

STATE OF VERMONT Division for Historic Preservation VERMONT ARCHITECTURAL RESOURCE INVENTORY Individual Property Survey Form	VDHP Staff Use Survey Number: 0414-0048 Listed in State Register ☐ Eligible for State Register Yes ☐ -or- No ☐ Date: MM.DD.YYYY
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IDENTIFICATION	
COUNTY: Chittenden	CURRENT NAME: Fay House, Fay Farm
TOWN: South Burlington	HISTORIC/ORIGINAL NAME: John Fay House, John Fay Farm
ADDRESS: 725 Hinesburg Road	PROPERTY TYPE: ☒ Building ☐ Structure ☐ Object
LAT: 44.448974	CURRENT USE: residential – vacant
LONG: -73.158998	ORIGINAL USE: residential
OWNER: Floyd James LLC	ARCHITECT/ENGINEER: unknown
OWNER ADDRESS: PO Box 4057, Burlington, VT 05406	BUILDER/CONTRACTOR: unknown
OPEN TO PUBLIC: ☐ Yes ☒ No ☐ Restricted	DATE BUILT: ca. 1805; ca. 1955
	ARCHITECTURAL STYLE: no style

GENERAL DESCRIPTION	
STRUCTURAL SYSTEM:	
FOUNDATION:	TYPE: ☐ Perimeter ☐ Pier/Post ☐ Slab ☐ Other: Enter text. MATERIAL: ☒ Stone ☐ Brick ☐ Concrete ☐ Concrete Block ☐ Wood Post ☐ Unknown ☐ Other: Enter text.
WALL STRUCTURE:	WOOD FRAME: ☒ Post & Beam ☐ Plank ☐ Balloon ☐ Platform MASONRY: ☐ Stone ☐ Brick ☐ Concrete ☐ Concrete Block METAL: ☐ Iron ☐ Steel ☐ Unknown ☐ Other: Enter text.
WALL CLADDING:	☐ Clapboard ☐ Board & Batten ☒ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Weatherboard ☐ Waney Board ☐ Asbestos Shingle ☐ Aluminum Siding ☐ Asphalt Shingle ☐ Vinyl Siding ☐ Brick Veneer ☐ Stone Veneer ☐ Fiber Cement/Composite ☐ Other: Enter text.
ROOF STRUCTURE:	TRUSS: ☒ Wood ☐ Iron ☐ Steel ☐ Concrete ☐ Unknown ☐ Other: Enter text.
ROOF COVERING:	☐ Slate ☐ Wood Shingle ☒ Asphalt Shingle ☐ Built Up/Tar ☐ Rolled ☐ Tile ☐ Sheet/Corrugated Metal ☐ Standing Seam ☐ Flat Lock Seam ☐ Unknown ☐ Other: Enter text.

ENGINEERING STRUCTURE:	Enter text.
OTHER:	Enter text.

APPENDAGES: ☐ Porch ☐ Tower ☐ Cupola ☐ Dormer ☒ Chimney ☐ Shed/Lean-To ☐ Ell (from back) ☒ Wing (from side) ☐ Bay Window ☐ High Drive ☐ Silo ☐ Other: Enter text.
ROOF FORM: ☒ Gable ☐ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other: Enter text.
BUILDING FORM: ☐ Center Hall ☐ Side Hall ☐ Hall and Parlor ☐ Foursquare ☐ Bungalow ☐ Split Level ☐ Split Foyer ☐ Ranch ☒ Cape ☐ Bank Barn ☐ Other: Enter text.
SURROUNDING ENVIRONMENT: ☐ Open ☐ Woodland ☐ Scattered Buildings ☐ Moderately Built Up ☒ Densely Built Up ☒ Residential ☐ Commercial ☐ Agricultural ☐ Industrial ☐ Mixed Use ☐ Roadside Strip Development ☐ Other: Enter text.
NUMBER OF STORIES: 1.5
NUMBER OF BAYS: 5
ENTRANCE LOCATION: center
APPROXIMATE DIMENSIONS: main block 37' x 27'; wing 49' x 25'

ARCHITECTURAL OR STRUCTURAL DESCRIPTION 725 Hinesburg Road is set down a long driveway off Hinesburg Road in between I-89 to the south, Hinesburg Road to the east, and new developments (John Fay Rd and Derby Circle) to the north. 725 Hinesburg Road is a ca. 1805, vernacular, 1.5 story, eaves front, 5x2 bay cape form house of post and beam construction set on a stone foundation. The house is clad in wood shingles with an asphalt roof, both replacements. A ca. 1955 1-story, 5x1 bay, gable roof, eaves front wing extends to the north. The house sits on a north/south axis, with the east elevation being the façade and the wing offset to the northwest of the main block, constructed into a small hill. The ca. 1955 date is based on available aerial images. The main entrance on the east façade is sheltered by a small gabled hood supported by scrolled brackets. The door is a half glass over three panels (one horizontal and two vertical). The door hardware has been replaced with a modern handle and lock. Over the central entrance on the façade is one rectangular knee wall window. Centered on the south elevation is an exterior stepped brick chimney that pierces the roofline. There are two windows on each story, though the first story windows have been removed and the openings covered with plywood.

The west (rear) elevation has three bays, though only two remaining openings. The central bay has been covered by plywood and appears to have most recently been a sliding door. In the knee wall of this central bay is a small rectangular window that matches the window on the façade. The right (south) window is a 1/1 wood window with a wood storm. The left (north) bay has been altered and the window opening removed. A bulkhead is located at the west end of the rear elevation. A small retaining wall indicates remnants of an overgrown deck or patio at the back of the house.

The north elevation of the main block has two 1/1 wood windows in the second story, and the wing extends from the northwest corner. Its openings (south to north) include a wood 6 paneled entrance door, two 1/1 wood windows, and two garage bays. The garage doors have 16 wood panels (arranged in 4x4 squares). The north and east elevations of the wing are obscured by vegetation.

The interior of the house has a central hall flanked by rooms on either side, leading to the kitchen in the rear. The staircase is set in this hall, with basement stairs below. To the left (south) is one large room. To the right is a front room with a bathroom and pass through between this room and the kitchen at the rear. The wing of the house is accessed from the north side of the kitchen. Kitchen and bathroom fixtures and cabinets date to the mid to late 20th century.

The central staircase leads to a large central landing/hall on the second story with four rooms (two on each side of the hallway) with hardwood floors throughout. The knee wall windows are visible on either end of the central landing/hall; both are vinyl awning windows. Doors throughout the second story are 4 paneled doors with original hardware. The walls are plaster and lath, deconstructed in some places. Rooms have peeling wallpaper and evidence of mold. The attic is accessed through a hatch in the closet of the southwest bedroom. All rooms have closets and sloped ceilings. Windows are replacement 1/1 wood. Electrical is surface mounted conduits.

Basement stairs are beneath the staircase. At this time of the site visit, there was at least one foot of water sitting in the basement. The stone foundation is visible.

The wing is accessed from the main block kitchen. A half story staircase leads down to the entryway of the wing, also accessed from the door on the east elevation of the wing. This small entry opens to the living room at rear, a bedroom and bathroom. The entry also opens to the kitchen. Finishes of the wing date to the mid to late 20th century. The kitchen dates to the late 20th century.

RELATED RESOURCES ON PROPERTY

There is one small outbuilding behind the house, now collapsing. The two large barns seen in historic photographs and another outbuilding have been removed.

HISTORICAL OVERVIEW

Brief History of 725 Hinesburg Road

725 Hinesburg Road, known as the John Fay House or the Fay Farm, is located off Hinesburg Road. It is one of the earlier homes built in South Burlington, then considered part of Burlington. Hinesburg Road, and was historically known as Eldredge Street as shown on the 1869 Beers map. Hinesburg Road has also been referred to as Old Farm Road and Fourth Street.¹ Hinesburg Road is part of the 40-mile Vermont Route 116, traveling between South Burlington and East Middlebury, designated as Route 116 in the 1950s. Newspaper articles in the early 1930s mention the fact that Hinesburg Road was not paved and often in much worse condition than Route 7, for example.

John Fay, born in 1768, was a member of the Fay family of Bennington, VT. His grandfather, Stephen Fay, was a proprietor to Bennington's Catamount Tavern and his father, also John Fay, was killed in the Battle of Bennington in 1777.

John Fay graduated from Yale University in 1790, and then moved to Burlington in 1791 to practice law in northern Vermont. He became postmaster of Burlington in 1794. The house at 725 Hinesburg was constructed in the first decade of the 1800s by John and Susanna (nee Fassett) Fay. John and Susanna had a son, John Johnson Fay (referred to as John J in this report for clarity), in 1796. John Fay died of tuberculosis in 1809.²

John J. attended the University of Vermont and served in the Vermont militia (1819-1821).³ In 1826 John J. married Mindwell Brewster of Burlington, VT (1805-1875); they had six children together. He was a farmer for most of his life and lived at the farm at 725 Hinesburg Road (then called Fourth Street in Burlington). The house appears on the 1857 HF Walling and 1869 FW Beers Map as "JJ Fay". His mother Susanna lived there as well until her death in 1862 at the age of 92.⁴ John J. died at his farm in 1876.⁵ The Johnson family owned the property until at least 1876, exact date currently unknown.

Ownership of the Fay farm is unclear at the end of the 19th century and into the 20th century. Based on aerial photographs, the wing was added in the mid-1950s (it does not appear in the 1937 aerial but does show in 1962). From 1952-1961 the house was owned or lived in by the family of George A. Wolfe, Jr. and Margeurite H. Wolf with their children. Marguerite H. Wolf, a Vermont author and local historian, donated the John Fay family papers to the University of Vermont Special Collections. In the mid to late 1960s, Dr. Stewart and Mary (Jenkins) Agras lived in the house with their children. Roger and Ruth Schell purchased the property in 1969 and lived there at least through the late 1970s.

A 1977 letter from Ruth Schell to the VDHP noted that at that time, the house, two original barns, a milkhouse, and a chicken house sat on five acres, down from the original 110 acres. The property was divided into parcels in the early 1960s when I-89 was under construction. The Schells noted that the single story portion of the house was once a barn or carriage house, but they used it as an art studio, two bedrooms, and a garage. They

¹ <https://www.uvm.edu/place/towns/soburlington/LeducFarm.pdf>

² <https://scfindingaids.uvm.edu/repositories/2/resources/1221>

³ <https://scfindingaids.uvm.edu/repositories/2/resources/1221>

⁴ "Wolf Family to Celebrate House's 150th Thanksgiving," Burlington Free Press, Nov 27, 1958 pg 15.

⁵ <https://scfindingaids.uvm.edu/repositories/2/resources/1221>

added new plumbing to the house in 1976. The Schells used the property for homesteading, raising livestock, and gardening.

The Haddock family lived in the house in 1990. Newspaper classified advertisements list frequent garage sales at the property in 1991-2001. Development plans for the property began appearing in newspapers in the early 2000s. A graphic in 2006 mapped the residential development in South Burlington that was constructed in the past two years, was under construction, or was proposed. Collectively, it represents a growing population and a building boom in the town. Aerial imagery shows the changes surrounding 725 Hinesburg Road in the second half of the 20th century. The interstate construction began in the early 1960s, dividing the property. By the 1980s, construction of the neighborhood to the northeast of 725 Hinesburg Road began, and by 1999, Derby Circle and surrounding streets were constructed.

One barn was demolished in 1989 and another in 2008, before construction began on the John Fay Drive condos, known as Farmhouse Commons. By 2011, the condos were completed and abutted the driveway. The house is part of this condominium complex.

Brief History of South Burlington

The City of South Burlington was initially settled as part of the town of Burlington. In 1864, the land to the south and east of Burlington became known as the Town of South Burlington (est. 1865). Contrary to the commercial and industrial hubs of Burlington and Winooski Falls during the 19th century, historic development in South Burlington remained modest and was mainly agricultural in nature. Agriculture in South Burlington was primarily dairy cows, as well as merino sheep, horses, and poultry. As the twentieth century progressed, residential and commercial development began to replace farmland.

The disappearance of the farmland in South Burlington aligns with the larger trend of farming, particularly dairy farming, in Vermont. In the early 1950s, Vermont was a rural state with almost 11,000 dairy farms – most of them being small, family run dairy farms. By the early 1960s, one-third of those farms closed and by 1970, there were fewer than 1,000 dairy farms in the state. The biggest factor in the decline was the introduction of the bulk tanks replacing the standard 10-gallon metal milk cans to comply with new food safety regulations, and to make milk collection easier for the milk handlers. However, many small family farms could not afford the investment in the bulk milk tank, and soon milk cans were no longer acceptable for transporting milk. As a result, most of the remaining small dairy farms were forced to cease milking operations.

In addition to the loss of farmland, the landscape of South Burlington and Vermont was further changed in 1957 with the introduction of the interstate highway system. The I-89 section between Winooski and South Burlington opened to traffic in 1962, and the South Burlington to Richmond section opened in 1963. By 1969, South Burlington was one of the largest commercial, industrial, and residential areas in Chittenden County. Development continues into the 21st century.

REFERENCE CITATIONS

Newspaper Articles

Burlington Free Press, Burlington, VT

"Creativity Fills and Fulfills Her Life," June 12, 1973, p. 23.

"Development Watch: South Burlington," September 25, 2006, p. 7.

"Garden Club Announces Houses to be open for Holiday Tour," December 4, 1964, p. 6.

"Neighbors Contest Plan for Housing," March 24, 2008, p. 10.

Maps and Aerial Imagery

1857 Walling Map

1869 Beers Map

1962 Aerials Vermont Center for Geographic Information

Burlington 1937 / 2024 map <https://burlington.one/1937/#18/44.48811/-73.22387>

Historicaerials.com

Public Records

South Burlington Town Report, 1972

South Burlington Zoning Records

UVM Resources

UVM Special Collections Finding Aids

<https://scfindingaids.uvm.edu/repositories/2/resources/1221>

UVM Placed Based Analysis Class. "The Leduc Farm Landscape." 2009.

<https://www.uvm.edu/place/towns/soburlington/LeducFarm.pdf>.

VDHP Files

Vermont Division for Historic Preservation, South Burlington Town File,

accdservices.vermont.gov/ORCDocs/SouthBurlington_TownFile_Miscellaneous_00000155.pdf.

FORM COMPLETED BY: Kaitlin O'Shea, Senior Preservation Planner

ORGANIZATION: VHB

DATE RECORDED: August 5, 2026

ATTACHMENTS:

Site Plan/Maps:

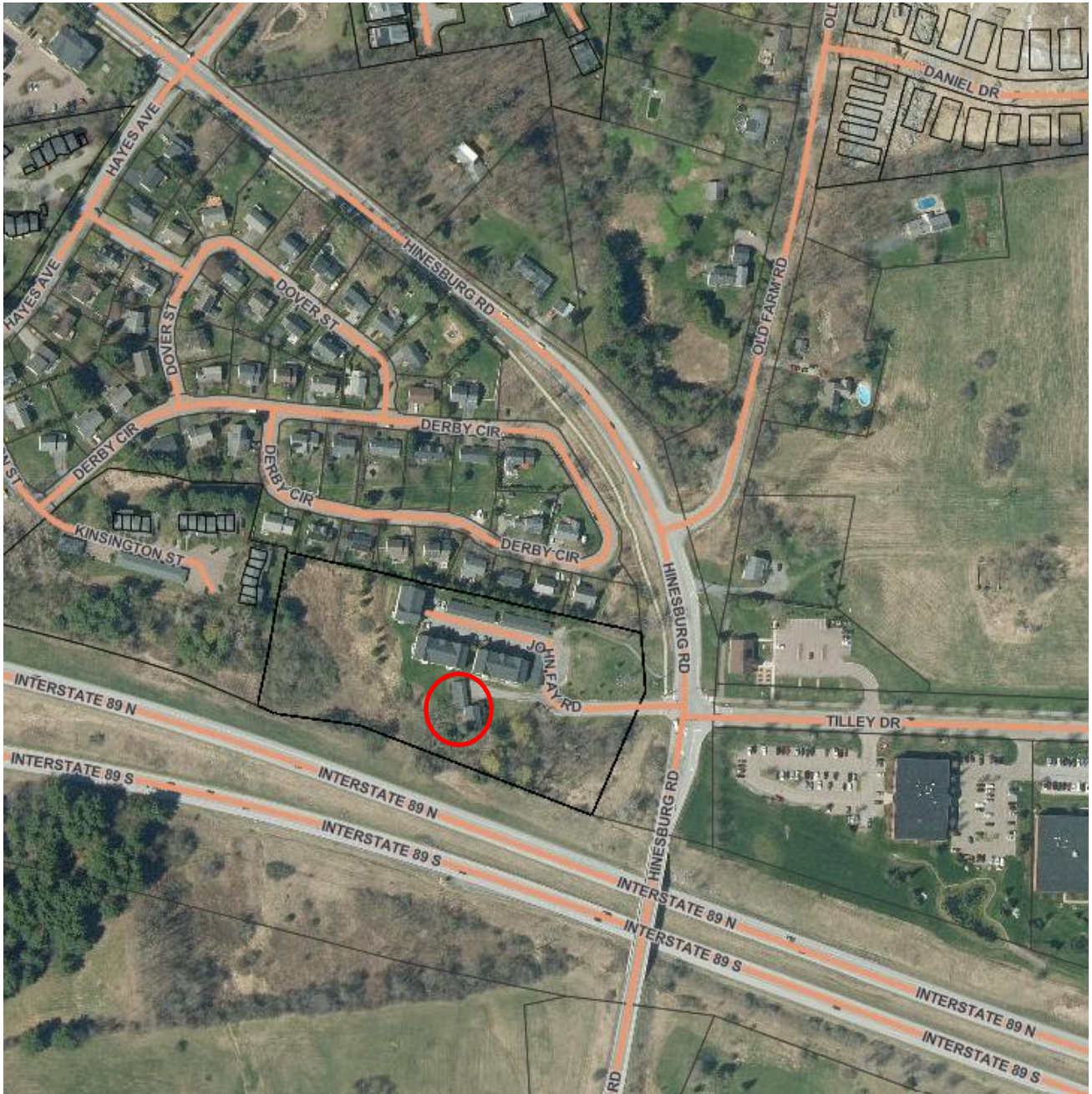
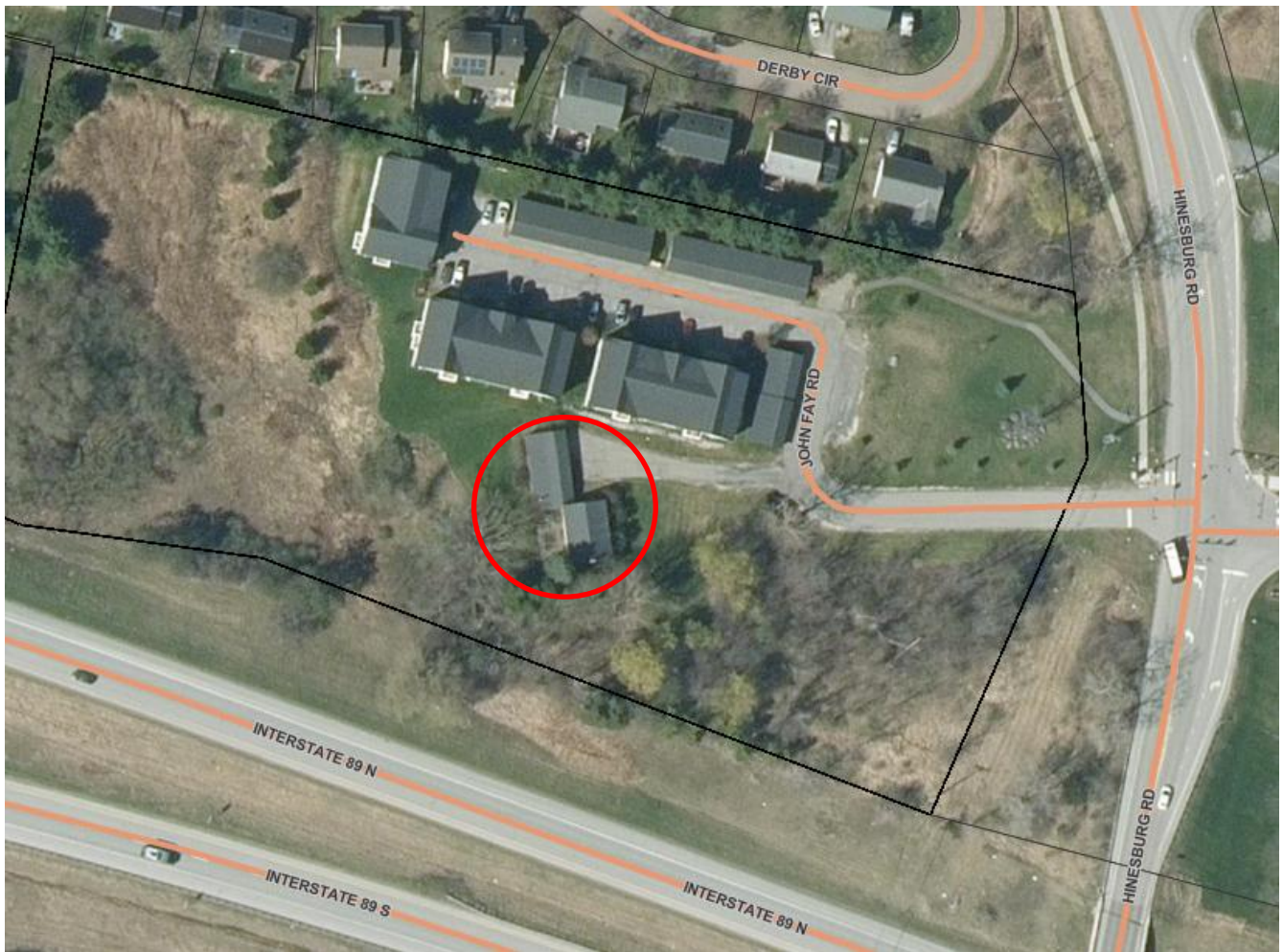


Figure 1: 725 Hinesburg Road is shown in the red circle. It is located on the same parcel as John Fay Road, part of a condominium development. Source: South Burlington Property Viewer.



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Figure 2: Closer view of 725 Hinesburg Rd. The house and adjacent buildings are accessed from John Fay Rd, off Hinesburg Rd.

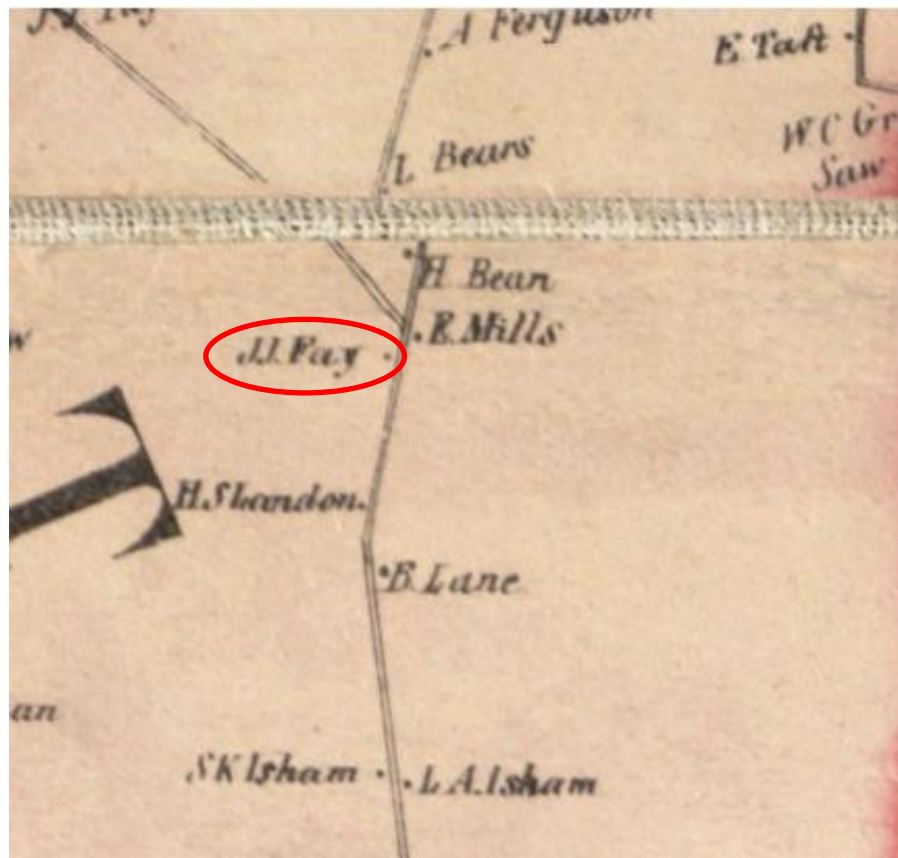


Figure 3: 1857 HF Walling Map.
<https://www.digitalcommonwealth.org/search/commonwealth:b8516236c>

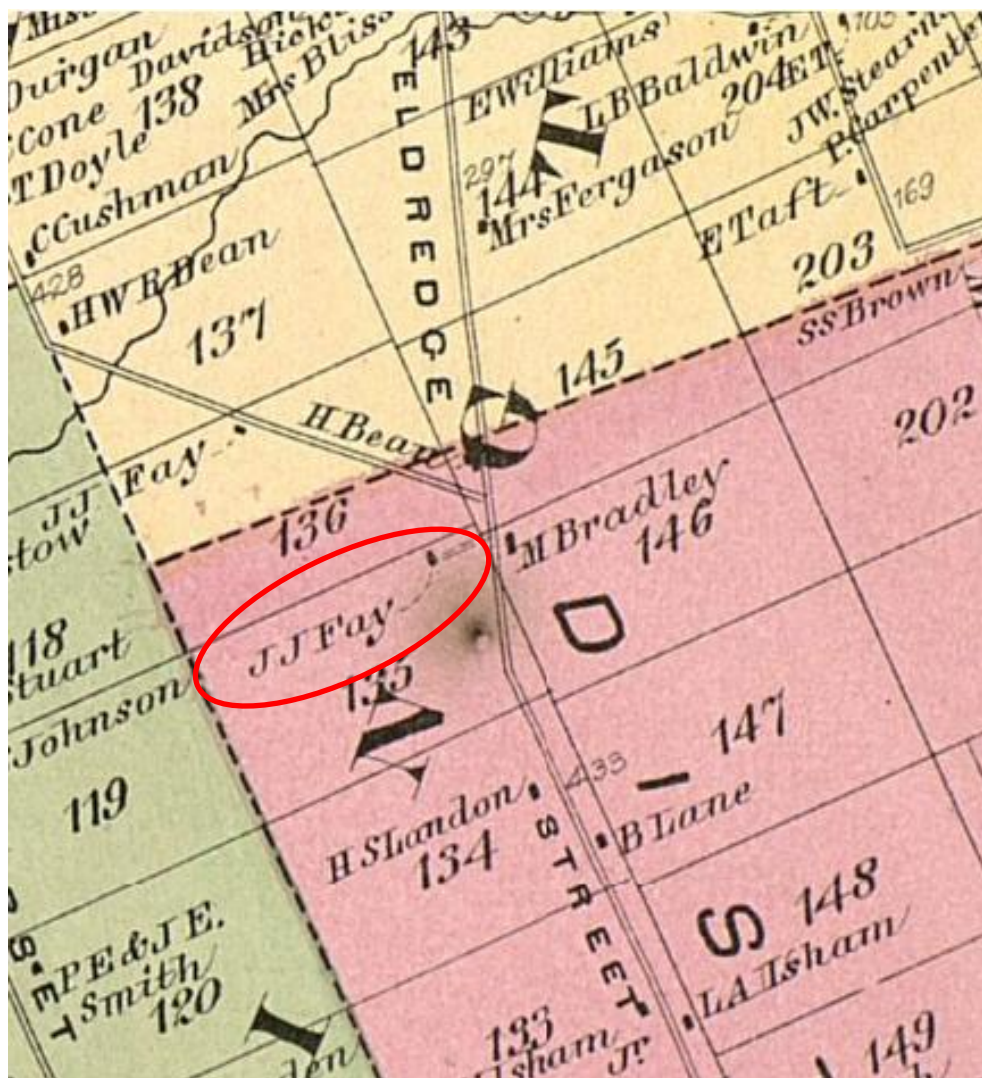


Figure 4: 1869 FW Beers Map.
https://digitalcollections.uvm.edu/view/Burlington_Beers_BTVSBTB_1869/plan-of-city-of-burlington-and-town-of-south-burlington



Figure 5: 1937 aerial image of the Fay Farm. <https://burlington.one/1937/#18/44.44838/-73.15779>. The farmhouse is identified by the yellow arrow. Note that the garage wing has not yet been added. The barns and outbuildings are identified by the red arrows. The driveway from Hinesburg Road is lined with trees.



Figure 6: 1962 aerial image showing the house (center), large barns, and small outbuildings. By this time, the garage wing has been added. The construction of I-89 is underway, as seen in the bottom of the image. Source: VCGI.

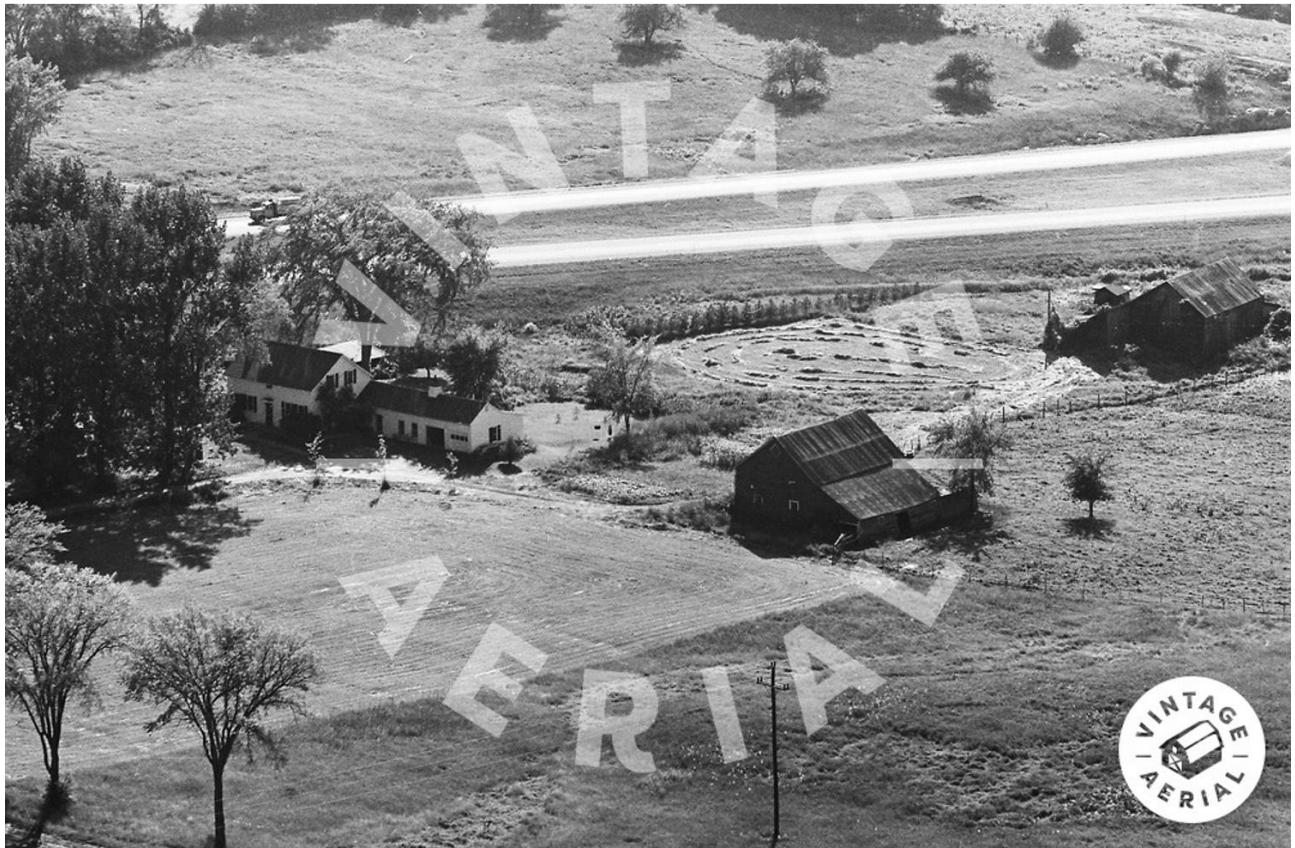


Figure 7: 1967 image shows the house (left) with the two barns and a small outbuilding. I-89 is open to traffic behind the house. Source: vintageaerial.com



Figure 8: 725 Hinesburg Road as seen in a 1972 South Burlington town report.



Figure 9: 1976 image of 725 Hinesburg Road provided to the VDHP by the then owners the Schell family. Source: https://accdservices.vermont.gov/ORCDocs/SouthBurlington_TownFile__Miscellaneous_00000155.pdf



Figure 10: South Burlington aerial photo shows the neighboring streets (Dover Street) have been constructed, dating this image to ca. 1990. The red arrows point to the two large barns. The yellow arrow points to the house. Source: <https://sbvt-records.info/WebLink/DocView.aspx?id=299393&dbid=0&repo=SBurl&searchid=5848be73-5fdf-46b7-b41d-a37141e0d5fc&cr=1>



Figure 11: 1986 aerial image shows the house and barns in the red circle. The neighboring streets are under construction.

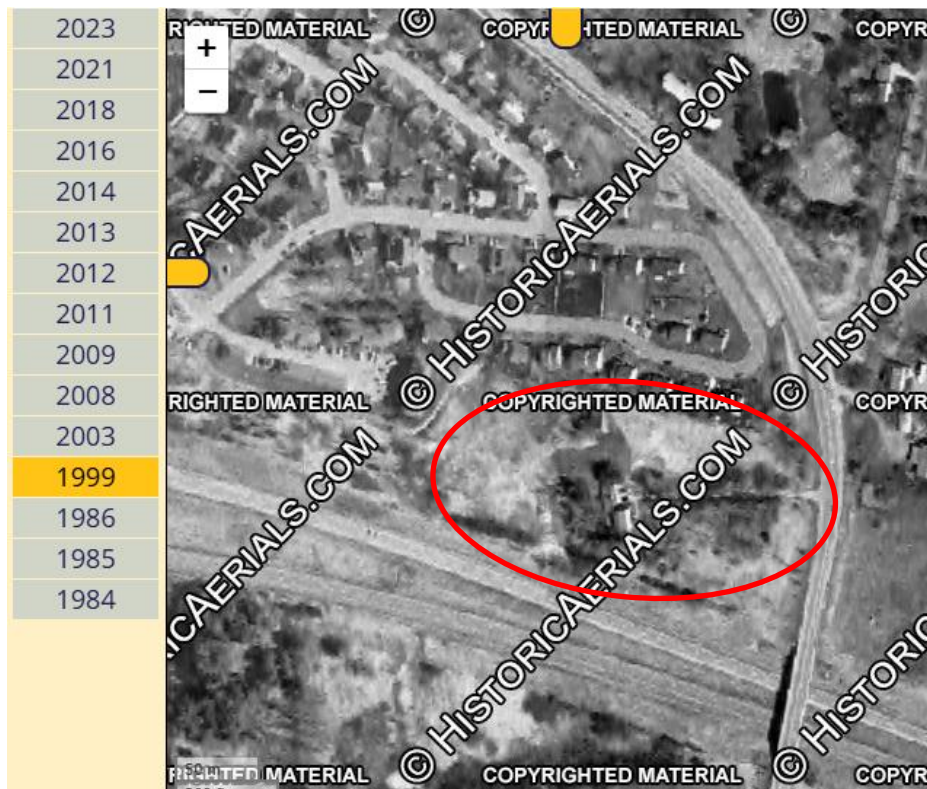


Figure 12: 1999 aerial image shows that the western barn has been removed. The northern barn remains. Derby Circle has been constructed.

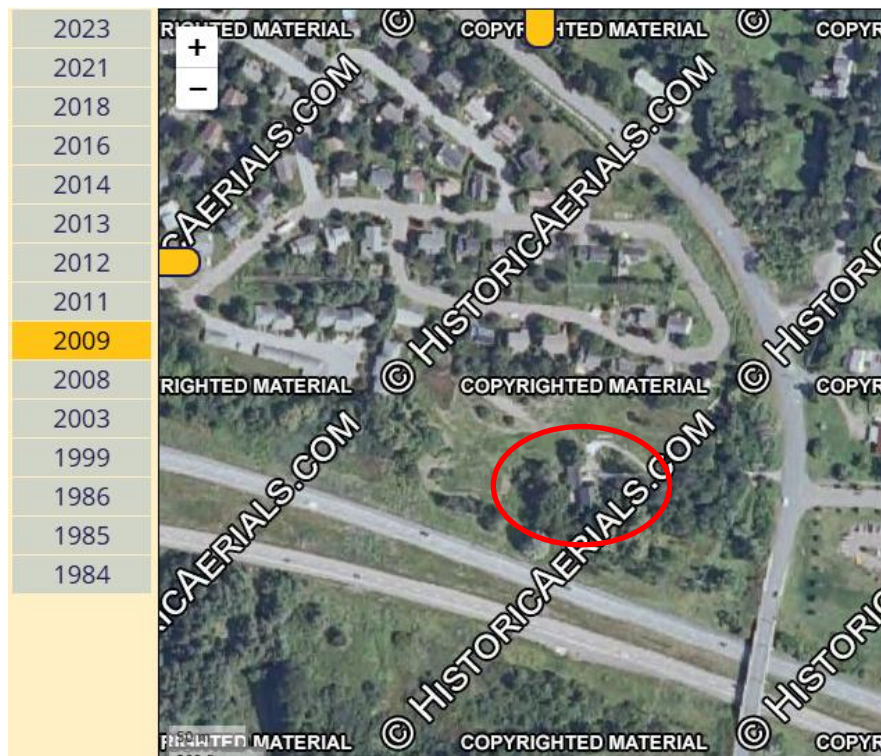


Figure 13: 2009 aerial image. The barns have been removed and only the house remains. Derby Circle and its neighboring streets have been constructed.

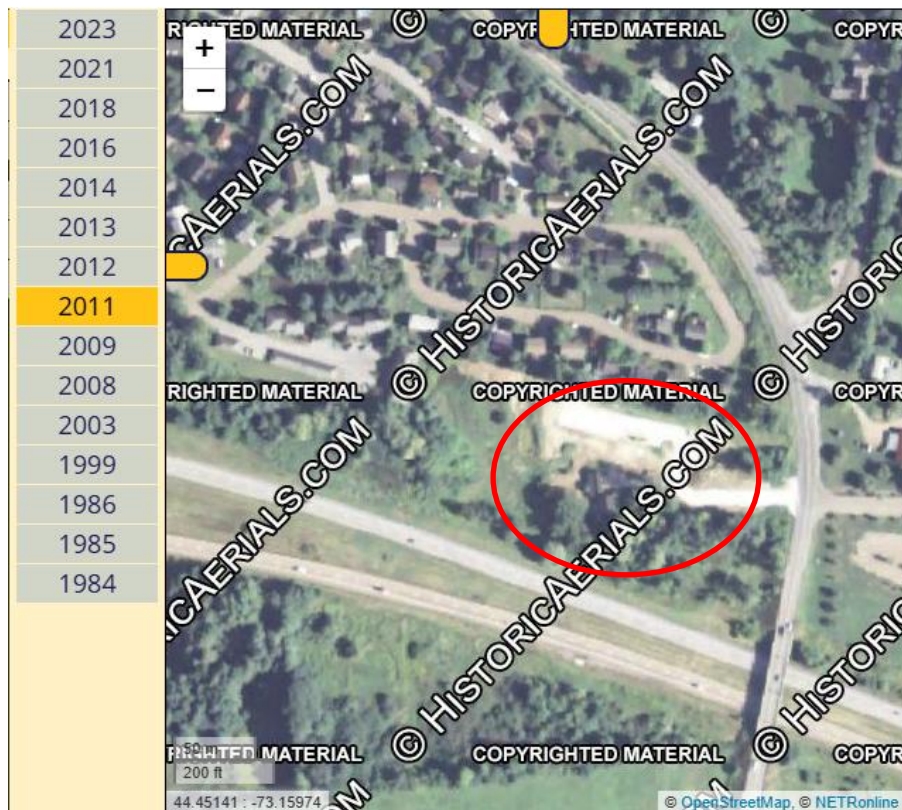


Figure 14: 2011 aerial image shows the construction of Farmhouse Commons (John Fay Drive) has begun.



Figure 15: 2013 aerial image shows the proximity of the Farmhouse Commons complex to Fay House.



Figure 16: 1992 postcard found on eBay highlights the John Fay House.

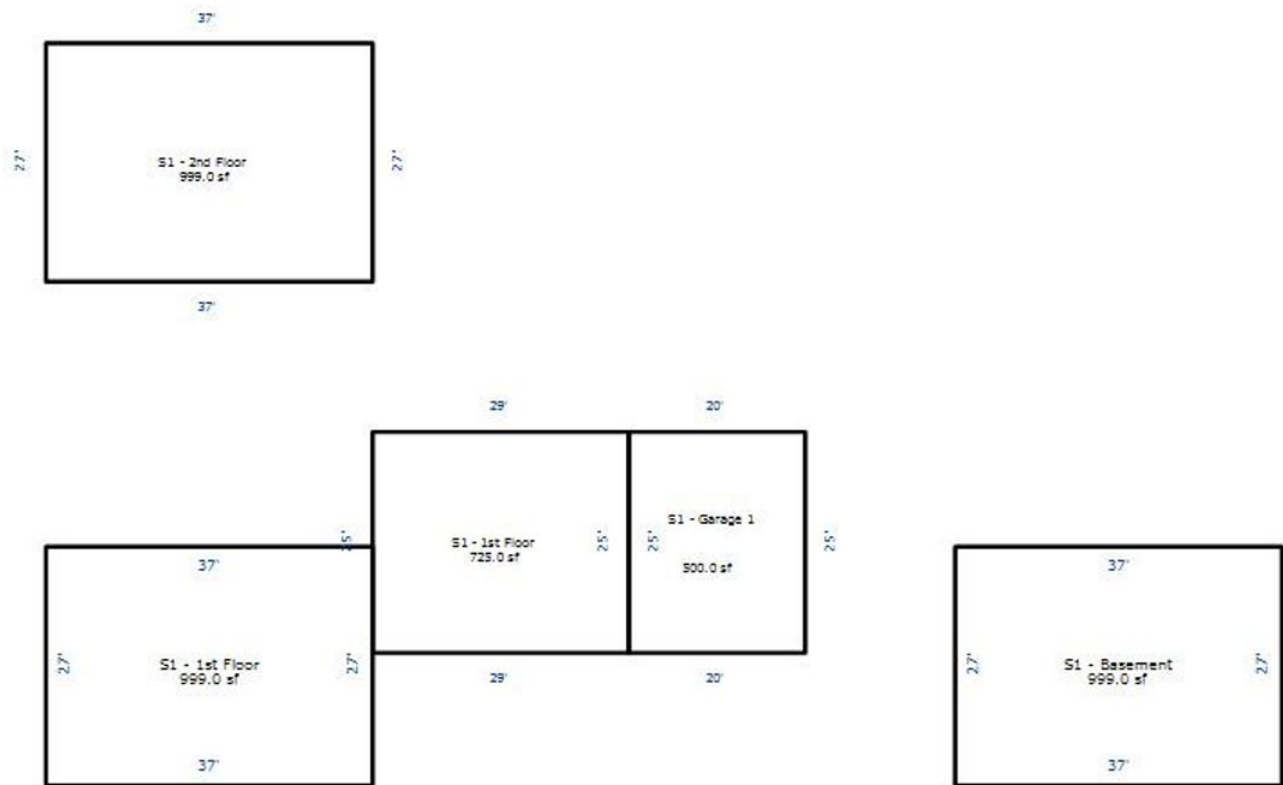


Figure 17: Footprint of 725 Hinesburg Road from South Burlington property record card.

Photographs:



Image 1: View looking west from the driveway/John Fay Drive. The condos are at right.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 2: Façade (east elevation).

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 3: 725 Hinesburg Road at left, looking northwest to the Farmhouse Commons development.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 4: Central façade entrance.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 5: North elevation of main block; east and north elevation of wing.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 6: North elevation of main block; entrance door on the east elevation of the wing.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 7: Mid-20th century garage doors on east elevation of wing.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 8: Rear (west) elevation of the house.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 9: Closer view of rear elevation shows an altered central bay.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 10: South elevation with stepped chimney.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 11: Detail of exterior stepped chimney on south elevation.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 12: Southwest corner of building shows wood shingle siding.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 13: Central hall, view from entrance, looking west.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB

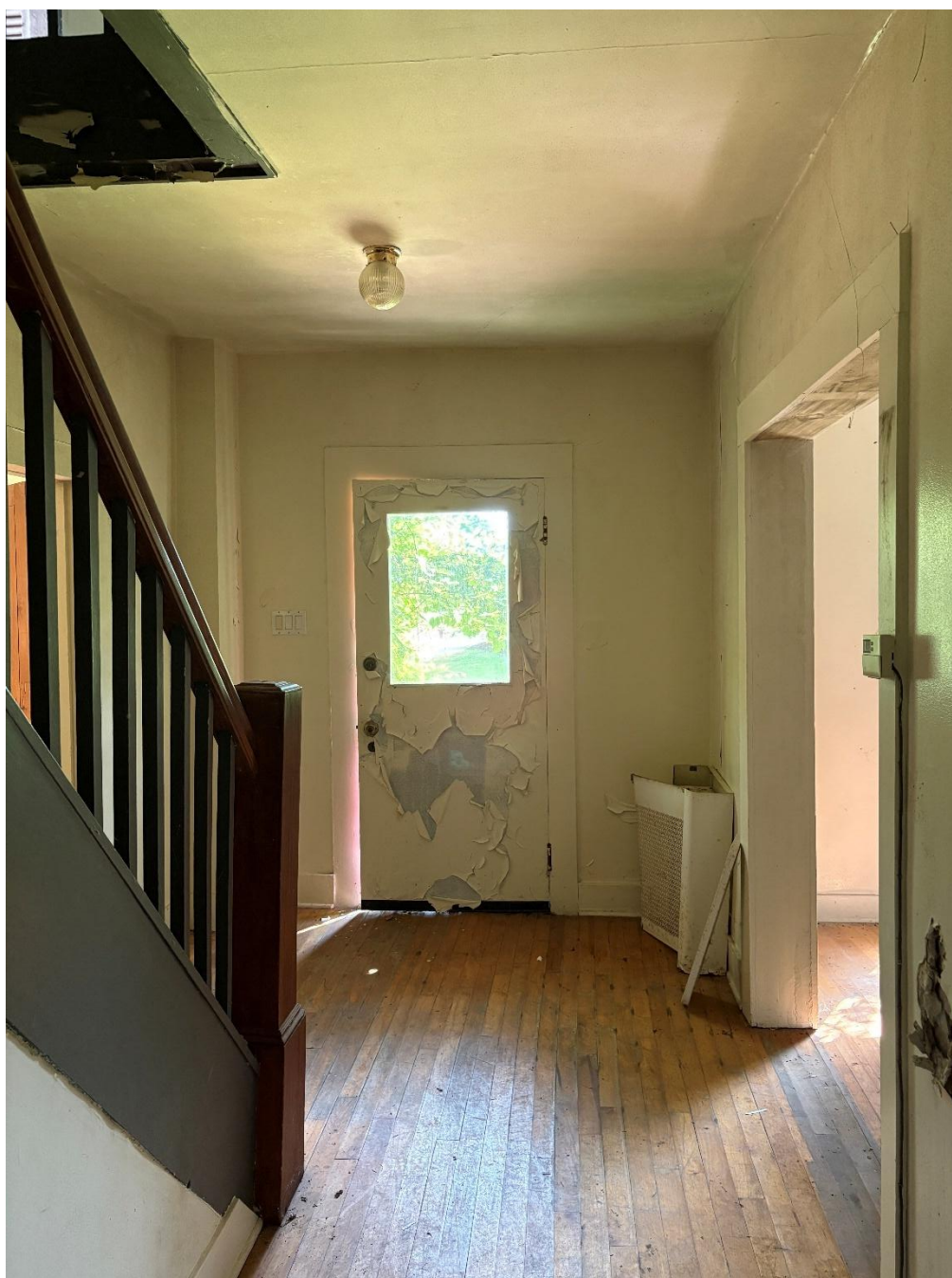


Image 14: Central hall, looking east to the front entrance.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 15: Northeast front room, looking north. Partial walls have been removed as part of an abatement process.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 16: Northeast corner of northeast room shows layers of wallpaper over plaster and lath.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 17: View from northeast room, looking west to the passage and kitchen. A bathroom is behind the smaller door in the center.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 18: View looking north through the kitchen to the wing. The kitchen is the northwest room of the house.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 19: View of post and beam framing in the kitchen, indicating this space has been opened up. A rear door is seen at left – a sliding door. It is covered with plywood on the exterior.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 20: Southern room of the house spans the full width (back to front). Looking west/NW.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 21: Post and beam fireplace mantel on the southern wall of the southern room.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 22: View looking from the large southern room to the central entrance and east wall.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 23: View of the upstairs center hall, looking west to the rear of the house.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 24: View of the staircase and central hall, looking east to the front of the house.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 25: Southwest upstairs room. Doors on the left (in background) lead to closets.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 26: Closet doors in the southwest upstairs room, looking southeast.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 27: Northwest upstairs room is a bathroom, looking north.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 28: Looking from the bathroom (northwest room) south to center hall and the southwest room. The door at left leads to another room.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 29: Southeast upstairs room; the knee wall shows mold. Looking southeast.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 30: View of the closet door in the southeast room. Looking north to the center hall.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 31: Door details, southeast room, looking north.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 32: Detail of door hardware, closet door, southeast room.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 33: Looking south in the southeast room.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 34: Northeast upstairs room, looking north.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 35: View of the basement, flooded with at least 1' of water. Looking to the south wall from the central staircase.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 36: Stone foundation wall, view from the basement staircase, looking east.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 37: View looking into the kitchen; basement door at right, looking north.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 38: Living room in the wing, looking west.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 39: Bedroom in the wing, looking north. Behind this room is the bathroom. A closet is at right.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 40: Access to the wing is from the east façade of the garage wing.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 41: Staircase between the main house and the wing.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 42: A ladder provides storage access between the main house (see door at left) and the wing. Looking south.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 43: Kitchen of the wing, looking northeast.

Date: July 9, 2026

Credit: Kaitlin O'Shea, VHB



Image 44: Looking into the garage from the east garage door.

Date: July 30, 2026

Credit: Teddy Marshall, property manager



Image 45: John Fay Drive, Farmhouse Commons. 725 Hinesburg Road is at right.

Date: 2026

Credit: Homes.com