bigelow House, with miners reportedly attempting to storm the house and rebuffed by neighboring resident General Stephen Thomas (see contributing Resource 17).⁵⁵

Resource No. 44

1030 Vermont Route 113, c. 1980, Non-Contributing Building

The manufactured mobile home and adjoined small shed were developed c. 1980. The property consists of a single-story gable-roof mobile home and prefabricated storage shed and is non-contributing.

⁵⁴ "West Fairlee," *The United Opinion*, April 21, 1877.

⁵⁵ National Archives in Washington, DC, *Records of the Bureau of the Census*, Year: 1880, Census Place: West Fairlee, Orange, Vermont, Roll: 1346, Page: 249a, Enumeration District: 147; "West Fairlee," *Vermont Journal*, November 3, 1883; Rebecca Wurdak. "West Fairlee, Vermont and the Orange County Copper Mines."

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Resource No. 45

1026 Vermont Route 113, Non-Contributing Building

The manufactured mobile home and adjoined wood-frame offset-gable living addition was developed c. 1980. The property consists of a single-story gable-roof mobile home and adjoined northerly addition with a single-story offset gable form and is non-contributing.

Resource No. 46

West Fairlee Village Cemetery, c. 1823-1951, Contributing Site

The West Fairlee Village Cemetery is located on Ompompanoosuc-River fronting meadowlands north of the West Fairlee Congregational Church (Resource No. 41). The approximately .5-acre parcel is accessed by a grass path framed with mature vegetation leading from Vermont Route 113, located downslope from the roadway toward the river-lands. The cemetery is simple and naturalistic in form, with rows of markers set in an encircling wood post and board fence, developed in the modern period. The cemetery's approximately 346 burials are demarcated by generally modest headstones, with a mixture of small-scale carved slate, marble, and granite markers. The cemetery includes several stones of substantial scale, including that of Alvah Bean (1814-1892) (see Resource No. 38). Marked burials date from 1823 to 1951, with stones bearing common surnames to the West Fairlee Village Historic District including Kimball, Hutchins, Berry, Kenney, and Johnson, reflecting the multigenerational nature of village life and death through the nineteenth and twentieth centuries.

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.

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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

COMMUNITY PLANNING AND DEVELOPMENT

INDUSTRY

Period of Significance

c. 1820-1956

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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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 West Fairlee Village Historic District is significant at the Local Level of Significance under National Register of Historic Places Criteria A and C as a cohesive contextual and architectural representation of the Town of West Fairlee's foundational nineteenth and early twentieth century development, shaped by successive waves of community and economic growth and retraction driven by key contextual strands related to local industrial processing and agriculture. Under Criterion A, the development and forms of the district convey the intimate associations between village settlement and the region's framing industrial and agricultural landscapes, with the village serving as a key community and economic linchpin for the development of copper mining in Orange County and reflective of the rippling fallout of the industry's decline. Under Criterion C, the wide range of nineteenth and early twentieth century architectural forms, inclusive of residential, commercial, educational, civic, and agricultural types in an array of vernacular forms and period styles, are a cogent reflection of key architectural and design precepts that shaped village development in the period, with the intact and heterogenous village streetscape an intimate reflection of rural village architectural design during the period of development. The period of significance for the West Fairlee Village Historic District spans from c. 1820, the date of the earliest extant residential and agriculturally-based construction documented in the district, to 1956, the year that the last major historic period built environment resource was added to the district, the West Fairlee Volunteer Fire Department (Resource No. 40), developed as a rural community response to successive catastrophic fires in the village through the early twentieth century.

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

Analysis under NRHP Criterion A

Under Criterion A, the form, composition, and contextual setting of West Fairlee Village is a direct reflection of major settlement trends that defined the Town of West Fairlee's foundational development period in the nineteenth and early twentieth centuries. As an assemblage, the village reflects key elements of nineteenth century development patterns, with a compact form defined by anchoring waterways and framing agricultural fields and forests. Established in the first decades of the nineteenth century as an isolated *agricultural* hamlet embedded at the confluence of powering waterways, the Ompompanoosuc River and Schoolhouse Brook, early development of the village was predicated upon predominantly small-scale agricultural settlement, with the village defined by anchoring farmsteads and associated residences, exemplified by the Hutchins Farm (Resource No. 1), Kimball Farm (Resource Nos. 12 and 13), and George House (Resource No. 20). Within this early nineteenth century context, the district is a significant local reflection in the Area of Agriculture. By the mid-nineteenth century, the

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development of West Fairlee Village was catalyzed by the singular force of *industrial* copper mining in neighboring Vershire in Orange County, with the mine's economic and cultural orbit fueling the rapid rise of the village into a key Orange County bastion of development. This period of development spurred an array of residential and commercial growth in West Fairlee Village, as the village became a key economic, cultural, and demographic component of the mine's transformative growth, exemplified by the stylized forms of the Edmund and Mary George House (Resource No. 3) and Childs/Paul House (Resource No. 24), as well as the development of an extensive "Business District" in the center of the village, commercially benefitting from the adjacent Ely Mine of Vershire. Within this mid-nineteenth century context, the district is a significant local reflection in the Area of Industry. Following this period of substantive growth and material development, Orange County copper mining's abrupt late nineteenth century economic demise and ultimate early twentieth century extinguishment did much to shape West Fairlee Village's early twentieth century development, with the loss of the mine's broad economic underpinnings eroding West Fairlee's material growth through the period. In addition, the mine's dissolution directly contributed to the village's form, with remnant mine buildings moved to West Fairlee Village as the Ely Mine was auctioned off in bankruptcy (Resource Nos. 9, 16a, 18). This early twentieth century rupture was further exacerbated by successive fires that destroyed much of the village's nineteenth century commercial core, with little redevelopment of the village's commercial form following the destruction. Against this evolving contextual and cultural backdrop, West Fairlee Village *exists as a cogent material and social reflection of the complex and lasting physical and contextual interrelationship between settlement and village form and framing economic and social forces*. The village, largely established in a focused industrial heyday, has continued to evolve and transform to the present as a rural Orange County village settlement while continuing to reflect these significant and singular foundational origins from the period of significance, spanning from c. 1820 to 1956.

Analysis under NRHP Criterion C

Under Criterion C, West Fairlee Village conveys an *architecturally* and functionally cohesive form of rural, village-scaled, built environment development that is reflective of both the cultural and community basis of the village's development during the period of significance and important stylistic and architectural design mandates of the period, spanning from c. 1820 to 1956. As an architectural amalgamation of the community's evolution through the nineteenth and mid-twentieth centuries, the village conveys an array of key development periods and styles, with vernacular early nineteenth century interpretations of Federal, Cape, and early Greek Revival residential styles ceding to an array of heightened forms, most notably Gothic Revival and Italianate, with the high-style variants reflective of both prevailing tastes in the period and the surge of economic growth that accompanied copper mining's regional rise. This extant architectural canvas conveys the village's broad physical pattern of development over time, from the small-scale Cape cottages and integrated Greek Revival farmsteads of the first decades of the nineteenth century, typified by the Thomas House (Resource No. 17) and the Robinson Farm (Resource No. 35); to the lofty ambitious Gothic form of the William and Mary Kimball House (Resource No. 27) and the romantic Andrew Jackson Downing cottage design of the Edmund

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and Mary George House (Resource No. 3), with the heightened forms representative of a wave of period styles that emerged in the village during the heady days of the Ely Copper Mine's productive surge. Within this chronological stylistic evolution, the district also exemplifies evocative strands of stylistic adaption, exemplified by the early nineteenth century Federal form of the Church/Dearborn House (Resource No. 23), which conveys a form augmented with c. 1870s Italianate stylistic allusions, reflecting a continuous drive for *Au Courant* architecture in an evolving rural village. Embedded within this predominantly nineteenth century built environment framework, the village's isolated early twentieth century construction reflects a diverse and revealing architectural context for development, including relocated built environment forms of the Ely Copper Mine (Resource Nos. 9, 16a, 18), pared down and minimalistic commercial and civic infrastructural and community forms, including the 1948 steel-girder Vermont Route 113 bridge (Resource No. 8) and the 1956 West Fairlee Village Volunteer Fire Station (Resource No.40), and the idiosyncratic integrated community functions of Bean Hall, with the three-level gambrel-roofed jewel-box anchoring the community center and reflecting key strands of village development through its evocative form (Resource No. 38). As a broad composition of architectural forms, the resources of village are a revealing reflection of West Fairlee's material and cultural evolution over the period of significance.

Discussion of Additional Criteria

The property is not being nominated under criteria B or D. Under Criterion B, while West Fairlee Village is associated with locally and regionally prominent figures who shaped—and were shaped by—village life through the period of significance, the significance of the West Fairlee Village is better interpreted through the lens of thematic community development and architecture, as detailed in relation to criteria A and C. Under Criterion D, this documentation did not include archaeological analysis that would determine the information potential associated with elements of village life, though archival research has documented a long period of settlement and occupation within the contextual village surrounds. In particular, the work did not include detailed recordation or documentation of the former mill sites located in the village. Additional documentation may inform amendment of this Nomination with further analysis related to Criterion D.

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Overview Contextual Development Narrative

At the taking of the last census, in 1860, the town contained 830 inhabitants , and has largely increased since in population. The increase has been, mostly, at the village, in the southwesterly part of the town , which is located within 1 ½ miles of the celebrated Vermont Copper Mines, in Vershire, where are employed some 300 workmen, a portion of whom live in the village; and nearly all the trade of said mines is done in this village, which, at the present time, and for some years past has rendered it an active, enterprising business place as much so, probably, as any one of its size within the State

A.M Hemenway, *The Vermont Historical Gazetteer*, 1871

For many years, the mine made a great deal of money, it sometimes produced three million pounds of smelted copper a year...But about five years ago, copper began to decline and kept falling, until in 1880 and 1881, the company lost money...The mine has always been very expensively managed, and there have been a great many more gentleman drawing large salaries than has been at all necessary for its welfare...

The Vermont Watchman, July 11, 1883

Fire wipes out West Fairlee...With little or no water, all that could be done was to let the flames burn themselves out, Rebuilding is unlikely...The flames had died down by half-past three o'clock this morning, leaving nothing but charred remains in the middle of what used to be a thriving little village in the days the Copper Mines were running...

Burlington Weekly Free Press, October 1, 1908

I grew up in the tiny village of West Fairlee in Orange County. As a child I remember fishing crayfish out of the Ompompanoosuc River which ran through our backyard. I remember sitting on the porch counting fireflies in the bushes, picking blackberries in the hills, and going to school in a four-room, six grades, and three teacher schoolhouse...I enjoyed growing up. I also recall bits and pieces of stories told to me about West Fairlee and the house I lived in...It was not until recently that I discovered the whole history of the village and its intimate relationship with a copper mine that used to exist a mile up the road. The story of this sleepy village is filled with adventures of wealth and poverty, violence, narrow escapes from death, good guys and bad guys, military troops and mob riots, and many other scandals. But let's start at the beginning...

Rebecca Wurdak, West Fairlee Resident, n.d.

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West Fairlee Village: A Hamlet Framed by an Impassable Range of Hills

Located approximately five miles west of the Connecticut River in Eastern-Central Vermont, West Fairlee Village is embedded in an undulating range of rolling hills and narrow river valleys, with the framing Town of West Fairlee characterized by dispersed low-lying drainages including the Ompompanoosuc River, Middle Brook, and Blood Brook, with Northern forested hills rising above. Within this rugged geographic context, the compact form of West Fairlee Village straddles the Ompompanoosuc River at its confluence with Schoolhouse Brook, reflecting an intimate interrelationship between village settlement and the defining waterways of the Town.

The lands that would become West Fairlee Village were originally granted in 1761 as part of the Town of Fairlee, chartered as a 27,000-acre township that spanned from the Connecticut River west across a series of rugged hills and valleys into Vermont's interior. Within this expansive Township, the site of West Fairlee Village was decidedly remote and far-flung, located at the very southwest corner of the large grant and separated from the locus of settlement activity that centered upon the Town's eastern extent along the Connecticut River and New Hampshire border. By the 1780s, grist and saw mills had been developed on the plateau lands on the Connecticut River in the eastern portion of Fairlee, with the majority of the Town of Fairlee's small settlement population located at far remove from the lands that would become West Fairlee Village.⁵⁶

In 1797, the rugged lands of Fairlee were bisected by an Act of Legislature, with the town nearly evenly split from north to south, creating an eastern Township of "Fairlee" and western Township of "West Fairlee." As recounted in A.M. Hemenway, the schism reflected practicalities of geography, and perhaps—according to local lore—a touch of early settlement jostling:

*The Division of the Town into two separate townships was necessary for several reasons: first from its extent of territory, containing more than 27,000 acres of land; but more particularly from a natural division, consisting of an almost impassable range of hills, or more properly called mountains, extending from near the southern extremity of the town to its northernmost limits...one other reason handed down by tradition and perhaps not very reliable, is this: General Israel Morey and Hon. Nathaniel Niles, both pioneer settlers, leading and influential men in the town, and large landholders, the former in the east and the latter in the west, the social position and wealth of each caused a sort of rivalry...neither was willing to relinquish one jot or title of his cherished possessions, and [the split was made] to preserve the undisputed sway of each...*⁵⁷

By 1800, the population of the newly created Town of West Fairlee stood at 391, with much of the settlement located in the center of the town on the Middle Brook in the hamlet of West Fairlee Center—still at remove from what would become West Fairlee Village. By the 1780s, major land-holder Nathaniel Niles had constructed a saw-mill on the Middle Brook, with a

⁵⁶ Abigail Hemenway. *The Vermont Historical Gazetteer: Volume II*, p.891-892.

⁵⁷ Ibid, 891-892.

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Meeting House developed in 1810, cementing “The Center,” as West Fairlee’s earliest institutional, economic, and settlement locus (see **Figure 1**).⁵⁸

As “The Center,” emerged as the Town of West Fairlee’s primary hamlet, early settlement in what would become West Fairlee Village—in the southwest part of the Town—was decidedly muted and largely agricultural in nature. By 1801, Captain Phineas Kimball and wife Abigail Colton Kimball (see Resource Nos. 12 and 13) had settled on the broad plateau embedded between the Ompompanoosuc River and Schoolhouse Brook, “with only three or four other families in that part of town.” Through the 1810s to 1840s, population growth was modest yet steady across the entirety of the Town of West Fairlee, with a small surge in 1820 that saw a population of over 1000 across the town, and a relative ebb in the 1830s and 1840s, with a population of just over 800. By this time, West Fairlee Village was characterized by a lightly settled assemblage of houses and farms and several small mills along the Ompompanoosuc River, with a grist mill on the northern periphery of the village and a sawmill in the center of the village, key indicators of economic and demographic growth in the period. While the hamlet did not develop a house of worship until the 1850s (see Resource No. 41), by the 1820s West Fairlee Village held a burying ground, a cemetery located on the west bank of the Ompompanoosuc in the north end of the village (see Resource No. 46). Within this small-scale isolated context, notable agricultural assemblages including that of Solon and Almina (Kimball) Hutchins (see Resource No. 1), Micah and Hannah (Hutchins) George (see Resource No. 20), Samuel and Mariah Wallace (see Resource No. 33), and the farm of Preston K. and Marcia Robinson (see Resource No. 35), framed the village core and reflected the dominant agricultural tenor of the period (see **Figure 2**).⁵⁹

As documented in United States population statistics of the period, agriculture remained a defining characteristic of West Fairlee during the period, with the Federal Census of 1850 detailing agriculture as the most dominant trade by far, with only a smattering of tradesman and professionals ranging from shoemaker to house-joiner, blacksmith to cooper, starch-manufacturer to wheelwright, all engaged in a localized and highly circular economy predicated upon agricultural and local-extractionary production. As detailed in United States Agricultural Census’ of the period, like many areas of Vermont, agricultural production in West Fairlee and greater Orange County was dominated by the sheep industry by the middle decades of the nineteenth century, with the Census of 1840 documenting over 300,000 pounds of wool produced in the year, behind only Windsor and Rutland counties. The county also led the state in grain production, with over 30,000 bushels of buckwheat and 120,000 bushels of Indian corn, and over one million bushels of potatoes—one of the largest yields of the state.⁶⁰

Within this largely agricultural and rural industrial subsistence context, the development framework for West Fairlee Village in the first decades of the nineteenth century was much like any other of Vermont’s hundreds scattered village and hamlet settlements, with lightly settled agricultural foundations and settlement patterns yielding compact village-based forms, generally

⁵⁸ Ibid, 915.

⁵⁹ Henry Francis Walling. *Map of Orange County, Vermont*, 1858.

⁶⁰ United States Department of State. *Compendium of the Enumeration of the Inhabitants and Statistics of the United States*. (Washington: Thomas Allen, 1841); 1850 United States Federal Census: Orange County: West Fairlee.

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tethered to and powered by waterways, that provided key goods, industrial services, and institutional capacity. By the mid-1850s, however, the rapid rise of Orange County's copper industry would supplant this foundational framework, with West Fairlee Village rapidly rising—and ultimately falling—in the orbit of one of the state's most notable nineteenth century industrial “booms,” that of the Vermont Copper Mine in neighboring Vershire. This concentrated period of village development, predicated upon the rapid rise of copper mining, remains a defining material and contextual strand of West Fairlee Village, undergirding the form and dimensions of the village even as mine operations, and the economies it spurred, faded in the early twentieth century.

A Very Extensive Copper Mine: West Fairlee Village in Vermont's Copper Boom

We understand that a very extensive copper mine has been discovered in Vershire, in this county.

Vermont Advocate and State Paper, December 27, 1830

Chalcopyrite, or Copper Pyrites. This is principally an ore of sulphur and copper, though iron is often found with it...The color is brass-yellow. It is the ore from which a large part of the copper of commerce is manufactured, being the one found in the Cornish mines in England...Large deposits of it exist in Strafford, Shrewsbury, and Vershire, Vermont...

Report on the Geology of Vermont, 1861⁶¹

While West Fairlee Village's early identity had in large been one of hamlet hinterland in relationship to the population loci eastward along the Connecticut River and beyond, by the mid-1850s the village's economic, cultural, and material form was increasingly dictated by the expanding industrial orbit of Orange County's “Copper Belt,” which lay directly west of the village. Arising in the first decades of the nineteenth century as substantial deposits were discovered in the hard-rock formations of Orange County, copper mining reached its zenith in the 1860s and 1870s, as burgeoning industrial and technological demands broadened copper's industrial market and smelting processes continuously improved for industrial-scale production.⁶²

Orange County's earliest commercial copper mining was in South Strafford, at the Elizabeth Mine on *Copperas Hill*, with limited workings of the deposits dating to as early as the 1790s. By the 1810s, reports from Vershire had begun percolating through the region, establishing the rolling hills immediately west of West Fairlee Village as a promising copper locale, as detailed in a retrospective on the Vershire mines in the *Argus and Patriot* in 1876:

⁶¹ Albert D. Hager. *Report on the Geology of Vermont: Descriptive, Theoretical, Economical, and Scenographical* (Claremont, NH: Claremont Manufacturing Company, 1861).

⁶² Milestone Heritage Consulting. *From Copperas to Clean-Up. The History of Vermont's Elizabeth Copper Mine* (Milestone Heritage Consulting, 2014): “American Copperas,” *Vermont Republican and Journal*, September 4, 1820.

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The name of their first discoverer, we are informed, has probably never been printed...It was a Mrs. Betsey Woolcott, now 75 years old, who was the daughter of John Richardson, who years ago owned a farm where the mines were originally opened, half a mile north of the smelting plant in Ely Village west of West Fairlee. She thinks it was about the year 1812, or sometime during the second war with Great Britain, when she was 12 years old, that while rambling through her father's orchard, after a long and heavy rain, she came upon a place where the earth had been thrown up "like a riz biscuit" to use her own expression to the height of one or two feet. An odor of sulphur was observed. At this place her father and others subsequently dug and procured a substance, probably a solution of sulphate of iron, which they used for coloring yarn and cloth. Afterward, Harvey Colton and Isaac Wyman made the first blast near this spot. Not long after, say about the year 1830, she thinks certain parties in the neighborhood formed the "Farmers Company," with \$2000 capital. Excavations were made and iron and copper pyrites were obtained when a rude smelting furnace or forge was erected...⁶³

While early exploration of the Vershire deposits were limited by financial and technological exigencies through the 1830s and 1840s, by the 1850s—as railroads and industrial processing underwent rapid expansion ushering in a host of new demands for copper—"some gentleman from New York," purchased the Vershire copper deposits, initiating a transformative period of development that—though briefly—flung the Orange County hills, and its West Fairlee Village environs, onto the world's technological and economic stage.⁶⁴

Chartered in 1853, by 1854 The Vermont Copper Mining Company had struck the deposit's main vein, mining 134 tons of ore in the first year of production. By 1860, the number had surged to 1,312 tons a year, establishing Vershire as one of the nation's preeminent copper zones, as detailed in 1863 in *The Burlington Weekly Free Press*:

The Vershire copper mine is now being successfully worked under the Superintendence of T.A. Chase, Esq. and bids fair to equal the best mines of Cornwall. It has a vein of copper ore averaging 12 feet in thickness, from which over 2,019 tons of ore were standing and sold in 1862. Excavations have been made to the depth of over 500 feet along the vein of ore, which continually increases in quality as it is penetrated.⁶⁵

By 1865, under then-Company President Smith Ely, the Vershire Copper Mine, ultimately renamed Ely Copper Mine, was producing a reported 100 tons of ore a day, with large smelting furnaces added to the site by the late 1860s that obviated the transport of raw ore and enabled a surge in on-site production (see **Figures 4 and 5**).⁶⁶

⁶³ "The Vermont Copper Mining Company's Works at Vershire," *Argus and Patriot*, March 16, 1876.

⁶⁴ Ibid.

⁶⁵ "Vermont Items," *Burlington Weekly Free Press*, May 15, 1863.

⁶⁶ Collamer M. Abbott. "Ely—The Boom Years," 5-7.

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At its 1870s zenith, the Vermont Copper Mining Company employed nearly 1000 workers, with a framing ecosystem of blacksmiths, laborers, merchants, mechanics, and other specialty trades. While the mine site rapidly developed with an over 1000-person “Company Town,” called Ely after the Company President, the spill-over effects to West Fairlee Village were immediate—and materially profound. Located approximately one mile away from the mine through a passable narrow river valley, Schoolhouse Brook (aka Mines Brook), West Fairlee Village stood as the most proximate and ready receiver of the mine’s burgeoning impact—economic, cultural, material, and otherwise.

While West Fairlee’s population stood at 696 in 1850, by 1880 it had surged to over 1000, with almost all the settlement concentrated in West Fairlee Village, which by this period had supplanted “The Center” as the primary village in the Town of West Fairlee (see **Figure 3**). Beyond the numerical growth in population, the demographic composition of the community evolved markedly through the period, with the nearly uniform phalanx of New England-born farmers of the early nineteenth century ceding to a far more expansive demographic composition, with miners and laborers from England, Canada, Ireland and various locales in the United States filling the 1880 Census Rolls. This demographic diversification is exemplified by Richard and Caroline (Thatcher) Smith, English immigrants from Cornwall who settled in a small Cape house on Back Street in West Fairlee Village in the 1870s (Resource No. 7). In addition, by John Theodore Childs and wife Sarah (Gerry) Childs, who moved to a picturesque Gothic Revival cottage on Mill Street in West Fairlee from Boston in the 1870s, with Childs operating a booming dental business among other commercial and artistic pursuits (Resource No. 24) catering to the influx of mine laborers; and Samuel D. Paul, born in Vershire in the 1884 to Cornish mining immigrants Samuel and Caroline (Hooper) Paul, who went on to operate West Fairlee’s general store through the first decades of the twentieth century (Resource Nos. 21 and 22).⁶⁷

As detailed in period accounts, within this broadening economic and demographic framework, by the 1870s West Fairlee had emerged as a “Wide-Awake Place,” with the Village a highly touted Vermont success-story that stood in contrast to the general tenor of the state’s markedly sluggish population growth in a generally westward-moving American society:

At the taking of the last census, in 1860, the town contained 830 inhabitants, and has largely increased since in population. The increase has been, mostly, at the village, in the southwesterly part of the town, which is located within 1 ½ miles of the celebrated Vermont Copper Mines, in Vershire, where are employed some 300 workmen, a portion of whom live in the village; and nearly all the trade of said mines is done in this village, which, at the present time, and for some years past has rendered it an active, enterprising business place—as much so, probably, as any one of its size within the State. It has 2 stores, 1 hotel, a meeting-house, a large carriage manufactory, a rake-manufactory, tannery, clothing-store, millinery-store, and various other places of business, such as shoe-manufacturing, groceries, &c.; and contains at the present time some 600 inhabitants, and is situated within about 8 miles of the Connecticut and

⁶⁷ 1880 United States Federal Census: Orange County: West Fairlee, Enumeration District 147.

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*Passumpsic Rivers Railroad, to and from which there is a daily stage, affording good accommodations to the traveler. It intersects with the rail-road at East Thetford and Lyme station. The freight connects with the rail-road at a nearer point, being a distance of some 7 miles. Over this road nearly 300 tons are freighted monthly, a very large proportion of which is copper ore, and the metal, including the fuel for reducing of the ores...*⁶⁸

Against this backdrop, by 1880, West Fairlee Village had become in many senses a direct extension of the success of the Ely Copper Mines, with the village's saw and shingle mills supplying the material form of the mine, merchants the myriad of goods, and residents varying forms of labor. In this context, each payday and payout at the mine supplied a steady rhythm of commerce and connection through West Fairlee Village, linking the community to the fate of the extractionary enterprise, as approvingly noted in a "West Fairlee Note," in the *Argus and Patriot* in 1879:

*Pay-day at the mines last Saturday, and the landscape was beautified by living figures, not exactly Roman figures, but buyers and peddlers and lively all the same.*⁶⁹

This interrelationship was key to building both the material form and material wealth of West Fairlee Village during the period. Comparison of Henry Francis Walling's 1858 *Map of Orange County, Vermont* and F.W. Beers and Company's 1877 *Atlas of Orange County, Vermont* illustrates a notable progression of material development in the village through the period, reflecting a surge of capital interest shaping community life (see **Figures 2 and 3**). Importantly, by 1877, the village was developed with a compact "Business District" standing adjacent to the intersection of West Fairlee's Main Street and Beanville Road (aka The Mines Road), anchored by the Eagle Hotel, and stores of general merchants E.P. George, C. W. Bliss and Hartwell & Skinner, all of which served the burgeoning mining community. Period photographs from the late nineteenth century depict an imposing form, with a tightly grouped street frontage of wood-frame commercial buildings with imposing lofty storefronts, anchoring columns, and second-level balconies (see **Figures 10 and 11**). As detailed later in this context, the entirety of this commercial form was effaced in the early twentieth century by a series of fires which decimated the central village core (see **Figures 12, 13, and 14**).⁷⁰

In addition to commercial growth, the development of the mine underlay a surge in the village's industrial capacity in the period. West Fairlee's saw and shingle mills, owned by West Fairlee resident and long-time Town Clerk Alvah Bean, stood on the bank of the Ompompanoosuc, supplying much of the lumber that developed the mill and its Company Town, Ely. On Mill Street, carriage shops owned by Almon Johnson (see Resource No. 28) and Horace Sibley produced wagons, axles, and sleighs, in intensive use at the mine hauling ore and materials. Of note, this intensive industrial development ultimately forged the substantial wealth of many,

⁶⁸ Abigail Hemenway. *The Vermont Historical Gazetteer: Volume II*, p.908.

⁶⁹ "West Fairlee Notes," *Argus and Patriot*, May 28, 1879.

⁷⁰ Henry Francis Walling. *Map of Orange County, Vermont*, 1858; F.W. Beers and Company. *Atlas of Orange County, Vermont*, 1877.

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including Alvah Bean, undergirding his lasting bequest to the village in the form of West Fairlee's 1900 Town House, Bean Hall (see Contributing Resource No. 38), further discussed in more detail later in this context:

Mr. Bean at one time owned three sawmills and practically controlled the lumber business in town, and furnished the timber for most of the buildings at the Ely Mine, and built several large buildings at West Fairlee...In his will he bequeathed \$2000 to the Town of West Fairlee, for the purpose of erecting a Town House and Village Hall, and this spacious building, an ornament to the village, will perpetuate the memory of the generous donor.⁷¹

The period was also characterized by the development of new village houses, including that of merchant Edmund George (see Contributing Resource No. 3), teamster and inn-keeper William Kimball (see Contributing Resource 27), carriage-maker Almon Johnson (see Contributing Resource No. 28), and farmer Gorham Bigelow (see Contributing Resource No. 43), all lasting testament to economic prosperity and a village on the rise. In contrast to the village's earlier residential development, which was generally defined by smaller-scale Cape, Greek Revival cottage, and spare vernacular Federal forms, the 1860s and 1870s residential development was of a more refined and ambitious temperament, with popular period allusions in the Italianate and Gothic Revival-style reflecting a more worldly and culturally impressionistic context for development. The forms also reflected diversification of prevailing architectural tastes in the period, as pattern-books and sophisticated millwork brought heightened forms to a wider array of residential design both in West Fairlee Village and across the state of Vermont. Against this diversifying architectural back-drop, some of the village's earlier homes, developed in spare Federal forms in the early nineteenth century, were embellished with *Au Courant* features, exemplified by the Church/Dearborn House (Resource No. 23), developed in a modest Federal form c. 1830 and accentuated with Italianate façade detailing c. 1870s.⁷²

By 1855, as the mine began its ascent to prominence, West Fairlee Village had also developed a Union Meeting House (see Contributing Resource 41), with the towering Greek Revival temple built upon a belief that "the rising generation of West Fairlee be furnished with suitable accommodations and means of religious instruction," across all Christian sects. Chaired by mill-owner Alvah Bean, the 1850s planning committee for the edifice linked the rise of West Fairlee Village as a key Orange County locale to the development of the church, "Whereas we, the undersigned believe that it is highly important that any and every community should be provided with a house of religious worship... Which has a tendency to unite and set a healthy tone of morals in such a community."⁷³

Based upon this multifaceted growth—demographic, commercial, industrial, residential, and civic, West Fairlee Village emerged as a key Orange County hub through the mid-nineteenth century period, largely in tandem with and reflective of the Ely Copper Mine. As the 1880s

⁷¹ Ibid.

⁷² A.J. Downing. *The Architecture of Country Houses*. New York: D. Appleton and Company, 1851.

⁷³ "History of West Fairlee Church and Church Society Since 1851," *The United Opinion*, September 21, 1951.

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neared, the symbiotic union between mine and village appeared sound, as speculated by the *Argus and Patriot* in an annual retrospective *West Fairlee Facts* in 1879:

Business is brisk, the stores are full of customers, mechanics are generally employed and everything betokens a successful year to all who desire to work, and will work...the work of the mines will have a tendency to increase business in the village, and the influx of trade and work gives indication of a steady increase here to the future...⁷⁴

Collapse: The Fall of Ely Copper Mine and the Elusive Specter of Village Revival

Even as the fortunes of the mine and West Fairlee Village became increasingly intertwined through the 1870s and early 1880s, a number of seismic forces emerged that would ultimately shake much of this foundation by the close of the decade. At a broad level, even as demand for the metal soared, the price of copper underwent a tumultuous period of decline through the 1870s and early 1880s, as new sources opened and processing became more efficient, flooding the market with supplies. Locally, while Vermont had developed an extensive network of railroad alignments in the middle decades of the nineteenth century, nascent attempts at securing a line to Ely through West Fairlee Village never came to fruition, a steady thorn that further diminished the competitive advantage of the mine in contrast to newer western mines with ready railroad and shipping access. Directly, a steady pattern of imbalanced company ledgers had plagued the Ely Copper Mine through the late 1870s and early 1880s—with reputed corporate excess and a propensity for stylistic grandeur draining company coffers against the tumultuous supply price. Against this diminishing backdrop, by July of 1883, the company's finances had reached a breaking point, ushering in an extended and impactful period of decline that did much to unmoor West Fairlee Village's identity as a bustling industrially oriented enclave:

The situation here is more exciting than pleasant, just now. The monthly pay-day occurred last Saturday, but owing to losses and other complications, the company was unable to pay off the men and it was deferred for one week. The groceries at the store were all exhausted, many families without money and no credit at any other place. The men became angry and excited and when the store was opened Monday morning for the mail about 150 young men and boys rushed in and cleaned out everything they could...They were rather demonstrative and finally went to West Fairlee Village to see Mr. Ely. He explained the embarrassments of the company to them as well as he was able, but they were cross and excited...The company has been running the mine at a loss for months and for the present will not resume work to any great extent. The men have remained sober, with but few exceptions, and so far everything is quiet. Many young men without families have already left...The bottom of all the trouble is that copper has declined in price far below the cost of manufacture...⁷⁵

⁷⁴ "West Fairlee Facts," *Argus and Patriot*, January 15, 1879.

⁷⁵ "Trouble at Ely Mines," *The Vermont Watchman*, July 11, 1883; "Ely," *The Vermont Watchman*, July 4, 1883.

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Of note, at the time of the “Miner’s Revolt” mine-owner Smith Ely was boarding at the Bigelow House (see Resource No. 43), with miners reportedly attempting to storm the house to confront Ely and rebuffed by neighboring resident General Stephen Thomas (see contributing Resource 17).⁷⁶

While the July 1883 “Ely Miner’s Revolt,” garnered much local and even national press in the period (see **Figure 6**), with the Vermont militia marching on Ely Mine to quell unrest and reports of mob violence and threats—in actuality hungry mining families seeking economic redress—the lasting result of the mine’s collapse was a profound and rapid economic reorientation for West Fairlee Village, as summarized by noted Orange County historian Collamer Abbott:

*Calling in the state militia quelled the riot, but the Company was bankrupt. The dispersion began immediately. A few remained and sought jobs nearby. Most of the remaining work force, which had already dwindled from about 800 to 350 men over a period of three years, went farther afield, some to nearby towns in New Hampshire and Vermont, but others to more distant locations. Although other attempts were made to revive the mine...with the break-up of the Vermont Copper Mining Company in 1883, the character and the continuity was fragmented, not to return...*⁷⁷

While the next decades brought several sputtering periods of revival to the mine under a series of new owners, the industrially fueled boom years never returned to Ely, or by extension to West Fairlee Village, a fact noted in a more muted retrospective of the village in *The United Opinion* in 1895:

But West Fairlee has “seen better days,” in fact enjoyed quite a boom for several years, beginning perhaps about 1865, and continuing during the development of the Vershire Copper Mines, located only 1-½ miles distant. During the period the streets of the little village presented a scene of bustling activity, the merchants were on the jump putting up goods for the miners, heavy wagons rumbled through the streets loaded with ore on its way to Ely Station, or returning with coke, wealthy prospectors and businessmen whirled through the streets in handsome turnouts, the well-known tandem team appeared [of mine manager Ely Ely-Goddard] and all was “merry as a marriage bell.”

*The people, the farms, the stores, the mills, the churches, are all here, and when the hoped for revival of business comes, when the pumps and the picks, the engines and the forges, are again set at work at Copperfield, the little town will witness a revival of her former prosperity. Remember the dying words of Commodore Lawrence, “Don’t give up the ship.”*⁷⁸

⁷⁶ National Archives in Washington, DC, *Records of the Bureau of the Census*, Year: 1880, Census Place: West Fairlee, Orange, Vermont, Roll: 1346, Page: 249a, Enumeration District: 147; “West Fairlee,” *Vermont Journal*, November 3, 1883; Rebecca Wurdak. “West Fairlee, Vermont and the Orange County Copper Mines.”

⁷⁷ Collamer M. Abbott. “Ely—The Boom Years.”

⁷⁸ “West Fairlee Sketch,” *The United Opinion*, February 1, 1895.

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Despite lingering optimism that the fortunes of the mine, and in turn West Fairlee Village, would return to the heady boom years of the 1860s and 1870s, by 1910, with the “hoped-for revival” remaining ever elusive, much of the mine’s machinery and physical structure had been dismantled and sold. In October 1910, much of the physical form of the Company Town of Ely (then called Copperfield) was also sold at auction, documented in the *Herald and News*:

*COPPERFIELD: For Sale—Fifty buildings, including the large company store, from \$35 to \$600 each; also 2,000,000 uncleaned bricks for \$4 a thousand at the mines. Warning: This is to inform all parties who intend purchasing buildings from parties who hold the same for speculative purposes, that every building except the two churches and the schoolhouse must positively be removed before April 1, 1911, George F. Bell, Agent.*⁷⁹

By 1911, Copperfield’s Agent Bell was advertising for removal of the “grass, bricks, and piles of kindling,” from the site, with the mine officially a, “thing of the past in Orange County.” As detailed in periodicals, the auctioned buildings were dispersed to buyers across Orange County, with the West Fairlee lumber that had flowed up to create Ely coming down the hill in fragments of building forms:

*The furnaces are soon to be sold in sections and pulled down. Lyman Barlow is taking down the Jeffords House, Dennis Murphy is taking down the Barlow House, the dismantling of our village is giving lots of work to those who desire work...Charles French has bought all the railroad ties between the furnace and the mines...This mining village will soon be a thing of the past, the following having bought buildings from George Bell which have to be removed before April 1: Henry M. Dodge, 3 houses; F.H. Burr, 3 houses; John Harding, 2 houses and blacksmith shop; Henry Lurk, 2 houses; A.L. Adams, 1 house and 1 barn; Louis Miller, 1 house; Frank Temple, 1 house; C.C. Coburn, 1 house; G.S. Pierce, 1 house; G.A. Bushnell, 1 house; J. Rule, 1 house; George Norton, 1 house; Lyman Barlow, 1 barn; Ann Ricker, 1 barn; A.L. Sargent, 1 barn and 1 shed; C.W. Powers, 1 shed; J.N. Downs, 1 shed.*⁸⁰

While West Fairlee Village town and land records do not contain detailed information regarding moved properties, archival sources detail that a number of the former mine buildings were moved to West Fairlee Village by 1911. By the early 1910s, a former Catholic Church building stood in the center of the village, immediately adapted for use as the West Fairlee Cooperative Creamery (see Contributing Resource No. 18 and Resource No. 18 Historic Period Photograph). This building was again repurposed as a laundromat in the mid-twentieth century and is currently vacant. Standing immediately adjacent, and developed in tandem with the creamery, another small mining structure was moved to the village, reputedly the Ely Paymaster Office (see Contributing Resource 16a and Resource No. 16a Historic Period Photograph). This building remains on site and is currently vacant. While not confirmed through the archival record, it is certain that other buildings were moved to West Fairlee Village in the period, with Contributing Resource Nos. 9 and 14a physically reflective of the property type for development at Ely, with

⁷⁹ “Copperfield,” *Herald and News*, September 20, 1910.

⁸⁰ “Copperfield,” *The Herald*, November 3, 1910.

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flat roofs, character-defining brackets, and forms that are suggestive of the typology, and both developed in the immediate period of building relocation from the mine. By the early 1910s, photographs of West Fairlee Village depict the former church building in use as the West Fairlee Cooperative Creamery, with the small Paymaster's building adjacent, standing testament to both the lasting material form and ultimate decline of copper mining in the material, contextual, and economic fabric of West Fairlee Village.⁸¹

Still Waters Run Deep: West Fairlee Village into the Twentieth Century

From a high of 1,038 residents in 1880, the Town of West Fairlee's population had slid to 561 by 1890, standing at only 387 by 1920, a number that would fall further by the mid-twentieth century to 333 in 1960. As the town's primary village settlement, this demographic loss had a profound effect upon the material fortunes of West Fairlee Village, with loss of both village population and commercial and economic integration undermining village vitality. This broad decline was further exacerbated by a series of damaging village fires from 1908 to the 1950s that destroyed much of the commercial and industrial fabric that had developed in the village in the second-half of the nineteenth century.

The first, and most devastating fire occurred in the early morning of September 30, 1908, "wiping out" the central business district of the village that had formed at the intersection of Main Street and Beanville Road in the 1860s and 1870s. As detailed in the *Burlington Weekly Free Press*, the material devastation for the small village was profound and transformative:

*FIRE WIPES OUT WEST FAIRLEE: Seven buildings in the business part of village destroyed, including the Eagle Hotel. With little or no water and no fire apparatus, all that could be done was to let the flames burn themselves out—Rebuilding is unlikely. The business part of this village was practically wiped out here today...The burned property includes the Eagle Hotel and livery, the general store of J.H. Eastman, the general store of C.H. Little, Blake's meat market and house...The flames had died down by half past three this morning, leaving nothing but charred remains of what used to be a thriving little village in the days the copper mines were running. The hotel had had quite a prosperous business in summer visitors during the past seasons...The buildings will probably never be replaced...*⁸²

The 1908 fire was the first of a series of major village fires that shaped the material form of the village through the 1910s and early 1920s, locally earning the village the moniker "poor fireswept West Fairlee," in local press. A 1909 fire destroyed the Clarence Little Store as well as several houses, burning a portion of central Main Street. A fire in 1914 burned several additional properties on the east side of Main Street including the central village's last remaining major nineteenth century commercial block, the Eastman Block, then operated by Fred Perkins as a

⁸¹ Rebecca Wurdak. "West Fairlee, Vermont and the Orange County Copper Mines," 13; Personal correspondence with Bonnie Cray, May 1, 2026; "Site of Ely War Sinks into the Forest," *Valley News*, June 27, 2017.

⁸² "Fire Wipes Out West Fairlee," *Burlington Weekly Free Press*, October 1, 1908.

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general store. As detailed earlier, in the way of historical happenstance, this period of destructive fires directly coincided with much of the dismantling of Ely/Copperfield, with the razed commercial blocks providing a ready site for the moved properties, which by the early 1910s was developed with moved buildings that remain to the present (see Resource Nos. 18, 16a, 14a).⁸³

On Mill Street, in May 1921, a burst industrial boiler in the Southworth Brothers Mill, former mill of Alvah Bean, started a catastrophic fire that destroyed the two nineteenth century mills lining the Ompompanoosuc River in the center of the village on Mill Street—key longterm elements of the village's economy:

*Two mills, much lumber, and a dwelling house were destroyed and a new iron bridge was damaged in a fire which threatened yesterday to wipe out the greater portion of this village...throwing several scores of men out of employment. Southworth Brothers and Cook & Coburn lost their mills, and Arthur Ducharme lost his dwelling house...*⁸⁴

The two mills, which had worked in tandem processing Orange County lumber from their mid-nineteenth century development by Alvah Bean and Horace Sibley, had undergirded both development of West Fairlee Village and the Ely Copper Mine, as previously detailed. Their loss, in much the same manner as the loss of the village's nineteenth century commercial fabric in the preceding years, eroded the material and economic dimensions of West Fairlee's village life in the early twentieth century, effacing foundational strands of development that had done much to drive the village's form and economic trajectory. While all standing elements of the mills and the associated dam are no longer extant on Mill Street, the watercourse of the Ompompanoosuc River immediately south of Mill Street is framed by isolated sections of foundational remains, (see Resource Nos. 30 and 32), bearing remnant witness to this formative period of development.

The pattern of transformative fires in West Fairlee Village continued through the twentieth century, with two key fires in the mid-1950s including the burning of a store, creamery, and granary (C.W. Coburn's" on the south edge of the village, and the homestead of early settler Phineas Kimball, which was almost entirely burned in 1955 (see Resource No. 12). The fires, and the traumatic generational legacy of those that came before ultimately undergirded the 1956 creation of the West Fairlee Village Volunteer Fire Department (Resource No. 40), developed as a key rural infrastructural capacity response to continuing village devastation.⁸⁵

While the early twentieth century in West Fairlee Village was in many senses a period of attrition and loss, with economic decline and material loss punctuating the evolution of village life, this one-dimensional narrative obfuscates important strands of community continuity and revival that emerged from the nineteenth century ashes. Bean Hall, Contributing Resource No. 38, stands as one of the most salient representatives of this community resilience. Completed in

⁸³ "West Fairlee," *News and Advertiser*, May 12, 1914

⁸⁴ "Fire Does Much Damage in West Fairlee," *Rutland News*, May 13, 1921; "Fire Loss Over \$8,000," *The Daily Journal*, September 27, 1909.

⁸⁵ "West Fairlee," *The Burlington Free Press*, May 26, 1956.

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1900, the Town House was funded by a bequest from West Fairlee resident Alvah Bean (1814-1892), who had amassed his fortune from his saw and shingle mills on the Ompompanoosuc River and remained through his life a singular force in West Fairlee Village's commercial and civic identity. The Town House, with a first level devoted to Town Hall and Civic functions, second level to theatre and auditorium performance space, and third level to the fraternal Masonic Hall of the Jackson Lodge, stands as the village's largest civic building, providing an emphatic affirmation of village identity and culture. Of note, while Bean Hall has stood for 126 years at the time of this writing, it was not the first to be constructed. The first Bean Hall, completed in 1894 from Bean's bequest, had itself burned in 1899, with the village quickly voting to construct the current Bean Hall the following year, presumably in much the same form:

*A dance was held at village hall last Friday evening, at noon on Saturday, the whole building in which was the town hall, the village hall, and the Masonic hall was in ashes. The building was given to the town by the late Honorable Alvah Bean and the memorial tablet had been set only a short time ago. Everyone seems to feel it a personal loss.*⁸⁶

By April 1899, residents of West Fairlee had resolved to build again, with the imposing gambrel form of Bean Hall anchoring the streetscape of West Fairlee Village and serving as a community institution—town hall, library, theatre and auditorium, and Masonic Hall to generations of West Fairlee residents. The building has remained a central element of West Fairlee's village identity to the present, though the building was closed in 2008 because of structural and code deficiencies. At the time of this writing, community-based work is under way to restore the building to its central community role.⁸⁷

While the economic ruptures of the nineteenth century and fires of the early twentieth century effaced much of West Fairlee Village's commercial form, the first decades of the twentieth century nurtured development of new commercial forms, some of which remain as representatives of the village's evolution through the period. In 1914, at the northwest corner of Main Street and Beanville Road, Samuel D. Paul and Fred Hayward formed the partnership of Paul & Hayward, developing a general store that remains in operation on the site today, presently named Last Chance General Store and still defined by its chamfered street-fronting entry (see Resource No. 22). By 1919, a new general store owned by C.W. Coburn stood on the south edge of the village, on the north bank of Schoolhouse Brook (see Resource No. 9). While research did not confirm, based upon the timing of the store's opening and the physical typology of the building, it is likely the building was moved from the Ely Mine in the early 1910s as part of the mine's dismantling.⁸⁸

By the 1930s, West Fairlee Village was contemplating a new school, replacing a mid-nineteenth century structure, removed from the present site of West Fairlee Village's Fire Department (see

⁸⁶ "West Fairlee," *The Vermont Watchman*, March 22, 1899; Glen R. Buzzell. "History of the Jackson Lodge." Unpublished manuscript on file with the West Fairlee Historical Society.

⁸⁷ "West Fairlee," *The United Opinion*, April 14, 1899.

⁸⁸ "Samuel D. Paul," *The Herald*, December 8, 1955; "S.D. Paul General Store Sold to Harry Welsh," *The United Opinion*, August 24, 1956; "West Fairlee," *The Herald*, August 30, 1956; "Mrs. Caroline H. Paul," *The Herald*, January 24, 1952.

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Resource No. 40). Completed in 1936, the new West Fairlee Village School reflected Vermont's policy advances in educational design, with a modest Colonial Revival form featuring commodious windows banks and a symmetrical arrangement of standardized classrooms, in keeping with the Standard School Movement of the period (see Resource No. 37). A c. 1940 student essay by Franklin Higgens, likely drafted in the school's light-filled classrooms, presents a portrait of a vital and resilient village, with the patterns and economies of 1940s life reflective of a cohesive and active village life, even as the shadow of the past remained present:

It is very apparent that West Fairlee used to be larger than it is now... West Fairlee does not have a very big business section, but the few things it has are very successful. Mr. Coburn has a Pleez-ing Store, where he sells groceries, hardware, grain, and some clothing. Babe Sumner owns a garage, which is run with great care. Mr. Downing has a small repair shop where a person can get most anything repaired. West Fairlee's Post Office is in a part of Mr. Coburn's Store. Mr. Paul operates a general store [see Resource No. 22]. In West Fairlee Village there is a nice church and many interesting sermons are preached here by Reverend Thomas Rose [see Resource No. 41]. The next building by the church is Bean Hall, owned by the Town [see Resource No. 38]. On the first floor of the hall is a small library, which the people find most useful. Also on the first floor is a large room where card parties, suppers, and sales are held. There is also the second floor where movies, school affairs, dances, and other social affairs are held. On the third floor is a lodge room owned by the Masonic order. Speaking of organization in the village, there is a women's organization called the "Village Improvement Club." Their qualities stand up to their title... There is a very nice school [see Resource No. 37]. The Town is trying hard to improve them more each year... With all of West Fairlee's hardships since its organization on March 31, 1797, it has always striven to be one of the best towns in Vermont.⁸⁹

In keeping with West Fairlee's generational patterns of continuity, rise, and erasure, several of the fixed points in Franklin Higgens' essay are long gone, with Mr. Coburn's Pleez-ing Store and an adjoined creamery lost by fire in 1955 along with Babe Sumner's Garage, also lost to fire. Vital, however, are the fixed points that remain—the Last Change General Store, with coffee, sandwiches, milk, and crossed community paths at the intersection in the heart of the village; the West Fairlee Congregational Church, with newly restored stain glass windows glinting in the spring air; the West Fairlee School, now a town office and community center, ringing with the sound of running pre-schoolers; and Bean Hall, both rising above and intimately embedded within the framing streetscape of West Fairlee Village.⁹⁰

⁸⁹ Franklin Higgens. "West Fairlee at the Present." Unpublished School Manuscript on file at the West Fairlee Historical Society; Warning for Special Town Meeting," *Herald and News*, April 25, 1935; P. Jeffrey Potash. "State Government and Education." *Vermont History*, Volume 65, Nos. 1 and 2, Winter/Spring 1997.

⁹⁰ "West Fairlee Scene of Bad Fire," *The United Opinion*, June 24, 1955.

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A Little Bit of Connectedness: Defining Village Life in West Fairlee in the Twenty-First Century

By the year 2000, the population of the Town of West Fairlee had risen to 726, doubling from its 1960s low, though still muted in contrast to its nineteenth century zenith. While some of this rebound occurred within the village, the cross-roads form of West Fairlee was little changed from the early twentieth century, with only a smattering of new development in the form of isolated infill residential construction. While the physical context of the village remained much as developed in the nineteenth and early twentieth centuries, by the beginning of the twenty-first century the underlying social, economic, and cultural context was illustrative of steady progression. Importantly, the rise of Interstate Highway 91 through Fairlee to the east, corresponding with the expansion of Dartmouth and the associated Dartmouth Hitchcock Medical Center as well as other professional services, drew West Fairlee—and in turn West Fairlee Village—into an increasingly commuter-oriented sphere, with the formerly localized agricultural and industrial framework for development evolving into something of a bedroom community for diverse occupations throughout the Upper Valley. The rise of this regionalization had mid-twentieth century origins, with the narrow dirt alignments of the nineteenth and early twentieth centuries ceding to widened and paved blacktop throughout Orange County by the mid-twentieth century, creating a more regionalized and auto-oriented cultural and physical context (see **Resource No. 8**).⁹¹

Against this increasingly regionalized backdrop, in 2001, the West Fairlee Elementary School (Resource No. 37) was replaced with a new, larger, unified school (Resource No. 10), developed on former agricultural lands of Phineas Kimball (see Resource Nos. 12 and 13) to house students from both West Fairlee and neighboring Vershire, part of a larger 1998 educational reform effort that created the interstate regionalized Rivendell School District, which pooled the region's students with those of Western New Hampshire. The new school, called Westshire School in honor of West Fairlee and Vershire, was touted as the most notable construction in the village in a century, following on the heels of Bean Hall, erected one hundred years earlier in 1900.⁹²

As the expansive new regional school was rising in West Fairlee Village, the overgrown Ely Copper Mine site in the hills west of the village was once again in the headlines after almost a century of abandonment, with the Federal Government adding the mine-site to its list of national "Superfund Sites," designated for intensive federally supported environmental remediation, which continues to the present. Once the economic lifeblood of West Fairlee Village, the mine's linkages had diminished through decades of abandonment, with the designation spurring a revived interest in the fate and role of the mine, and others of Orange County's "Copper Belt," long silenced but integral to the region's story of place and identity.⁹³

⁹¹ Vermont History Explorer, Vermont Population Statistics.

⁹² "New School Bridges State Borders," *The Burlington Free Press*, October 30, 2000;

⁹³ "Not Everyone is Anxious for Clean-Up of Copper Mine," *The Burlington Free Press*, July 16, 2002; "Where a Mine Supplied a Nascent Nation, Cleanup Now Nearing End," *The Burlington Free Press*, September 10, 2019.

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Within this context of both continuity and steady change, in 2008, state code inspections revealed an alarming state of affairs in West Fairlee Village's Bean Hall (Resource No. 38), still in use as town hall, library, social and Masonic hall in the early years of the twenty-first century:

*WEST FAIRLEE-Let us now sing of Bean Hall. Sing of bygone days, silent films projected in the recital hall by the town grocer, minstrels performed upon the stage by Vermont lads in blackface. Sing the bulky timber frame, the cerulean carpet of the third floor Masonic lodge. Even sing the onslaught of mold in the leaking basement, the funeral mounds of bat guano that have gathered on the second floor. Let us sing of Bean Hall, for its time may be passing away...*⁹⁴

As of this writing in 2026, Bean Hall's time has not passed away. While still vacant and in need of structural repairs prior to occupation, the rehabilitation and integration of the community building back into West Fairlee's civic and community life has catalyzed a broad cross-section of West Fairlee citizens, who see in Bean Hall not only a historic strand of civic life past but a material key to a sustained village future for West Fairlee:

*Jillian Hatch drives by Bean Hall multiple times a day, often her two young sons are with her and one of them will inevitably ask the question, "What is that and why is it closed?" And so, Hatch tells them about the three-story historic building on Route 113 in the center of West Fairlee. She tells them about the Halloween parties she attended there as a kid, the snowmobile club's chicken barbeques her family took part in. The cake walks where she picked up sweets, and how she walked across Bean Hall's stage when she graduated from 6th grade.*⁹⁵

As summarized by Mill Street resident Doug Sonsalla, Bean Hall, and its role in village life is about something bigger, a throughline and pulse within the evolving community form of West Fairlee as a village:

*The closing of Bean Hall after more than a century at the center of town life was so sudden. To lose that all at once was abrupt and I think the citizens are starting to feel a little bit of the unconnectedness that you have when you don't have a gathering place.*⁹⁶

As the twenty-first century progresses, connectedness comes in many forms in West Fairlee Village. In the morning coffee poured at the general store, perched at the corner of Main Street and Beanville Road. In the halls of the Westshire School, successor to multiple eras of village school buildings for West Fairlee's children, standing on the banks of the Ompompanoosuc where the Kimball's once farmed. In the spring tulips growing in front of the bracketed eaves and textured streetscape of Mill Street's residential corridor. And in the hope that sustains thoughts of tomorrow's community plays, meetings, and dances in the village's soaring town

⁹⁴ "Whither Bean Hall," *Valley News*, July 15, 2008.

⁹⁵ "Hatch Starts From Scratch to Help Bean Hall," *Valley News*, March 19, 2023.

⁹⁶ "Hatch Starts from Scratch to Help Bean Hall," *Valley News*, March 19, 2023.

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house, Bean Hall, built from the monies of copper mining and the riches and identity it brought.
Now in its third century, West Fairlee Village lives on.

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9. Major Bibliographical References

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Rutland News

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Vermont Chronicle

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Vermont Patriot

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F.W. Beers and Company. *Atlas of Orange County, Vermont*. New York: F.W. Beers, and Co., 1877.

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Personal Correspondence with Bonnie Cray, May 1, 2026

Personal Correspondence with Caroline Harrington, May 15, 2026

Personal correspondence with James T. House, May 11, 2026

Records of the West Fairlee Historical Society

Databases

Ancestry.com (United States Federal Census Records)

UVM Landscape Change Program

Vermont Division for Historic Preservation Online Resource Center

VTransparency

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☒ Other

Name of Repository: West Fairlee Historical Society

Historic Resources Survey Number (if assigned): Portions of the West Fairlee Village Historic District were previously documented and determined eligible for the Vermont State Register (VSR). Individual Survey Numbers are included in Additional Documentation for all previously documented VSR properties.

10. Geographical Data

Acreage of Property Approximately 105 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 43.903321 | Longitude: -72.263873 |
| 2. Latitude: 43.902986 | Longitude: -72.261535 |
| 3. Latitude: 43.902252 | Longitude: -72.261147 |
| 4. Latitude: 43.905163 | Longitude: -72.258568 |
| 5. Latitude: 43.907792 | Longitude: -72.257601 |

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6. Latitude: 43.908116	Longitude: -72.255794
7. Latitude: 43.909358	Longitude: -72.257285
8. Latitude: 43.910292	Longitude: -72.257903
9. Latitude: 43.910294	Longitude: -72.259821
10. Latitude: 43.910647	Longitude: -72.261850
11. Latitude: 43.911921	Longitude: -72.262156
12. Latitude: 43.912506	Longitude: -72.262390
13. Latitude: 43.912301	Longitude: -72.263183
14. Latitude: 43.911339	Longitude: -72.263645
15. Latitude: 43.909590	Longitude: -72.265546
16. Latitude: 43.908716	Longitude: -72.264416
17. Latitude: 43.907379	Longitude: -72.263978
18. Latitude: 43.906817	Longitude: -72.262914

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

The West Fairlee Village Historic District Boundary is defined by the axial transportation corridors and framing waterways that define the village's built environment development during the period of significance. The boundary is generally "cross-shaped" extending north to south along Vermont Route 113/Main Street through the historic village core and east along Mill Street and west along Beanville Road to Back Street. The boundary includes the village's extant built environment resources and associated parcels, as well as framing agricultural fields associated with agriculturally oriented parcels.

The south edge of the district begins at the southernmost agricultural assemblage in the village, SPAN 714-227-10108. As the district runs north along Vermont Route 113, it is framed by the Ompompanoosuc River to the east and the rising hillside framing the parcels to the west, and includes all of the built environment development flanking Vermont Route 113. At the intersection of Vermont Route 113 and Mill Street (to east) and Beanville Road (to west), the boundary extends to the east and west along these corridors. On Mill Street, the boundary runs to the westernmost agricultural parcel, SPAN 714-227-10387, including all built environment resources running along the north and south sides of Mill Street and associated agricultural pastures. On Beanville Road, the boundary extends to the bridge crossing at Back Street, also including portions of one agricultural parcel on the north edge of Back Street, SPAN 714-227-10323. The boundary continues north on Vermont Route 113 to the West Fairlee Village Cemetery, Contributing Resource No. 46, located on SPAN 714-227-10417. In the section of Vermont Route 113 extending north from Mill Street/Beanville

West Fairlee Village Historic District
Name of Property

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Road, the west edge of the boundary is defined by the parcels running along the roadway and the rising hillside behind. The east side of the boundary comprises the parcels that run along the east edge of the roadway until the boundary reaches the West Fairlee Cemetery.

Boundary Justification (Explain why the boundaries were selected.)

The West Fairlee Village Historic District Boundary includes the majority of the village as it was developed in the period of significance, defined by the axial frame of the north-to-south Vermont Route 113 (Main Street) and the east-to-west Mill Street/Beanville Road, as well as the framing waterways of the Ompompanoosuc River and Schoolhouse Brook. For developmental precedent and reference see Henry Francis Walling's *Map of Orange County, Vermont* (1858) and F.W. Beers and Company's *Atlas of Orange County, Vermont* (1877). In several areas, the boundary departs from the broadly tethered historic precedent based upon loss of historic period fabric and integrity within the village core, most notably in the northernmost extent of the district on Vermont Route 113. Additionally, while the boundary includes associated pasture and agricultural lands for agricultural properties, in some areas it does not include the entirety of large parcels that are characterized by undeveloped forest land, and only includes the more immediate framing agricultural setting.

11. Form Prepared By

name/title: Polly Seddon Allen
organization: Independent Consulting Senior Architectural Historian
street & number: P.O. Box 215/69 Common Loop
city or town: Craftsbury Common state: Vermont zip code: 05827
e-mail: polly.s.allen@gmail.com
telephone: 916.201.1855
date: August 5, 2026

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.)

West Fairlee Village Historic District
Name of Property

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County and State

Photographs

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

Photo Log

Name of Property: West Fairlee Village Historic District

City or Vicinity: West Fairlee

County: Orange State: Vermont

Photographer: Polly Seddon Allen

Date Photographed: May 11, 2026

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

- 1 of 36: Facing north in center of West Fairlee Village Historic District at Mill Street and Vermont Route 113. Contributing Resource No. 22 (Paul & Hayward General Store) at left, Contributing Resource 23 (Church/Dearborn House) at right, Bean Hall (Contributing Resource No. 38) and West Fairlee Congregational Church (Contributing Resource No. 41) in background to north.
- 2 of 36: Facing north at south edge of West Fairlee Village Historic District on Vermont Route 113. Contributing Resource No. 1, 1a, 1b (Hutchins House) in foreground.
- 3 of 36: Facing northeast at Contributing Resource No. 1 (Hutchins House). Owner Bonnie Cray standing in front of house.
- 4 of 36: Facing northeast at Contributing Resource No. 3 (Edmund and Mary George House) from Vermont Route 113.
- 5 of 36: Facing west at Contributing Resource No. 6 (George/Kenney House) from Vermont Route 113 at Back Street.
- 6 of 36: Facing north on Vermont Route 113 at Schoolhouse Brook. Contributing Resource No. 9 (Smith/Coburn Store) at left and in background at right Contributing Resource No. 12 (Phineas Kimball House). Center of village in distance with

West Fairlee Village Historic District

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Bean Hall (Contributing Resource No. 38) and spire of West Fairlee
Congregational Church (Contributing Resource No. 41).

7 of 36: Facing south at Schoolhouse Brook at Contributing Resource No. 8 (Bridge
Structure # 00023/VT 00113 ML over Mine Brook) toward Contributing
Resource No. 6 (George/Kenney House).

8 of 36: Facing northeast at Contributing Resource No. 12 (Phineas Kimball House).

9 of 36: Facing north in center of West Fairlee Village Historic District south of Mill Street
and Vermont Route 113. Contributing Resource No. 22 (Paul & Hayward
General Store) at left, Contributing Resource 23 (Church/Dearborn House) at
right, Bean Hall (Contributing Resource No. 38) and West Fairlee
Congregational Church (Contributing Resource No. 41) in background to north.
This intersection is the central axis of West Fairlee.

10 of 36: Facing northwest at Contributing Resource No. 22 (Paul & Hayward General
Store).

11 of 36: Facing southwest at Contributing Resource No. 16a (Paymaster's Office) with
Contributing Resource No. 18 (West Fairlee Cooperative Creamery) in
background. Both buildings were moved to the village in the early twentieth
century from the Ely Copper Mine.

12 of 36: Facing southwest across Non-Contributing Resource No. 19 (Bridge Structure #
00018/C3029 over Copper Mine Brook), toward Contributing Resource No. 20
(George House) on Back Street.

13 of 36: Facing southwest toward Contributing Resource No. 20 (George House) on Back
Street.

14 of 36: Facing east on Mill Street at Vermont Route 113. At right, Contributing Resource
No. 17 (Thomas House), at left Contributing Resource Nos. 24 (Childs/Paul
House), 25, 26 (Lyman C. Kimball House).

15 of 36: Facing west from Mill Street toward center of village and Vermont Route 113. At
left the barn of Contributing Resource No. 17 (Thomas House). At right,
Contributing Resource No. 23 (Church/Dearborn House) in foreground and
Contributing Resource No. 22 (Paul & Hayward General Store) in background.

16 of 36: Facing northwest on Mill Street. Right to left, Contributing Resource No. 25,
Contributing Resource No. 24 (Childs/Paul House), Contributing Resource No.
23 (Church/Dearborn House), Contributing Resource No. 22 (Paul & Hayward
General Store).

17 of 36: Facing southwest from Mill Street toward back barn of Contributing Resource No.
17 (Thomas House).

18 of 36: Facing northeast from Mill Street toward Contributing Resource No. 24
(Childs/Paul House).

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- 19 of 36: Facing northwest from Mill Street toward Contributing Resource No. 26 (Lyman C. Kimball House).
- 20 of 36: Facing southeast from Mill Street toward Contributing Resource No. 27 (William and Mary Kimball House).
- 21 of 36: Facing northwest from Mill Street toward Contributing Resource No. 28 (Johnson House).
- 22 of 36: Facing west on Mill Street. At right Contributing Resource No. 28 (Johnson House), at left the Gothic dormers of Contributing Resource No. 27 (William and Mary Kimball House).
- 23 of 36: Facing east on Mill Street. At left, Contributing Resource No. 33 (Wallace/Bates/Church Farm), at right Contributing Resource No. 32, 32a.
- 24 of 36: Facing southeast on Mill Street toward agricultural fields and Contributing Resource No. 32, 32a.
- 25 of 36: Facing northwest from Mill Street toward Contributing Resource No. 33 (Wallace/Bates/Church Farm).
- 26 of 36: Facing northwest from Mill Street toward Contributing Resource No. 33a, (Wallace/Bates/Church Farm).
- 27 of 36: Facing northeast from Mill Street toward Contributing Resource No. 34.
- 28 of 36: Facing southeast from Mill Street toward Contributing Resource No. 35 (Robinson Farm).
- 29 of 36: Facing west from east edge of West Fairlee Village Historic District, Contributing Resource No. 35 (Robinson Farm) at left, in distance at left Contributing Resource No. 32, at distance at right Contributing Resource No. 33 (Wallace/Bates/Church Farm).
- 30 of 36: Facing northeast on Vermont Route 113 at Bean Hall (Contributing Resource No. 38) and West Fairlee Congregational Church (Contributing Resource No. 41).
- 31 of 36: Facing northeast at Bean Hall (Contributing Resource No. 38). This lofty form defines the central village's streetscape.
- 32 of 36: Facing east at Contributing Resource No. 37 (West Fairlee Village School/Community Building). Corner of Bean Hall at left (Contributing Resource No. 38).
- 33 of 36: Facing northeast at West Fairlee Congregational Church (Contributing Resource No. 41). The spire of this church rises as the highest point of West Fairlee Village.
- 34 of 36: Facing northeast at Contributing Resource No. 43 (Bigelow House).
- 35 of 36: Facing south at north edge of West Fairlee Village Historic District, at left Contributing Resource No. 43 (Bigelow House).

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36 of 36: Facing northeast in West Fairlee Village Cemetery (Contributing Resource No. 46), where many of the village's early settlers are buried. Grave of Solon B. and Almina (Kimball) Hutchins in center (see Contributing Resource No. 1).

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West Fairlee Village Historic District

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Figure 1: Henry Francis Walling's 1858 *Map of Orange County* is indicative of West Fairlee Village's relative hinterland location in the pre-mining period, with more intensive development in West Fairlee Center and Fairlee to the east.



West Fairlee Village Historic District
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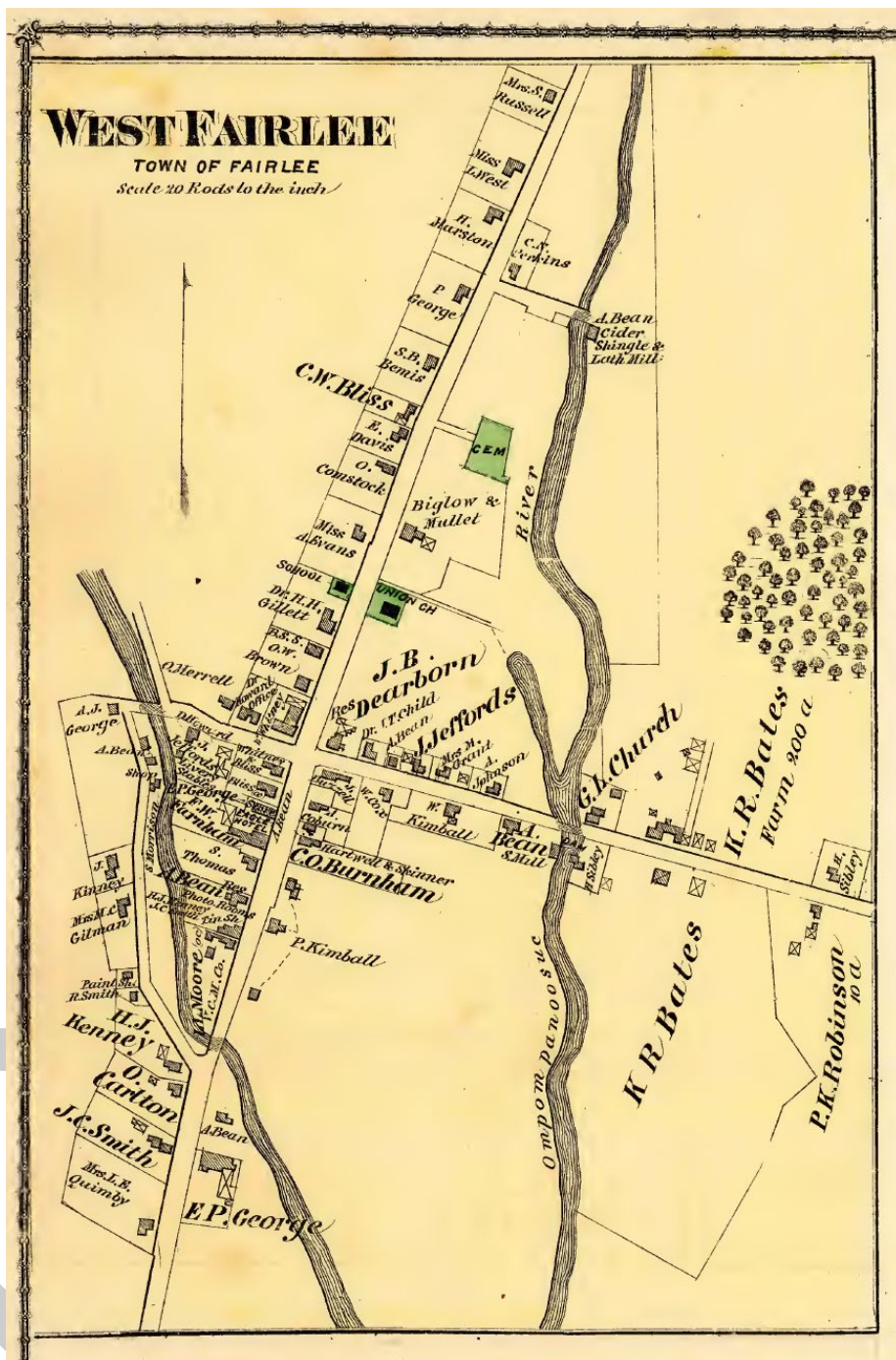


Figure 3: F.W. Beers and Company's 1877 *Atlas of Orange County* detail of West Fairlee Village, indicative of mine-fueled growth in commercial and residential development in the village.

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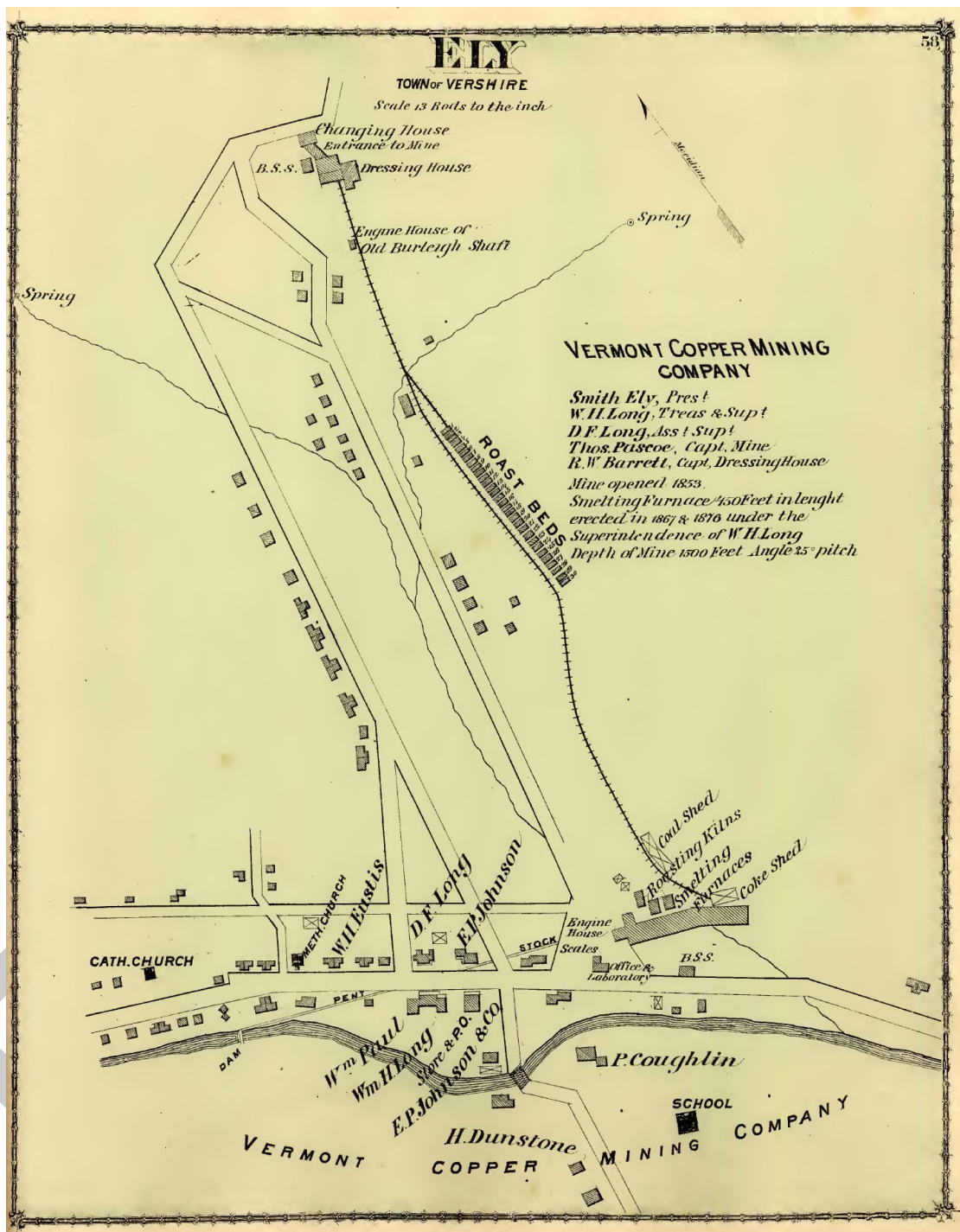


Figure 4: Located just over one mile west of West Fairlee, the growth of the Vermont Copper Mine in Vershire and associated company town, Ely, drive West Fairlee's late nineteenth century expansion, depicted in F.W. Beers and Company's 1877 *Atlas of Orange County*.

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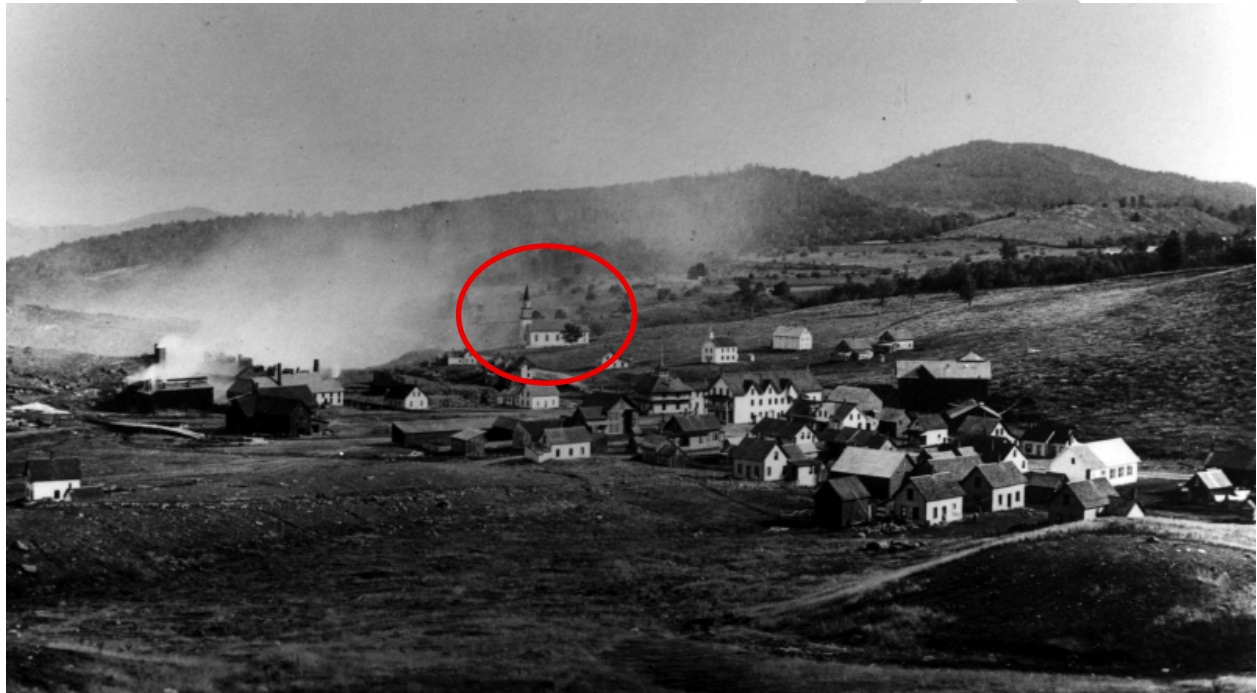


Figure 5: Vermont Copper Mining Company's Ely Village was a company boomtown largely built from West Fairlee lumber from Alvah Bean's sawmill. Village depicted here c. 1880, with the buildings and mining equipment moved off-site c. 1910 and dispersed to neighboring villages including West Fairlee Village. For reference the Catholic Church is circled here, see Resource No. 18. Accounts differ whether the building presently located in West Fairlee was this Catholic Church or one erected earlier. The form is generally the same, though the steeple absent.
(West Fairlee Historical Society)

West Fairlee Village Historic District
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County and State

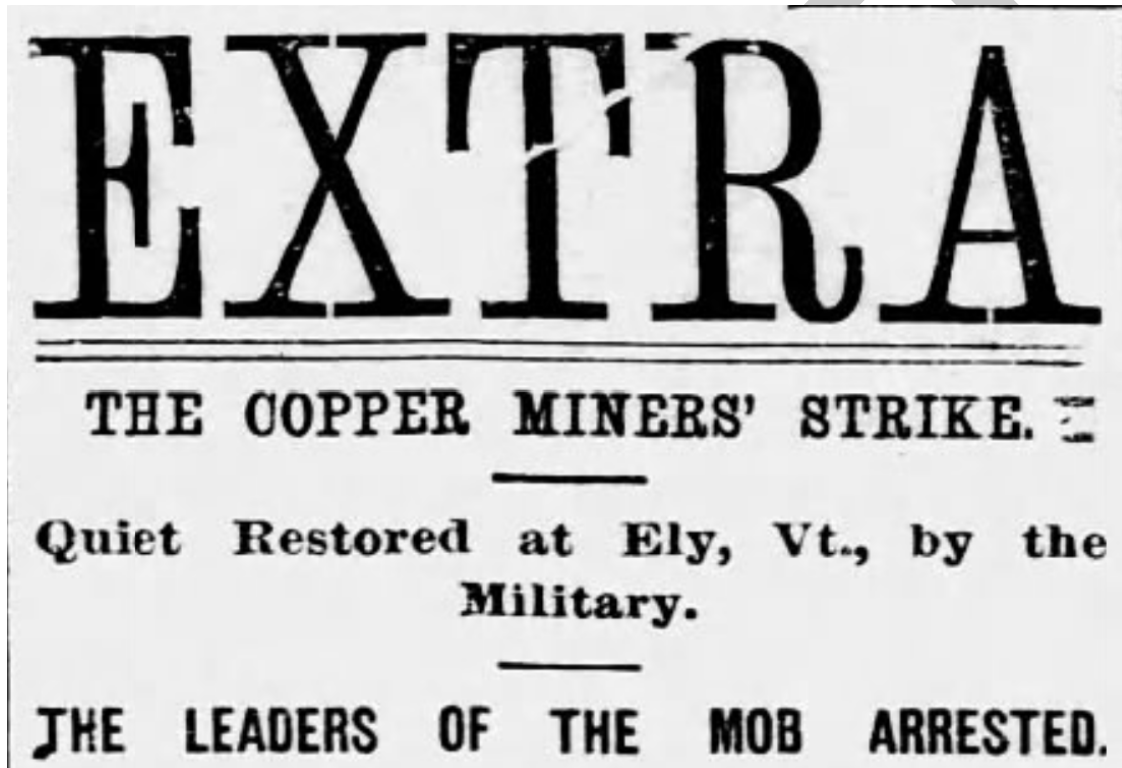


Figure 6: The 1883 Ely Copper Mine Strike and ensuing dissolution of the mine represented a broad moment of transition for West Fairlee Village, which was in many senses a direct economic, material, and social extension of the mine and its fate.
(*Boston Evening Transcript*, July 7, 1883)

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Figure 7: South edge of West Fairlee Village facing north on Vermont Route 113/Main Street. Contributing Resource No. 1 at right and No. 1b on left, c. 1900.
(Collection of Bonnie Cray)

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Figure 8: Looking north on Vermont Route 113/Main Street, Contributing Resource No. 12 at right, c. 1900.
(Collection of Bonnie Cray)

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Figure 9: Intersection of Back Street and Main Street/Vermont Route 113, Contributing Resource 6 at immediate right, c. 1890.
(Collection of Bonnie Cray)

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Figure 10: West Fairlee Business District, c. 1900. Buildings burned in 1908.
(Collection of Bonnie Cray)

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Figure 11: West Fairlee Business District, c. 1900. Eagle Hotel at left, Store of E.P. George center, and C.W. Bliss right. Buildings burned in 1908.
(Collection of Bonnie Cray)

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Figure 12: View southeast toward West Fairlee Business District following September 1908 fire that razed all of the buildings depicted in Photographs 10 and 11.
(West Fairlee Historical Society)

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Figure 13: View east through West Fairlee Business District following September 1908 fire that razed all of the buildings depicted in Photographs 10 and 11. Note Contributing Resource No. 17 at left. Remaining commercial building at right, Eastman Block, burned in 1914.
(West Fairlee Historical Society)

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Figure 14: Headlines about West Fairlee's fire filled regional newspapers, like this account in Lynne, Massachusetts *The Daily Item*, September 30, 1908.

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Figure 15: By the 1920s, new buildings lined West Fairlee's commercial area, including S.D. Paul's General Store, Contributing Resource No. 22. Note the small false-front building on former commercial lot at left, now removed. This building was likely from Ely Copper Mine. Contributing Resource No. 23 stands at right.
(Collection of Bonnie Cray)

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Figure 16: S.D. Paul's General Store, Contributing Resource No. 22, c. 1920.
(Collection of Bonnie Cray)

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Figure 17: Looking north at intersection of Vermont Route 113/Main Street and Mill Street/Beanville Road, Contributing Resource No. 22 at left, c. 1920s.
(West Fairlee Historical Society)

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Figure 18: Looking south at intersection of Vermont Route 113/Main Street and Mill Street/Beanville Road, Contributing Resource No. 17 at left.
(West Fairlee Historical Society)

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Figure 19: West Fairlee Village street scene, c. 1890.
(West Fairlee Historical Society)

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Figure 20: Looking north on Vermont Route 113/ Main Street. Bean Hall, Contributing Resource No. 38, and West Fairlee Congregational Church, Contributing Resource No. 41, line east side of road. Former West Fairlee Village School at right, no longer extant, c. 1905.
(West Fairlee Historical Society)

West Fairlee Village Historic District
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County and State



Figure 21: West Fairlee Village School, replaced in 1936 by Contributing Resource No. 37. The school site was redeveloped with the West Fairlee Village Volunteer Fire Department, see Resource No. 40.
(West Fairlee Historical Society)

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Figure 22: West Fairlee Congregational Church, c. 1930.
(West Fairlee Historical Society)

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Figure 23: Looking east down Mill Street at intersection of Main Street/Vermont Route 113. At left see Contributing Resource Nos. 24, 25, 26, c. 1900.
(West Fairlee Historical Society)

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Figure 24: Looking southwest across West Fairlee Village from pastured hillside, note Bean Hall (Contributing Resource No. 38) and the West Fairlee Congregational Church (Contributing Resource No. 41) as well as the residential development along Mill Street, c. 1920 (West Fairlee Historical Society)

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Figure 25: Looking west along Mill Street at Almon Johnson's Carriage Shop and house. Carriage shop no longer extant, house is Contributing Resource No. 28, with a small former-blacksmith shop standing on site of carriage shop, see Contributing Resource No. 28a. (West Fairlee Historical Society)

West Fairlee Village Historic District
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Orange, VT
County and State



Figure 26: The Ompompanoosuc River powered development of West Fairlee and, in turn, Ely Copper Mine. Mills of Alvah Bean and Horace Sibley shown here on Mill Street, later owned by the Southworth Brothers and Cook & Coburn, both destroyed in a 1921 fire.
(West Fairlee Historical Society)

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Figure 27: Looking north up the Ompompanoosuc River toward Mill Street, mills flanking, c. 1910s. No longer extant and burned in 1921.
(West Fairlee Historical Society)

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Figure 28: Looking northwest across West Fairlee Village from pastures above Contributing Resource No. 35, c. 1905. Note Bean Hall, extant Business District, and mill sites.
(West Fairlee Historical Society)

West Fairlee Village Historic District
Name of Property

Orange, VT
County and State

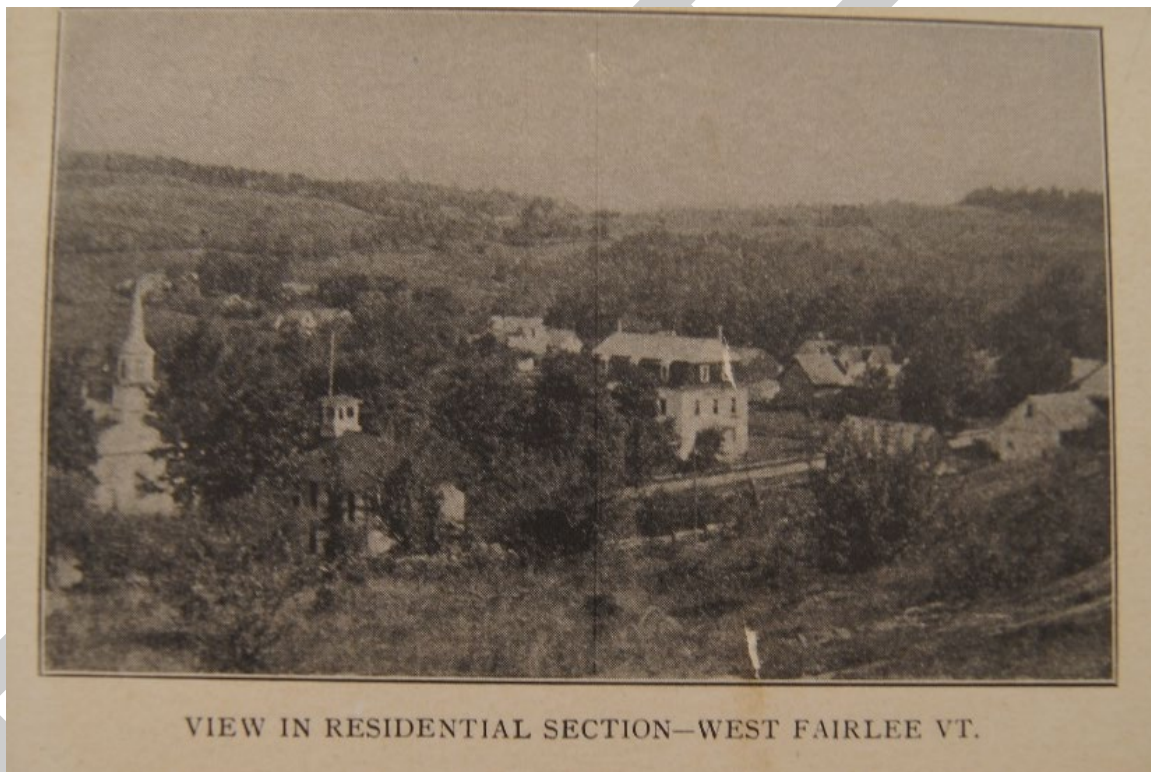


Figure 29: Overview of Bean Hall and framing village, c. 1905.
(West Fairlee Historical Society)

West Fairlee Village Historic District
Name of Property

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County and State

WEST FAIRLEE

A ham dinner will be served
Armistice Day at Bean hall in
West Fairlee from 12:30 to 2:30
p. m. sponsored by Jackson Lodge
No. 60. Price \$1.25. ss

WEST FAIRLEE.

A dance was held in Bean hall Friday
evening.

Miss Jennie Brown is spending a week at
Post Mills.

Arthur Whitcomb commenced work at
the mines last week.

WEST FAIRLEE.

The moving pictures last Thursday
night were very good and the hall
was full. We are to have them every
Thursday night.

Figure 30: Typical patter of events at Bean Hall through the twentieth century, community anchor and expressive social gathering force. From top to bottom: *The United Opinion*, November 9, 1951; *Harold and News* May 23, 1901; and *The United Opinion*, July 29, 1921.

West Fairlee Village Historic District
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Orange, VT
County and State

Vermont State Register Listings in the West Fairlee Village NRHP Historic District

Portions of the West Fairlee Village NRHP Historic District have been previously documented and listed in the Vermont State Register of Historic Places, detailed below for reference. All State Register listings can be found at the Vermont Division for Historic Preservation's Online Resource Center (ORC), digitally accessed at: [Online Resource Center](https://accdservices.vermont.gov/ORC/)
<https://accdservices.vermont.gov/ORC/>

NRHP District Resource No.	Property Name / Address	Vermont Survey Number
Resource No. 1	Hutchins House 534 Vermont Route 113	0916-2
Resource No. 3	George House 612 Vermont Route 113	0916-3
Resource No. 6	George/Kenney House 665 Vermont Route 113	0916-6
Resource No. 12	Phineas Kimball House 784 Vermont Route 113	0916-7
Resource No. 17	Thomas House 840 Vermont Route 113	0916-8
Resource No. 23	Church/Dearborn House 864 Vermont Route 113	0916-9
Resource No. 24	Childs/Paul House 29 Mill Street	0916-10
Resource No. 27	William and Mary Kimball House 78 Mill Street	0916-11
Resource No. 28	Almon Johnson House 97 Mill Street	0916-12
Resource No. 33	Wallace/Bates/Church Farm 182 Mill Street	0916-13
Resource No. 34	259 Mill Street	0916-14
Resource No. 35	Robinson Farm 288 Mill Street	0916-15
Resource No. 20	George House 1 Roberts Road	0916-16
Resource No. 18	West Fairlee Cooperative Creamery 37 Beanville Road	0916-17
Resource No. 16a	Ely Paymaster's Office 833 Vermont Route 113	0916-18
Resource No. 38	Bean Hall 908 Vermont Route 113	0916-19
Resource No. 41	West Fairlee Congregational Church 954 Vermont Route 113	0916-20
Resource No. 43	Bigelow House 992 Vermont Route 113	0916-21
Resource No. 26	Lyman C. Kimball House 49 Mill Street	0916-49

West Fairlee Village Historic District
Name of Property

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County and State

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.



West Fairlee Village Historic District

West Fairlee, Orange County, Vermont



LEGEND

- 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

West Fairlee Village
NRHP Historic
District Boundary

NOTES

This map was created with the VT Interactive Map Viewer.





West Fairlee Village Historic District

Contributing and Non-Contributing Resources Overview Map



LEGEND

- 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
-
- West Fairlee Village NRHP Historic District Boundary
 - # Detail Map Number
 - Contributing
 - Non-Contributing

NOTES

This map was created with the VT Interactive Map Viewer.



1: 7,189
August 3, 2026



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WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 599 Ft. 1cm = 72 Meters
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West Fairlee Village Historic District

Contributing and Non-Contributing Resources Detail Map No. 1



LEGEND

- 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

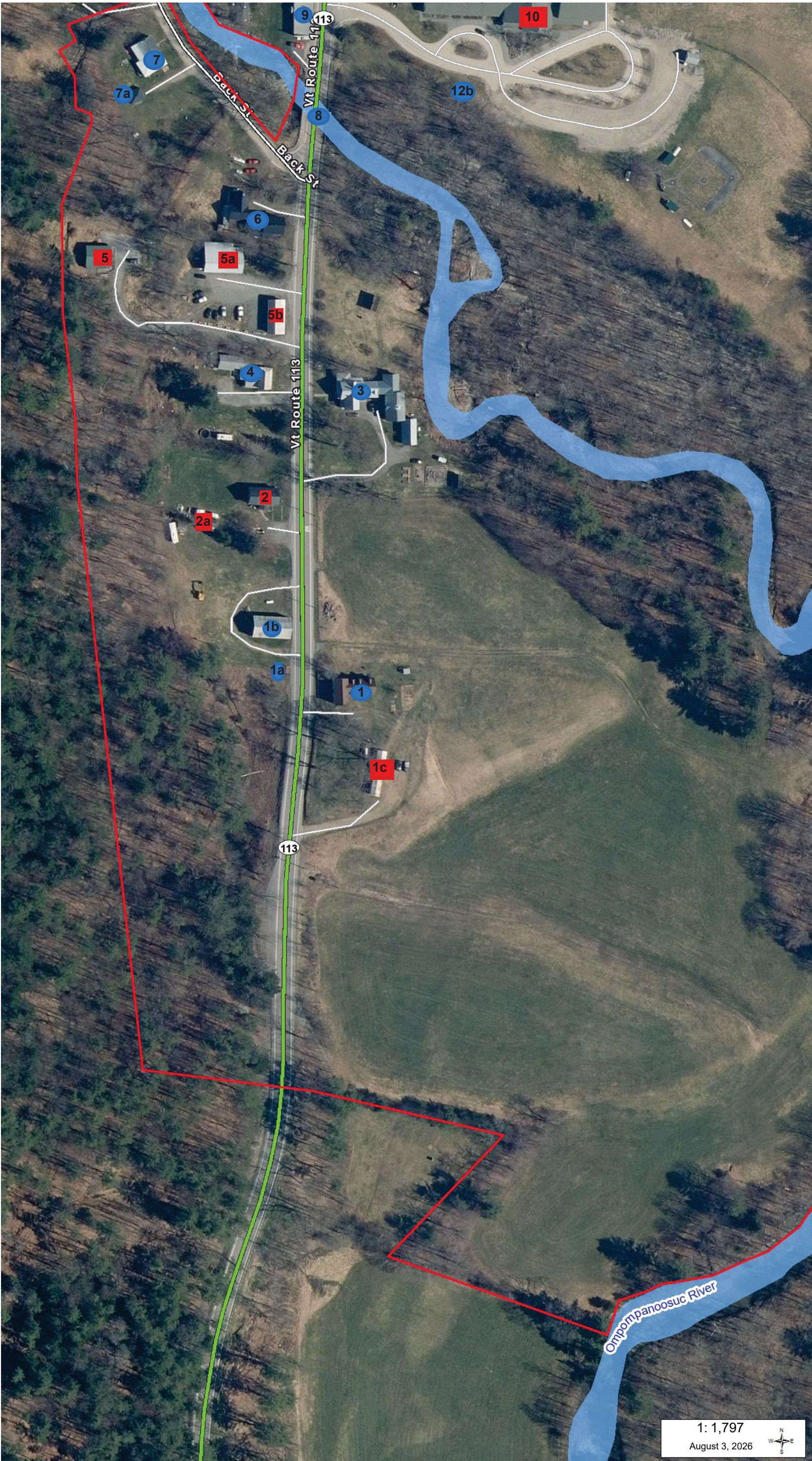
Historic District Boundary

Contributing

Non-Contributing

NOTES

This map was created with the VT Interactive Map Viewer.



1: 1,797
August 3, 2026

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WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 150 Ft. 1cm = 18 Meters
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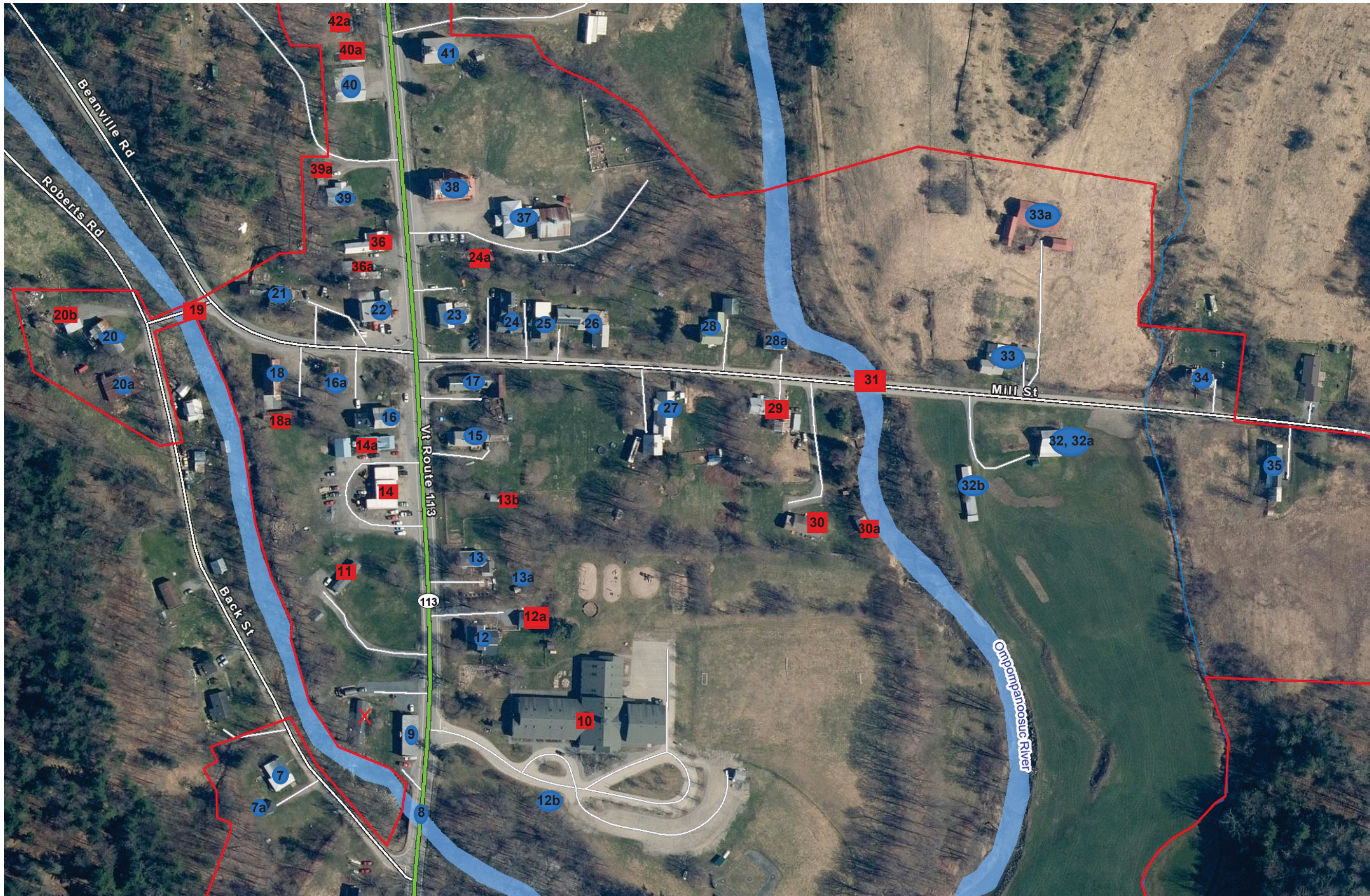
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LEGEND

- 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



Historic District Boundary

Contributing

Non-Contributing

X Removed

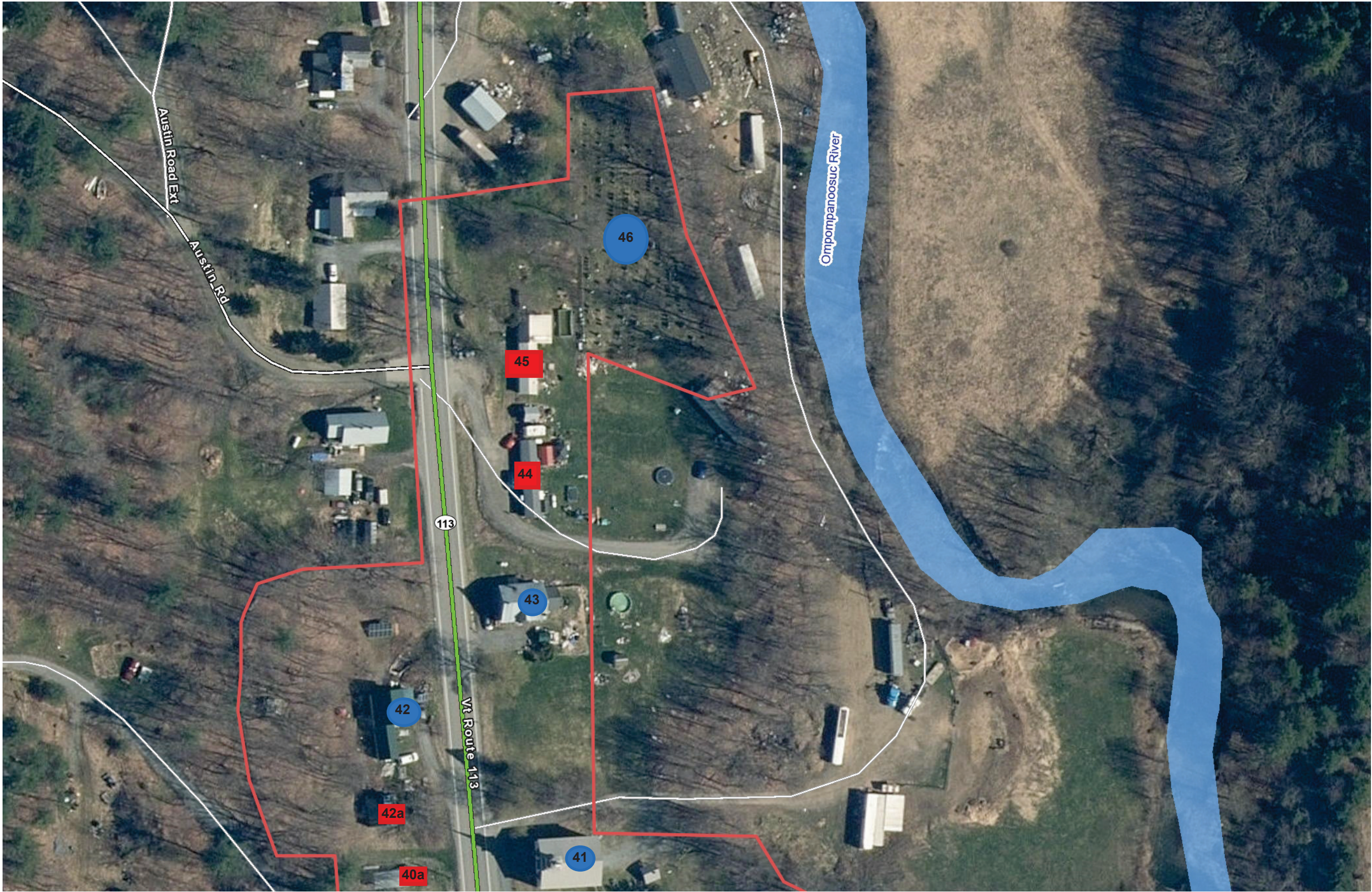
1: 2,160

August 3, 2026



West Fairlee Village Historic District

Contributing and Non-Contributing Resources Detail Map No. 3



LEGEND

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

Historic District Boundary

Contributing

Non-Contributing

1: 1,080

August 3, 2026



NOTES

This map was created with the VT Interactive Map Viewer.

0.00 0 0.00 0.00 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1" = 90 Ft. 1cm = 11 Meters



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



West Fairlee Village Historic District

District Coordinates Map



LEGEND

- 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

**West Fairlee Village
NRHP Historic
District Boundary**

**# Latitude and
Longitude Coordinates
Reference Number**

NOTES

This map was created with the VT Interactive Map Viewer.





West Fairlee Village Historic District
Photo Reference Number Map No. 1



LEGEND

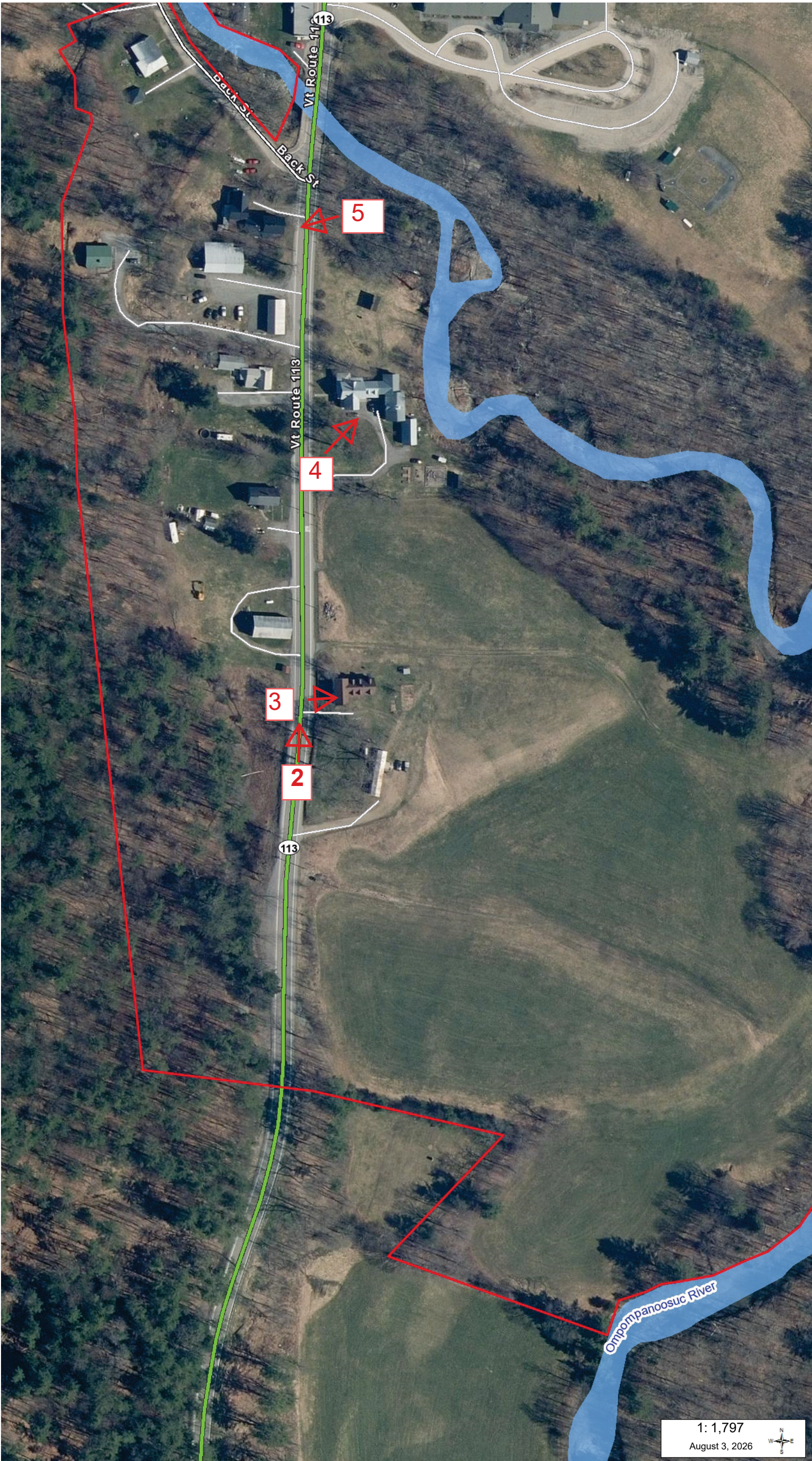
- Airports
- Mountains and Hills
- US Highways
- State Highways
- Roads - Public (VTrans)
 - Interstate Highway
 - US Highway
 - State Highway
 - Local road
 - Other road
 - Legal trail
- Roads - Private (E911)
- Driveways
- Rail Lines
- Town Boundaries
- County Boundaries

Historic District Boundary

Photo Reference Number

NOTES

This map was created with the VT Interactive Map Viewer.



1: 1,797
August 3, 2026



0.06 0 0.03 0.06 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 150 Ft. 1cm = 18 Meters
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LEGEND

- 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

Historic District Boundary

Photo Reference Number

X Removed

1: 2,160
August 3, 2026

NOTES

This map was created with the VT Interactive Map Viewer.





West Fairlee Village Historic District

Photo Reference Map No. 3



LEGEND

- 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

Historic District Boundary

Photo Reference Number

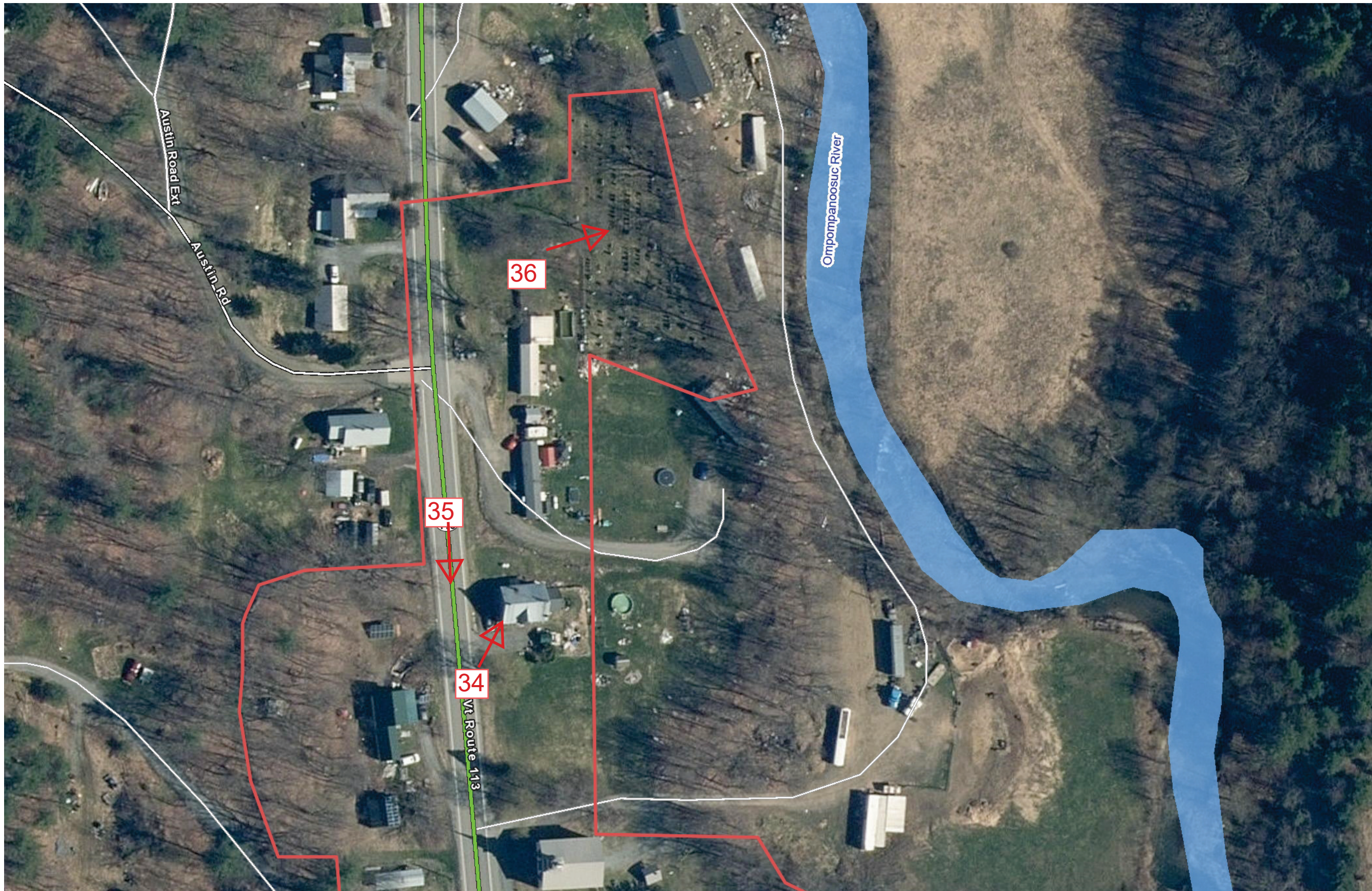
1: 1,080

August 3, 2026



NOTES

This map was created with the VT Interactive Map Viewer.



0.00 0 0.00 0.00 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1" = 90 Ft. 1cm = 11 Meters



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