

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: Whitingham Village Historic District

other names/site number: _____

2. Location

street & number Route 100, School Street, Brook Street, and Stimpson Hill Road

not for publication

N/A

city or town Whitingham

vicinity N/A

state Vermont

code VT

county Windham

code 025

zip code 05361

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally X statewide X locally.
(See continuation sheet for additional comments.)

Stephanie Gamble, National Register Specialist 1-26-06
Signature of certifying official Date

Vermont State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

- I, hereby certify that this property is:
 entered in the National Register
 See continuation sheet
- determined eligible for the National Register
 See continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Jon
Signature of Keeper Date of Action
Edson H. Beall 3-15-06

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Number of Resources within Property

Contributing	Noncontributing
<u>36</u>	<u>6</u> buildings
<u>1</u>	<u>3</u> sites
<u>37</u>	<u>9</u> structures
	objects
	<u>9</u> Total

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of contributing resources previously listed in the National Register NA

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Government	Sub: City Hall
Government	Post office
Government	Fire station
Domestic	Single dwelling
Domestic	Hotel
Agriculture/Subsistence	Agricultural outbuilding
Religion	Religious facility
Commerce/Trade	Department store
Commerce/Trade	Specialty store
Education	School
Industry/Processing/Extraction	Manufacturing Facility
Industry/Processing/Extraction	Waterworks
Health Care	Resort

Current Functions (Enter categories from instructions)

Cat: Government	Sub: Post office
Domestic	Single dwelling
Domestic	Multiple dwelling
Agriculture/Subsistence	Agricultural outbuilding
Religion	Religious facility
Commerce/Trade	Department store
Recreation and Culture	Museum
Industry/Processing/Extraction	Waterworks

7. Description

Architectural Classification (Enter categories from instructions)

- Federal
- Greek Revival
- Gothic
- Italianate
- Queen Anne
- Shingle Style
- Colonial Revival

Materials (Enter categories from instructions)

- foundation concrete
- stone
- brick
- roof slate
- asphalt
- steel
- walls weatherboard
- shingle
- vinyl
- brick
- concrete
- other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)
See continuation sheets (7-1 through 7-40)

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.

- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- Architecture
- Health/Medicine
- Community planning and development

Period of Significance

1850 - 1955

Significant Dates

1840, 1860, 1862, 1863, 1869,
1872, 1886, 1914, 1933

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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 a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.

Narrative Statement of Significance : See continuation sheets (8-1 through 8-7)

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary Location of Additional Data

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other :Name of repository: Whitingham Historical Society

10. Geographical Data

Acreage of Property Roughly 55 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	18	673036	4739908	3	18	673615	4739369
2	18	673488	4739872	4	18	672985	4739257

_ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Lyssa Papazian, Historic Preservation Consultant

organization _____ date December 6, 2005

street & number 13 Dusty Ridge Road telephone (802) 387-2878

city or town Putney state VT zip code 05346

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items) –Copies of historic photographs, maps, and documents

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name see attached sheets

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

The Whitingham Village Historic District is a group of commercial, institutional, agricultural and residential buildings on approximately 55 acres constructed between 1840 and 1950 which form the village core of Whitingham located along Route 100 in southeastern Vermont. The Historic District includes in total 42 buildings and 4 structures. Of these, 36 buildings and 1 structure, which retain integrity of location (with one exception), design, setting, workmanship, feeling, association and materials, contribute to the district. 6 buildings and 3 structures are non-contributing.

In a curving valley amidst rolling hills, Whitingham village is a small crossroads settlement with the Sadawga Brook as its focus. The winding brook, which originates in the Sadawga Lake adjacent to the village on the east and south, crosses Route 100 twice and drops considerably in the process. The mills, residences, churches, stores and hotels that developed there are fairly concentrated near the intersection of Route 100 with Stimpson Hill Road, School Street and Brook Street, however more spacious village development extends east along Route 100 and the shores of the Sadawga Lake to the intersection with Maple Drive and Sadawga Lake Road. There is denser development along School Street and to a lesser extent Stimpson Hill Road and Brook Street. There are many picturesque vistas from the lake area and from the hills north and south of Route 100. Beyond the village and district boundaries, modern rural countryside and recreational lakeside development is the dominant character. Just to the west and north of Whitingham Village is the large, irregular expanse of Whitingham Lake created by the Harriman Dam.

The architectural character of the district is simple and rustic with the exception of the Greek Revival Style Reuben Winn House (#1) and Methodist Church (#8). There are features common to several houses in the district that may have been locally produced such as peaked lintel door and window surrounds and Carpenter Gothic or Folk Victorian decorative trim. Also common to several houses in this district is a distinctive ell or addition with a dual pitched roof over a deep integral porch. The porch has a ceiling with an enclosed triangular end that is sided continuously with the end façade of the ell or addition.

1. Reuben Winn House, (later The Sadawga Lake House) 6373 Vermont Route 100, 1840/1889, contributing

The Winn house is an excellent example of the full rural expression of the Greek Revival style. This fine and elaborate, 2 ½-story, frame house has a five bay Georgian plan, gable roof, and 2-story rear ell. The clapboarded house sits on a rough stone foundation. The front and side facades

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

are articulated by deeply molded pilasters that appear to support an entablature of a wide plain frieze and molded cornice. The gable ends are heavily pedimented with a continuation of the entablature. The pilasters, located at the corners, on either side of the central front door and between the windows on the gable facades, are flat and rectangular with a recessed panel and a simple three-part capital. The front door, centered on the north façade, has a large, heavy surround that includes pilasters of the same size and design of the overall façade which flank the door and sidelights and support a heavy and deeply molded entablature. The door entablature is more complex than the one at the eave. Within the surround the door is flanked by unusual 2/3 length sidelights that have three lights with decorative muntins at the top and bottom. The lights and door are framed by a wide molding that intersects geometrically at the top corners in a Greek Revival style fashion. The door is a couple steps above grade but there is no step, porch or landing at present. When it was surveyed in 1971, the house had a simple one story porch across the front facade

The house has regular fenestration with two windows on either side of the center door on both levels and two windows on both levels on each gable façade with a single window in the top of each gable. There is a miscellaneous collection of sashes including two-over-one light sash, modern six-over-six light sash and one-over-one light sash. The window surrounds are plain and thin with a slightly projecting cap on the lintels. Directly above the front door is a three part Palladian window that uses the motifs of the Greek Revival pilasters and entablature common to the other façade elements. It is comprised of a regular upper floor window flanked by 2/3 height sidelights which have an unusual muntin pattern that somewhat resembles that on the door sidelights. However in these sidelights the sash is divided vertically in three narrow sections with two horizontal muntins dividing the sash into thirds and two additional horizontal muntins creating narrow strips at the top and bottom. The sidelights are each framed by small pilasters under separate deep entablatures. The double hung windows are partly six-over-six light and partly two-over-two light sash styles. The slate clad roof has a relatively shallow pitch with a single brick internal chimney on the east end.

A large, c. 1889 ell is centered on the rear, south façade, facing the lake. The two story ell has a shallow pitched roof sheathed in standing seam metal roofing. The east façade of the ell has a one story porch with a metal shed roof that wraps around the gable end. The fenestration using peaked lintel window surrounds is irregular on this façade but regular on the west façade which has three windows on each floor.

The main part of the house was built by Reuben Winn around 1840 and was originally located on the town common on Town Hill southeast of the present village of Whitingham. The building

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

was the only one to be moved from the hill to the valley. It was moved in 1889 following the general trend of settlement to the valley. It was run as the Sadawga Lake House hotel in the early 20th century by Charles E. Putnam who also was listed in local directories as a slate dealer. By 1935, the hotel was run by Rene Stebbins and later by Lillian Jennings. The rear ell was likely added in 1889 after the move and has the same peaked lintels common to many houses built in the district in the 1860s through 1880s (see #s 8, 11, the predecessor of #13, 18, 20, 21, original appearance of #22, 23, 28, and 33) that may have been locally produced by the Baker millwright and cabinetry shop or by another local sawmill. The barn was likely built at that time as well.

1a. Sadawga Lake House Barn, c.1889 contributing

This clapboarded high drive bank barn has a gambrel roof and gable entrance. Its broad east/front façade has a center drive equipment door flanked by a double hung six-over-six light sash window on each side and a human-sized door on the far south side. The central door of vertical planks has two six light windows and appears to slide on the inside. The human-sized door is also a vertical plank door. There is one double hung window in the gable. The slate covered roof is topped by a metal ventilator. The north façade has two double hung windows with two-over-two light sashes in the western two bays. This façade is partially clapboarded on the first floor and above and concrete block on the exposed ground level below. The ground level has two fixed six light barn sash. There are five double hung two-over-two light sash windows on the first floor level of the southern façade and two below on the ground level. The entire façade is clapboarded. The rear, west gable end facing the lake has a central doublewide sliding animal door on the ground level flanked by a two-over-two light sash window on each side and a human-sized door on the north corner. The west façade is entirely clapboarded. Above, on the first floor level, there are four regular two-over-two light sash double hung windows and a single double hung window high in the top of the gable. The barn is presently unpainted.

2. Blacksmith Shop, 6416 Vermont Route 100, c. 1880, contributing

This 2 ½-story building has the form of an English style barn with an entrance centered on the eave side. It is primarily clad in wood shingles but these are in very poor repair and the siding has been supplemented with asphalt shingles in some areas and clapboards in others. The rear/north and west façades have asphalt shingles on the lower 2/3 and clapboards above this. The front/south façade has a large bay entrance containing a vertical plank sliding door with historic iron hardware and track. There is a second smaller slider door off center on the second

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

floor level. There are four windows on this façade – two on either end of each level. Three have historic six-over-six light sashes in very poor condition and one has been replaced with a smaller more modern window. On the west gable façade, there are two windows on the first floor level and two on the second in an irregular pattern and a window in the gable that has been boarded. The rear façade has two windows on each level in an irregular pattern and a door near the eastern corner. The east gable façade has two windows on the first floor level with six-over-six light sashes in very poor condition, two boarded openings on the second floor level and one boarded opening in the gable. The east façade has asphalt shingles in the first floor level and clapboards above. The roof with plain, open eaves is clad in corrugated metal. There is the remnant of a brick chimney on the rear slope near the west side. The building appears to be a single open shop inside.

This shop, known locally as the “Percy Dodge Blacksmith Shop”, was operated simply by Percy Dodge starting in 1930 for many years and was still in operation when the building was surveyed in 1971. Its ownership was once associated with the neighboring house (#3).

3. John Sawyer/ E.F. Gillette House, 6442 Vermont Route 100, 1863, contributing

This Carpenter Gothic Style 1 ½- story frame house has a three bay gable front main block with a steeply pitched roof and an original 1-story six bay ell that extends east with a porch and second entrance. The main block also has a front porch and both have the same scroll sawn brackets. The main block has elongated casement windows that go down to the porch floor with a second smaller set above like a transom and the same type of window centered in the second floor level. The simple four panel front door has full length sidelights. The open eaves of the roof are unadorned. On the west façade, there are two bays – one towards the rear has a two-over-two light sash window and the other towards the front has a three sided, one story bay window with three two-over-two light sash windows, a flat roof, and pairs of violin scroll-type brackets at the corners. On the rear or north façade there is a window in the gable and two below on the first floor. On the east façade there are no windows and at the rear of the façade, a one story ell is attached. The roofs of the main block and ell are clad in fiberglass shingles. The main block has a narrow brick chimney in the middle of the ridgeline. There is a second concrete block chimney on the ell near the juncture to the main block. The ell has a dual pitched roof over a deep integral porch that is a distinctive feature common to several houses in the historic district, (see also #s 14, 18, 20, 21, and 23). The second pitch starts before the beginning of the porch and on the end, the triangular section of roof is clapboarded continuously with the end of the ell. The front/south facade of the ell has glazed French doors in the third and sixth bays, two-over-two light sash

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

windows in the first two and fifth bays and a trio of small high fixed lights in the fourth bay. In the eastern gable end there is a single gable casement window. On the rear/north façade of the ell is a single window in the westernmost bay. The east façade of the ell has no windows and is attached to a barn.

An attached, 1 ½-story, gable front barn is set back from the front facade of the ell. It has an extension that infills the space between the end of the ell's eaves and the slope of the barn gable. The front/south façade of this barn has been altered with a garage door in one of the ground floor bays and a triple modern casement window in the gable. The other ground floor bay has an original two-over-two light sash window. The barn is sided with vertical planks and has a fiberglass shingle roof. Its eastern façade has two two-over-two light sash windows. On the rear/north façade there is a window in the gable and another in the western bay of the first floor.

Historic photographs show that the John W. Sawyer/Lincoln H. Sawyer House (#4) was originally identical to it. According to the 1971 historic sites and structures survey, both houses were built in 1863 by John W. Sawyer. This house appears on the 1869 Beers map and is labeled "E. F. Gillett." Gillett may have been the first occupant though no E. Gillett is listed for the 1870 census, so the tenure may have been short-lived. Local history and deed research supports its being owned and occupied later by the Reverend J. P. Dorst and it is known locally as the "Dorst Place." John Dorst is listed in the 1910 and 1920 census as a mill engineer and fireman.

4. John W. Sawyer/Lincoln H. Sawyer House, 6492 Vermont Route 100, 1863/1914, contributing

Originally identical to the Carpenter Gothic style John W. Sawyer/E. F. Gillett house (#3), this house was greatly expanded and altered into an elaborate Queen Anne / Shingle style home topped with a cupola. It has a 2 ½ story addition (originally a 1 story ell) and an attached carriage barn. Frilly gingerbread trim adorns double and triple grouped columns on the large porches and dormers. Decorative shingles use patterns to further adorn the house. This large, 3 story, clapboard and shingle, frame house has two large gable dormers, a square cupola, two story bay window, and deep and elaborate porches on the first and second floors. The gable roofs of the main block and side addition are both sheathed in slate shingles using bands of decorative patterns. There is a brick chimney on the eastern side of the main block ridge as well as a ridgeline brick chimney and a rear exterior concrete block chimney on the barn. The side addition also has a large dormer and porch. Attached to the addition on the east is a 2 ½ story

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 6

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

gable front barn that was also renovated with the elaborate decorative motifs of the main house and has a projecting second floor porch and small cupola on the roof ridge. The trim on all sections includes a heavily bracketed scroll sawn cornice, a curving frieze under the raking cornices, slightly projecting lintels above molded window surrounds, and one over one light sashes in the windows.

The front/south façade of the main block faces the Route 100 and the Sadawga Lake and dam across the street and is clapboarded at the first floor and shingled above. A full width hipped roof porch on the first floor is supported by groups of two and three (at the corners) round columns with paneled decorative bases and capitals connected by lattice and adorned with heavy deeply carved curving brackets. The columns are connected by a low square spindle balustrade and the porch has a central set of concrete steps with low coped concrete railings. There are four glass doors onto the porch and a central glazed wood panel door with an etched glass panel bearing the name of the owner at the time of the renovation – “L.H. Sawyer.” Above this on the second floor, the main block has four windows flanking a center door leading out onto a central second floor, flat roofed porch with similar detailing to the first floor porch. The two dormers on the roof each have two windows and the curving frieze boards in the rake matching those on the main block and addition. On the roof a large square cupola has two windows on every façade and a bracketed flat roof. The western façade of the main block has clapboards on the first floor and shingles above with bands of shaped decorative shingles. There are five windows on the first floor, five on the second, three on the third and a single window in the gable peak. The eastern façade connects with the recessed addition. However, south of the addition, it has a two story, three sided bay window that has clapboards on the first floor and shingles above like the rest of the building as well as two windows in the gable on the attic level. The addition fronts south and has a porch with identical detailing to the one on the main block sheltering a door, a window and a projecting enclosed bay on the east end that is set back from the front of the porch. Above this are two windows on the second floor and one in the dormer above. The east façade of the addition has one window on each floor and in the gable peak and attaches to the barn at the north end. The front façade of the barn is deeply set back from the front of the addition and has a projecting second floor porch with similar but not identical detailing to the other two. There are two long window/doors on the porch over a ground level garage door and a window in the gable peak. The smaller cupola on the roof ridge has one window on each side under a bracketed and deeply overhanging flat roof. The east façade of the barn has one window and one door and continues the clapboards on the first floor and shingles above of the rest of the property. The rear facades were not accessible.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 7

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

Historic photographs show that the John W. Sawyer/E. F. Gillette House (#3) was originally identical to it. According to the 1971 historic sites and structures survey, both houses were built in 1863 by John W. Sawyer. The property is labeled "J. W. Sawyer" on the 1869 Beers map and did not appear on the 1856 McClellan's map. Historic photographs show this house before and after a major 1914 renovation along with the former adjacent large saw mill that was one of the primary industries on the Sadawga Brook and utilizing the dam (#5). It was Lincoln H. Sawyer who renovated the house and etched his name "L.H. Sawyer" on the glass of the new front door. Although, according to the 1971 survey, the alterations to the house date as late as 1914, the style reflects a nostalgic Victorian preference by the owner, Lincoln Sawyer, who sawed all the trim and materials on site at the family sawmill. In 1916, after the reconstruction, the ell may have served as the town library which the librarian, Lincoln Sawyer's wife Clara, reportedly kept in her house.

According to local histories, Phineas Sawyer came to Whitingham in the early 19th century and built one of the earliest sawmills in Sadawga. This is likely the sawmill shown on the 1856 McClellan map of the area. Phineas' son, Houghton Sawyer built the first sawmill at this site in 1859 that was continuously operated by the Sawyer family until very recently. According to the 1971 historic sites survey, the 1859 mill employed a vertical saw until about 1885. The 1869 Beers map shows the large Sawyer sawmill located on the brook with a large millpond created by a dam northeast of the house. It also shows a dam at the mouth of Lake Sadawga. In 1886, a deed documents that all the mill operators who owned mill privileges on the Sadawga Brook including Lincoln H. Sawyer, who ran the mill here, traded their rights to Anson Cross, a representative of the Metal Edge Box Co. of Readsboro, in exchange for his reconstruction of the Sadawga Lake dam (#5) to increase its height and supply more flow. The mill reportedly burned c.1920s. At this time in 1920, Lincoln Sawyer increased the available water power to the mill by creating Lake Clara (named after his wife) and raising the dam another four feet. He also bought up most of the other mill privileges in order to sell electricity to New England Power Co. The 1971 survey reports that Lincoln Sawyer rebuilt the facility after the fire to run by electricity in 1927 and that this mill was phased out when a new mill was created in the early 1950s in the attached carriage barn. A 1971 photograph shows extensive one story additions around the carriage barn that are no longer extant. The survey form also notes the ruins of the original mill site. By the time a local history source described the facility in 1980 a larger, modern mill had been built further down the brook toward Maple Street, just outside the district. The more modern mill, called "Sawyer Bentwood," was run by the Sawyer family until fairly recently when it changed hands and is still in operation.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 8

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

5. Sadawga Lake Dam, c. 1830, 1886, 1964, contributing

This stone and earthen dam with a stone and concrete spillway has controlled water from the Sadawga Lake since the earliest use of water power in Whitingham village. The dam, at the north end of the lake, has been altered and rebuilt over time but is still intact and has the state's hazard rating of Class 1. The present dam has grassy, earthen embankments on a rubble stone base on either side of a concrete and stone gravity spillway section. Route 100 dips below the level of the embankments as it descends into the village of Whitingham. The longer eastern embankment is about 400 feet long, an average height of 10 feet, a top width of 10 feet, and steep upstream and downstream slopes. The shorter western embankment makes a 90 degree curve and is about 200 feet long with a top width of 12 feet, height of 12 feet and steep side slopes. On the upstream side the embankments are rip-rapped. The concrete and masonry section is 54 feet long and over 14 feet high above a rock ledge foundation. A small clapboarded frame gatehouse with a wood shingled gable roof divides two spillways and sits next to a concrete drop inlet that has been cut into the earlier higher stone spillways. The west spillway is about 25 feet wide with a top about 2 feet below the crest of the dam. It is built of 1886 large and small rubble stone masonry and is topped by a thin concrete coping. The east spillway has a section 9 feet wide with a top 6 feet below the crest and a 20 foot wide section about 3 feet below the crest. It is likewise built of 1886 large and small rubble stone masonry with a concrete coping. There is a 4 foot diameter steel outlet pipe under the east spillway and a smaller infilled steel outlet pipe under the west spillway. Normal discharges are controlled by the concrete stop log drop inlet that is between the two spillways and is about 6 by 8 feet in dimension. A small concrete bridge carries Route 100 in front of the dam, which is about 20 feet high at the top of the spillway, over the lake's discharge into the Sadawga Brook. The remnants of a metal penstock extend from the spillway and under the road into the brook where it once ran a turbine at the Sawyer sawmill.

A grist mill was operating on the Sadawga Brook by 1834 and run by Zachariah Wheeler. The brook had a natural drop through the area of Whitingham village and provided early mill seats. The 1842 *History and Gazetteer of Vermont* by Zadock Thompson calls the Sadawga Lake "a natural pond" and goes on to report that the pond has been gradually decreasing for the past fifty years with land curiously forming over the water and rising and falling with the water. This 70 acre phenomenon would later become the Sadawga Lake's unusual floating island. According to a 2000 report on the dam commissioned by the State of Vermont's Agency of Natural Resources, the first dam at this site was built by a "Mr. Wheeler" that most likely was Zachariah and might have been in the period of 1840 - 1850 to augment or better control his water power especially if the supply was diminishing. There were other small mills operating by the 1850s including a sawmill, gristmill and blacksmith shop seen on the 1856 McClellan map. The Houghton Sawyer

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

sawmill was built just downstream of the lake by 1859. The 1869 Beers map shows the Sawyer sawmill located on the brook with a large millpond created by a dam northeast of the Sawyer house (#4) as well as another small dam and millpond above the George Albee sawmill on Brook Street on the site of #32. The Beers map also clearly shows a dam at the mouth of Lake Sadawga.

The Sadawga Lake dam was later expanded more than once. A major reconstruction was documented in an 1886 deed. At that time, the dam was rebuilt and raised up 6 feet to increase head for water power by Anson Cross, a representative for the downstream Readsboro pulp mill Metal Edge Box Co., who agreed to supply water to Lincoln H. Sawyer, Charles S. Chase, Otis B. and Alma Wheeler, Calvin Baker and A. J. Hull in exchange for their water rights. By 1920, Lincoln Sawyer had obtained ownership of the dam and most if not all the mill privileges on the Sadawga Brook. He raised the dam another four feet and built Lake Clara north of it to supply additional water power. He entered a contract to sell power generated at the dam to New England Power Co. After Sawyer's death, the mill and plant (presumably where the power was generated) continued to be operated for many years by his son, Houghton Sawyer. In 1964, he transferred the dam rights to the Vermont Fish and Game Department. The state built the concrete drop inlet spillway in 1964 and in 1981 repaired the masonry and upstream embankments. The state also built a 10 foot high, 265 foot long saddle dike on the west side of the lake in 1981. The 2000 report notes that the dam is in poor condition with seepage problems.

6. Archie Kingsley Garage/House, 6561 Vermont Route 100, c. 1930, c. 1980s, contributing

This is an unusual 2 1/2-story garage/house of rusticated concrete block and a slate shingled roof with a garage bay in the ground level of the front gable end and the entry door at the second level off a cantilevered recessed porch with steps leading to the ground. A door in the second floor gable end suggests that there was an earlier porch or stair access on the front. The gable area is shingled as is the balustrade and partial enclosure of the second floor side porch. The ground floor is a shop with garage bay and industrial style steel sash in the front and side facades. The upstairs is residential with access through the side porch stair with typical residential windows containing double hung one-over-one sashes. There is a two story shed roofed addition off the rear/south façade as well as a one story flat roofed addition adjacent to the two story addition. Both additions are constructed of plain concrete block. There is a deck on the roof of the one story addition and a door into the second floor of the two story addition. This was a combination

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 10

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

garage/dwelling that accounts for the unusual form and appearance. The house appears to have been renovated in recent years.

Deeds refer to it as the Archie Kingsley house. The 1915 Sanborn map does not cover the location of this property. However, local directories list Archie Kingsley as running a garage starting in 1929/30 and this property was likely the site. The slate roof, which seems late for this construction date, may have been supplied by neighboring slate dealer, C. E. Putnam, who operated at #1.

6a. Barn c. 1930s, contributing

This simple, gambrel-roofed small barn is entered on the left eaves side through a large sliding door. It has been covered in asphalt shingles as siding and has a large shed roofed rear addition in new wood. The asphalt shingle roof is in poor condition.

7. Whitingham Central School (now Schoolhouse Apartments), 6580 Vermont Route 100, 1933, contributing

This large, 2-story frame, Colonial Revival school is fifteen by five bays with symmetrical features and fenestration on the front/south façade. The first, fourth, seventh, ninth, twelfth, and fifteenth bays are blind. There are pairs of windows in the second and thirds as well as the thirteenth and fourteenth bays and a large central double entry sheltered by a 2-story entry porch. The windows have six-over-six light sashes. The two front doors are glazed with nine large lights over two recessed panels and are surrounded by sidelights and a narrow transom that forms a frame within the porch. The entry porch has a large pediment and entablature supported by Tuscan columns. The pediment has a recessed central triangle and this pediment is repeated smaller in the large central gable dormer directly above the entrance. The dormer has a pair of six-light sash windows and is flanked by paired brick chimneys. The west gable facade has irregular fenestration. There is one window in the gable, windows in the southernmost bay of the first and second floors and a door and modern entry stoop in the northernmost bay of the first floor. On the east façade, the fenestration is symmetrical with a window in the gable, two on the first and second floors, and a door and stoop in the southernmost bay. There is a large, 6-bay, 2-story rear ell that has regular fenestration on both floors and an entrance on the end gable. The roofs of the main building and ell are covered in corrugated metal. The foundation is concrete.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 11

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

This school was built in 1933 as the Whitingham Center School and replaced the earlier Whitingham Village School (#22). It was used until 1960 when the Town of Whitingham built a new central school that served both villages – Whitingham and Jacksonville. More recently, it was renovated into the Schoolhouse Apartments.

7a. Garage, c. 1980s, non-contributing

A twelve bay one story garage is located across the driveway from the building and is clapboarded with an asphalt shingle gable roof and plain, modern garage doors. The roof deeply overhangs the front façade.

8. Methodist Church/Baptist Church (now Whitingham Community Church), 6653 Vermont Route 100, 1862/1881/c. 1930s, contributing

This simple, Greek Revival, three by three bay, frame church has a prominent pediment, corner pilasters, and two part steeple (originally four part). It is built into a steep bank at the side of Route 100 as it curves and descends into Whitingham Village. It is one of the most prominent village landmarks and frames the entrance to the village from the north on its main street.

The front/north façade has two doors flanking a central long, four over four light sash window. The stark capitals on the pilasters match the entablature and molded raking cornice of the deep and heavy oversized pediment. The face of the gable pediment is flush board in comparison to the clapboards of the first floor level of the church. The pilasters have recessed edges and the door and window surrounds all have simple peaked lintels. There is a plain frieze separating the first floor sanctuary level and the lower ground floor. The ground floor level below the frieze has horizontal flush board siding. The side facades each have three long, four over four light sash windows at the first floor level and three smaller windows below the frieze at the basement or ground floor level. The north end of the west façade also has a door at ground level with a modern gable hood. The rear façade which is 2 ½ -stories high has no windows in the upper sanctuary section and two smaller two-over-two light sash windows below this at the ground floor level as well as cornice returns and an exterior brick chimney that pierces the roof ridge within the deep eave. The steeple is square and situated near the front of the roof ridge. It is horizontally flush boarded on both tiers. The first tier is a simple rectangle framed by plain corner and frieze boards straddling the roof ridge and the upper tier is deeply set back and taller with a tall arched top louvered opening on each façade and corner quoins. The louvered openings

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 12

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

are framed in plain surrounds with a small raised horizontal band marking the beginning of the arch. The upper tier has a wide plain frieze at the top under a more recent hipped roof with deeply overhanging eaves. The roofs of the steeple and church are coated corrugated steel. The front façade has a low, concrete platform porch connected to a concrete side ramp for wheelchair access and a central set of concrete steps. The church's foundation is slightly battered painted concrete that may conceal an earlier material and has a small opening in the west façade.

This church was originally built in 1862 by the Methodists who moved their congregation from their old and deteriorated church in the original Whitingham settlement on Town Hill. By the 1870s, the Methodist congregation was in decline. The Baptist congregation started holding meeting at this church regularly in Sadawga Village in 1879 and then purchased it. They made repairs and alterations in 1881. In historic photographs c. 1890-1920s, the church's steeple had third and fourth sections consisting of a narrow octagonal section topped by a small bell shaped dome. By the 1940s photographs show these had been removed. The building now serves as the Whitingham Community Church. It has the same peaked lintels common to many houses built in the district in the 1860s through 1880s (see #s 1, 11, the predecessor of #13, 18, 20, 21, original appearance of #22, 23, 28, and 33) that may have been locally produced by the Baker millwright and cabinetry shop or by another local sawmill. The house at #16 is traditionally called the Baptist Parsonage but when, how and for how long it served this purpose is not fully known.

9. Universalist Church (now Green Mountain Hall), 23 Stimpson Hill Road, c. 1860-61, c. 1905, c. 1920, contributing

This simple Greek Revival style country church is similar in form to the Methodist Church (#8) with a gable front double entry, large full pediment, corner pilasters, and centered two tiered steeple. The clapboarded, one and a half story church has a large rear addition and a front porch that were likely added c. 1920. The hipped roof porch has square columns, is enclosed on one end for a vestibule around the north door and has a shingled solid balustrade. The front façade of the church under the porch and vestibule is symmetrical with two doors, four pilasters, a pediment, and no windows. The pediment has a molded raking and horizontal cornice and clapboarded tympanum with molded frieze. Beneath the pediment is a simple three-part entablature that rests on the flared simple capitals of the pilasters. The pilasters have recessed panels and simple bases. The steeple base tier is a simple clapboarded square trimmed by plain corner and horizontal boards perched over the roof ridge. Above this, the upper tier, also clapboarded, has an arched louvered opening in each façade, simplified corner pilasters, and an entablature. The arched openings have plain surrounds articulated simply with raised accents at

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 13

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

the top and beginnings of the arch. The slate roof of the steeple is hipped and the church's main roof is also sheathed in slate. The side facades have three tall, six-over-six light sash windows that abut the entablature. On the rear, a c. 1920 one story shed roofed addition with clipped roof corners extends across the rear façade and has one window on the north and a window and door on the south façade where a recently added wooden ramp leads from the front. The addition roof is corrugated metal. The church has a battered concrete foundation that may conceal an original stone foundation.

This church was originally built in 1860 as the Universalist Church. The Universalist Society had been organized in 1817 and used the town meeting house at Whitingham Center, the early settlement on Town Hill. Later, a Jacksonville Universalist Society formed with a church built in that village in 1850. This church was built in 1860 and a Universalist Society of Sadawga was organized by its first pastor, Jeremiah Gifford in 1862 with twenty members. The congregation had grown to forty members by 1884. In 1892, the church was transferred to the Green Mountain Club, the likely source of its popular name - "Green Mountain Hall," and in 1905 the Town of Whitingham took it over. Around 1920, the rear addition and porch/vestibule were added to provide a stage, storage and to shelter the entrance. It was used for dances, meetings, social gatherings, basketball and other events until the Whitingham Historical Society took it over in a lease in 1971 to develop into a museum. An original or added very slender top steeple is seen in photographs dating c. 1890s and 1900 but was removed early in the 20th century after possibly being struck by lightning.

10. Number Nine School, 13 Stimpson Hill Road, c. 1870, c. 1910s, re-located 1998, contributing

This very simple, clapboarded, one story, one room schoolhouse has a gable roof and an entry door on the northwest eaves side which also has a bank of three large two-over-two light sash windows. Another bank of three large two-over-two light sash windows is centered on the southwest gable façade. The other gable has a single large two-over-two light sash window centered high in the gable as well as two very small fixed light windows in the northwest corner. The rear/southeast façade has two infilled former window openings and a small shed addition on the north side of the rear façade with a small fixed light window similar to that on the northeast façade. The building has a fairly new corrugated metal roof with an off center brick ridge chimney. The foundation is stone on the front facades and concrete on the rear facades.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 14

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

This was the Number Nine district school originally located on Shippee Road. The banks of windows were likely a c. 1910s re-configuration of an older fenestration of fewer, single windows on all facades. The renovation provided a wall that could be dedicated to a blackboard and lit by the large banks of windows opposite. This type of renovation, similar to that done on the District 11 village School (#22), was typical of work on local district schools in this period following increasingly stringent state requirements and standards for school construction, natural light and ventilation. It was re-located here in 1998 by the Whitingham Historical Society to serve as an educational museum. It is being interpreted educationally as a moved property that represents one of the few remaining examples of intact small district one room schoolhouses.

11. Joel & Mary Stimpson House, 51 Stimpson Hill Road, c.1865, contributing

This Greek Revival style, 2 ½ story, frame, side entry house has peaked lintels on all the two-over-two light sash windows and doors and thin elongated cornice returns with entablature. The gable front house has a wrap around Tuscan column porch that meets the north projecting façade of a rear 1 ½ story addition. At the rear of the addition is a large attached 3 ½ story barn. The front façade has a front door in the northern bay with a peaked lintel surround and a glazed door with two vertical lights above paneling. There are two windows with peaked lintel surrounds and two-over-two light sash next to the door. The second floor has three two-over-two light sash windows and the gable has a two-over-two light sash window centered above. On the north façade, there are three windows on the first floor and four windows on the second floor. The south façade has only two windows on each floor. The rear addition projects on the north side with a front facing door. Its north façade has three windows and its south façade is recessed from the main house and infilled with a side porch. The gable roofed bank barn is attached on the eaves side but its doors are on the gable facades. There are ground level doors and hay loft doors with one window on the top of the gable on the south façade. On the north there is a lower ground level with open bays over which there is a level with hay loft doors and then a higher level of windows above this with a round window in the top of the gable. The rear or east façade has been modified to be mostly glazed with large floor to ceiling windows.

Historic photographs show the front porch as originally scroll bracketed and a 1915 Sanborn map shows no front porch at all – only side porches as well as a silo off the east façade of the barn. It has the same peaked lintels common to many houses built in the district in the 1860s through 1880s (see #s 1, 8, the predecessor of #13, 18, 20, 21, original appearance of #22, 23, 28, and 33) that may have been locally produced by the Baker millwright and cabinetry shop or by another local sawmill. Deeds reference this as the Stimpson place and later as the “B.L. Bowen” and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 15

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

“Gill Wheeler” places. The deeds support that it was built by Joel and Mary Stimpson c. 1865 as their farm which they later lost in the 1880s in a mortgage foreclosure.

12. 77 Stimpson Hill Road, c. 1910, contributing

This simple, 2 ½ story, side entry gable front, clapboarded, frame house has modest, rustic, Folk Victorian style embellishments including scroll sawn rafter tails and simplistic notched design on the raking cornice. There is a front porch and an offset 2 ½ story rear addition. The two gable roofs are both sheathed in asphalt shingles and the main roof has a brick ridge chimney. The front/west façade has a mid-20 century enclosed shed roofed porch across the front that wraps around the north side. The front door and first floor windows are hidden under the porch but there are three asymmetrically arranged two-over-two light sash windows on the second floor and one in the gable peak. The window surrounds are restrained with slightly projecting plain lintels. The south façade has two arranged two-over-two light sash windows on each floor asymmetrically arranged plus one modern fixed light in the first floor. The north façade has the continuation of the porch and four arranged two-over-two light sash windows above on the second floor. There is a 2-story rear gable addition that is offset from the north and projecting deeply on the south side. The front/west gable façade of this addition has a door and six light casement window under a shed roofed porch and a single modern casement window on the second floor. On the south façade of the addition there is one garage bay toward the rear and a single window over this.

This house first appears on the 1915 Sanborn map in nearly its present configuration but without a front porch – only a side porch along the north façade. The rustic architectural decoration is identical to that found on the c. 1910 E. P. Wheeler Store (#13). The trim on both was likely locally produced by one of the many woodworking mills in the village.

13. E.P. Wheeler (Wheeler Bros.) / Jillson General Store, 6677 Vermont Route 100, c. 1910, contributing

This 2 ½ story, gable front, clapboarded frame store with modest, rustic Folk Victorian embellishments has a slate roof, projecting second story porch and large storefront windows. There is a short two story flat roofed addition on the rear of the store and a longer one story shed addition extending off of this. The front façade has a recessed entrance flanked by large 4-light store windows with additional lights in the canted sides flanking the door. The second floor has a

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 16

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

door, three two-over-two light sash windows, and a cantilevered porch with shed roof supported by turned posts adorned by scroll sawn brackets and a square spindle balustrade. The gable peak has a bank of three six over one light sash windows. The eaves are open with exposed decorative rafter ends and on the gable end the raking cornice is carved decoratively with notches identical to the details on the c. 1910 #12. A concrete ramp leads from the east across the front façade where it ends in steps at the downhill side. There is a narrow one story side addition for a post office on the west which is flush with the front façade and has a clapboarded parapet. This addition has a modern glazed steel door protected by a shed roof hood.

The east facade of the store facing Stimpson Hill Road has six two-over-two light sash windows on the second floor and two windows and a door and porch on the south end of the first floor. The shed roofed porch has turned posts. The two bay two story rear addition has a single two-over-two light sash window at the first floor and the second floor is glazed as a solarium with a bank of three six over one light sash windows. A one story shed addition extends to a loading dock at the rear (southernmost) end with double leaf glazed panel doors leading out onto it.

On the west façade, the narrow one story shed addition extends across nearly the entire first floor and has a corrugated metal roof. There are three six-over-six light sash windows in this addition and a small through wall air conditioner. As the terrain falls away on the west, this façade has an exposed basement story with a battered concrete foundation towards the north that becomes a full walk out at the south end of the rear additions. There is one square fixed window in the concrete foundation at this level and two very small, high former windows that have been infilled as well as a regular two-over-two light sash window towards the south end of the addition. The second floor of the west façade has six two-over-two light sash windows. The two bay rear addition is three story on this façade with a glazed garage door on the walk out basement level, a single two-over-two light sash window on the first floor and a bank of three six over one windows on the second floor. The southernmost addition which is two stories on this façade has two more glazed garage doors on the walk out basement level and a single two-over-two light sash window above.

The rear or south façade of the store shows a single one over one window in the gable peak of the main block and then the solarium second floor of the flat roofed two story addition with two banks of four six over one windows over the shed roof of the southernmost addition which has two two-over-two light sash windows on the first floor of the rear façade and three two-light sash in the basement level. The southernmost addition has a concrete foundation which is exposed at the rear façade.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 17

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

The interior of the store has changed little in the 20th century. It has a wooden counter and floor to ceiling shelving that are likely original as well as early and mid twentieth century coolers that were added in the additions.

This store was on the former site of the c. 1830/1860 H.N. Hix Hotel & Tavern which burned after 1900. The rustic architectural decoration is identical to that found on the c. 1910 #12. The trim on both was likely locally produced by one of the many woodworking mills in the village. Rear additions post date the 1915 Sanborn map and also a 1923 photograph but were in place by the time a later, c. 1940 photograph was taken and are likely c. late 1930s based on the use of six over one light sash and solarium form. The six over one light sash windows in the front gable peak and the rear side porch were likely installed at this time as well. Early photographs show that the store did not have the second floor porch originally which was added by the time a 1925 photograph was taken but instead a cantilevered hipped canopy over the first floor porch platform that was itself added after changing hands from Wheeler to Jillson. The c. 1923 and earlier photographs also show the original single two-over-two light sash window in the gable peak and an original loading dock at the location of the rear east façade porch. The Post Office addition on the west was in place by the c. 1940 photograph and the store was also pumping gas from the northeast corner of the porch. Aside from the signage, lack of gas pumps, and new concrete porch/ramp, the store looks today as it did in the c. 1940 photograph. The historic photographs of this store show a large detached banked carriage barn oriented with the gable entry towards Stimpson Hill Road south of the store that seems to correspond to a barn associated with the previous hotel seen in earlier photographs of the site and may be the same structure. There are various attached and detached sheds in these photographs that changed frequently. Some of the stone foundations are still visible but the structures were gone by the c. 1940 photograph.

Several historic photographs taken c. 1890 - 1905 show the earlier structures on the site and are labeled "The Old Hotel." This was the c. 1860 H.N Hix Hotel and Tavern that included an older portion that appears to have been an earlier, c. 1830 tavern or store as well. On the 1856 McClellan's Map of Windham County, the property is labeled simply "D. T. Sherman." The Beers 1869 map shows a structure labeled "H.N. Hix Hotel" on the south side and "E. P. Wheeler Store" on the north side. Historic photographs show that the property consisted of a 2 ½ story Federal style building near the main road but oriented to Stimpson Hill Road. This building had a central eaves side entrance surrounded by sidelights and under a Federal Style entablature, shallow eaves, and regular fenestration with twelve over twelve light sash. Attached to this older structure on the south was a much larger c. 1860 2 ½ story Greek Revival building also oriented to Stimpson Hill Road. The 1860 section had the same peaked lintels common to many houses

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 18

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

built in the district in the 1860s through 1880s (see #s 1, 8, 11, 18, 20, 21, original appearance of #22, 23, 28, and 33) that may have been locally produced by the Baker millwright and cabinetry shop or by another local sawmill. There was a first floor porch up a few steps across the eaves side where the doors were. The carriage barn and other attached sheds can be seen to the south. These structures were demolished after an early 20th century fire and replaced with the present store. The present store was originally built by Arthur Sr. and Carl Wheeler as the "Wheeler Brothers Store" but after 15 years changed hands and became the "F.W. Jillson & Son Store." From 1974 to 1983 it was also an antiques store run by Carl Jr. and Yvonne Jillson. The Post Office, which in 1869 is shown in #17, moved to the H.N Hix/Wheeler store in 1872 and then to the present store when it was built and has been there ever since. It was known as the Sadawga Springs P.O. until 1882 when the official designation of "Whitingham" was moved here from the former "Whitingham Center" post office in the old town hill settlement which by that time had been largely abandoned.

14. 6699 Vermont Route 100, c. 1860, contributing

This vernacular 1 ½ story clapboarded frame house has some Gothic details like the rear steep double gable wall dormer. It is located very near the main road (Route 100) in the center of the village between the crossroads of School Street and Stimpson Hill Road and has a front entry porch with a regular door flanked by sidelights and two double leaf fully glazed French doors protected under a cantilevered canopy. Despite its location and somewhat commercial appearance there is no evidence or anecdote to suggest this property was ever a store. The main block is a gable front, side hall house with a slate roof, open deep eaves and a brick ridge chimney. The French doors likely replaced windows. There are two six-over-six light sash replacement windows in the gable peak. Attached on the west is a narrow 1 ½ story ell with a slate roof topped by a brick ridge chimney. The ell has a dual pitched roof over a deep integral porch that is a distinctive feature common to several houses in the historic district, (see also #s 3, 18, 20, 21, and 23). The second pitch starts before the beginning of the porch and on the end, the exposed triangular section of roof is clapboarded continuously with the end of the ell. The ell has three windows and a four panel door on the north/front façade. The main block has two windows on the east façade. The ell's west façade has continuous clapboarding across the end of the porch roof as well as a single window on both the first floor level and in the gable peak. The rear or south façade of the main block has three windows across the first floor and two in the gable peak. The rear of the ell has a steep double gable wall dormer with small six-over-six light sash windows in each peak and a first floor level divided vertically by a trim board. The west side has

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 19

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

a door flanked by six-over-six light sash windows and the east side has two high smaller six-over-six light sash windows.

This house does not appear on the 1856 McClellan map and was labeled "A. F. Chase" on the 1869 Beers map. It is shown on the 1915 Sanborn map with a large attached rear ell and barn that are no longer extant. According to a local history source, in 1966 it was occupied by Carl Russell.

15. 6717 Vermont Route 100 c. 1860, contributing

This very simple, 2 ½ story, clapboarded, frame, vernacular house has a gable front, side hall entry, plain corner boards and window surround, and two-over-two light sash. The house is set close to the road adjacent to the Sadawga Brook and bridge carrying Route 100 over it. The gable roof is sheathed in fiberglass shingles and has a stuccoed rear end chimney below the ridge on the east slope. The simple, open eaves are not very deep. The front façade has a door in the east bay and two windows on the first floor, three windows across the second floor and a window in the gable peak. On the east façade there is a small, 1 story gable ell towards the rear with a window on the east and a door on the north. The main block has two windows on each floor. On the west façade, there is one window in the first bay of the first floor and three windows across the second floor. The rear façade has a one story attached shed.

This property does not appear on the 1856 McClellan map and was an "L" shaped building labeled "D. Wheeler" on the 1869 Beers map. On the 1915 Sanborn map, it was also "L" shaped including a large eastern ell that is now gone. The 1915 map also shows a rear detached 2 story barn that is no longer extant and a blacksmith shop along the brook west of the barn. According to a local history source, in 1966 it was occupied by Gordon Barr.

16. 6692 Vermont Route 100, c. 1860, contributing

This 1 ½ story, clapboarded, frame Carpenter Gothic style house has a cross gable ell, wave pattern bargeboards, and unusual simply made rustic bracketed window surrounds. The house was originally a side hall, gable front which has been modified by the extension of the roof on the west side to enclose and incorporate a former corner porch. The door now appears in the extended section of the south façade next to three windows on the first floor. There are two windows above this in the gable peak and all have embellished plain surrounds topped by a

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 20

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

narrow projecting cap with small paired sawn brackets on either end and crude dentil-like details in between. The surround elements are all sawn out of thin flat stock. The west façade has a centered cross gable ell with a steeply pitched roof, and an original porch on the north side of the ell that once matched the one on the south side that has now been encompassed by the roof extension on the front. The ell has two windows in the first floor and one window in the gable peak all with the same surround as on the front façade. To the north of the ell are a door and a window onto the side porch which has a shed roof ornamented with scroll sawn fascia. There is also a window in the north facing façade of the ell. To the south of the ell the enclosed porch is clapboarded with a bank of three two-over-two light sash windows. The rear/north façade of the house has a one story addition with a walk out basement level serving as a garage that was cut out of the bank and two two-over-two light sash windows in the gable peak. At the north end of the main block, a retaining wall at the cut under the addition drops the grade down a full story to the north. The small frame gable roofed addition has one window on the west and north facades and a concrete block basement level with a glazed door and the beginnings of a garage bay which extends into another addition with a low shed roof at the upper grade level. This addition has a total of two garage bays with glazed overhead sliding doors. On the east side there is large one story shed roofed addition with a door and bank of four more modern jalousie windows on its south façade as well as a wave pattern bargeboard. A tall brick chimney rises between the main block and this addition which may have had an earlier porch that was more recently enclosed. There is a small one story shed attached to this on the east.

The rustic and unusual character of the trim on the house suggests that, like many houses in the district, the source for architectural ornament was one of the many local woodworking mills. The porch was enclosed by the 1915 Sanborn map which also showed a detached barn to the southeast of the house that is no longer extant. A c. 1900 historic photograph of the building shows its original appearance with an open corner porch matching the one on the rear and a doorway in the west bay of the front façade now occupied by a third window.

This house does not appear on the 1856 McClellan map which shows only the "Sadawga Spa" at the site of the famed Sadawga Mineral Spring just north of the house. The house was labeled "H. C. Coates" on the 1869 Beers map with a round depiction of a "Spring House" to the north. Historic photographs c. 1900 show a large, octagonal gazebo surrounding the spring on the north edge of the property near where the end of the garages are now. The spring was closed off and covered sometime in the later 20th century.

A local history suggests that the house was built c. 1860 by Hosea Ballou who also reportedly built several other houses in the area. Late 19th and early 20th century deeds of neighboring

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 21

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

properties reference the house as "the Baptist Parsonage," which is echoed in local histories and historic photograph labels. The Methodist Church (#8) was taken over by the Baptist congregation in 1879 though it is unclear when, how, and for how long this may have served as a parsonage. By the early 20th century Mabel and Carl Jillson Sr., who ran the Wheeler/Jillson General Store (#13), lived in the house though deeds still referred to it as the parsonage. It was rented briefly to a doctor who had his office there in the early 1940s. After the doctor left, Carl Jr. and Yvonne Jillson moved in and took over the running of the store. They still lived there when a 1966 local history was written.

17. Zachariah Wheeler store/ Sadawga Springs Hotel, 9 School Street, c. 1860/c.1875/ c. 1880s/ c. 1980, contributing

The Sadawga Springs Hotel is located at the foot of School Street at the intersection with Route 100 and overlooks the Sadawga Brook near the old Sadawga Mineral Spring on the site of #16 across the street that gave the hotel its name. This vernacular, 3 ½-story c. 1860/c.1875 store/hotel has a twelve by three bay rectangular plan with a metal clad gable roof and clapboard siding. It has a stone foundation and historic two-over-two light sashes in most window openings as well as several historic 4-panel exterior doors on the ground floor. The ground floor has a recessed porch running the entire length of the front façade. The southernmost of the four exterior doors has a recessed panel surround. There is a large, 4-story modern frame exterior stair addition on the north gable façade as well as another modern frame stair tower on the west façade. The fenestration is regular on the front (east) and south façades and irregular on the rear (west) façade. On the front /east façade there are 3 doorways on the first floor in the second, fifth and ninth bays and windows in the other nine bays. The second floor has ten windows, an infilled doorway in the fifth bay, and a blank eleventh bay. The third floor has a window in each of the twelve bays. The porch which is recessed under the upper floors is supported by square posts and a solid balustrade of modern materials. The south façade has two windows next to the porch recess on the first floor, three windows on each of the second and third floors and two windows in the gable peak. The west façade has a single window, two infilled doorways and two paired windows on the first floor. The second floor has four regular windows and five high small windows and the third floor has six regular windows and a door onto a modern wooden fire escape, roughly four bays wide that is attached to the center of the façade. The roof has a central low shed dormer with three small windows in it. The north façade is mostly covered by the large wooden gable roofed stair tower and has a door on each of the second, third, and attic floors along with a few windows. The roof, sheathed in corrugated metal, has shallow open eaves, a single brick ridge chimney, several modern skylights on the east and a low central shed dormer

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 22

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

on the west. With the exception of the one paneled door surround, the window and door surrounds are plain and the hotel has plain corner boards as well.

There are few remaining historic interior features as the property is in very poor condition and has been altered many times to accommodate multiple apartments. The main room on the south of the first floor (where the paneled entry is located) has horizontal beaded board wall paneling over vertical board wainscoting and a hardwood floor. There is one other very small section of decorative hardwood flooring on a second floor stair landing. All other finishes are either missing, extremely deteriorated or modern. Two very steep stair cases leading directly from the exterior to the second floor may be modern as well or date to a period of use as a boarding house but do not appear to date to the original hotel era.

The building was built as a vernacular rural store and simple hotel structure with few decorative treatments. The southern portion of the structure was originally constructed c. 1860 as a store by Zachariah Wheeler who also operated the nearby grist mill. It was run as a store by Chase & Green and Atherton & Pike and then was purchased by Mary Temple, wife of Dr. Cyrus Temple in 1867. The Temples ran it as a store and had the "Sadawga Springs" post office there. Deeds of the time reference it only as the Temple store. The Post Office moved to the other general store (predecessor to #13) in town in 1872. The Temples added a hotel (the northern portion of the property) and stables (no longer extant) – likely c. 1875 when they took out a mortgage on the property. In addition to its recessed porch, historic photographs show that there was originally a second story porch in the center of the east façade and a first floor porch wrapped around the southern façade and connected to additions on the west side of the south end. By 1880, Dr. Temple had died and the mortgage was foreclosed. When the hotel was transferred in 1882 to Edward Cutler, it was called the "Temple Block" confirming that the addition was in place. Cutler ran it as the Spring House Hotel until it was sold after his death in 1900. In the early twentieth century it changed hands many times and was at times used as a boarding house possibly to house mill workers from nearby businesses. In 1915, a Sanborn map indicates that it was called the "Sadawga Springs Hotel," was no longer being used as a store, and had its present configuration plus northern stable additions and a western ell that are no longer extant. When it was sold again in 1977, the deed called it "the hotel property in Whitingham known as the Sadawga Hotel." It was transformed into apartments c. 1980 and at some point had large exterior stair towers added.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 23

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

18. 35 School Street, c. 1860, contributing

This small, frame, clapboarded, 1 ½ story, Greek Revival style house has a gable roof sheathed in corrugated metal, window and door surrounds with peaked lintels and an original southern extension with a dual pitched roof over a deep integral porch that is a distinctive feature common to several houses in the historic district, (see also #s 3, 14, 20, 21, and 23). The second pitch starts before the beginning of the porch and on the end, the exposed triangular section of roof is clapboarded continuously with the end of the extension. It is built on the edge of the Sadawga Brook. The entry door is on the eastern eaves façade of the narrower southern extension along with three windows with one over one light sash on the first floor porch. The roof of the porch is supported by plain square posts connected by a spindle railing. The porch foundation is solid concrete. Each gable roof has a center ridge brick chimney. The main block has three windows on the first floor of the eastern façade and a single window onto the porch on the south façade. There is also a small window on the south façade above the extension roof. The north façade has regular fenestration. The south façade of the extension has one window centered in the first floor level and a small window in the gable peak with a door in the walk out basement level. The rear/west façade of the main block is windowless and on the extension there is a modern wooden deck and sliding glass door.

It has the same peaked lintels common to many houses built in the district in the 1860s through 1880s (see #s 1, 8, 11, the predecessor of #13, 20, 21, original appearance of #22, 23, 28, and 33) that may have been locally produced by the Baker millwright and cabinetry shop or by another local sawmill. This property does not appear on the 1856 McClellan map and appears to be labeled "H. N. Hix" on the 1869 Beers map. Hix was a lawyer who practiced in Whitingham as well as the owner of the hotel at (#13). Later deeds refer to this house as the Amanda Sawyer property and it may have been associated with the neighboring barn (#19).

19. English Barn, School Street, c. 1870, contributing

This simple English style bank barn is built along the Sadawga Brook and on a steep embankment where it is 2 ½ stories in the rear and 1 ½ story at the road level. The barn is shingled at the road level and above and sided with vertical planks below. Its gable roof is sheathed in corrugated metal and it has three sliding doors on its front/east eaves façade. The south façade has two barn sash windows on the first floor level, another in the gable peak and a walk out ground level below with a sliding door. The north façade has two barn sash on the first

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 24

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

floor level and another in gable peak and is open at the ground level below. The rear/west façade faces the brook and has three six-light barn sashes in irregular locations.

Based on the difference in siding materials and level of finish, this may well be an older English barn that was re-located to this bank site before 1915 when it appeared on the Sanborn map. It is referred to in deeds as the "Amanda Sawyer barn" and may have been associated with #18.

20. 73 School Street, c. 1880, contributing

This 2 ½ story, clapboarded, frame house is similar to #23 with an original ell that has the distinctive dual pitched roof over a deep, integral (former) porch that is common in this district (see #s 3, 14, 18, 21 & 23). The second pitch starts before the beginning of the porch and on the end the exposed triangular section of roof is clapboarded continuously with the end of the ell. Like # 18, the entrance to this house is not in the gable roofed main block. In this case it is in the ell's former porch. The roof of the main block is sheathed in slate with a ridgeline brick chimney and the continuous roof of the ell and porch is sheathed in corrugated metal with two narrow gable dormers on the east facing slope. The main block is oriented gable end to the street with two two-over-two light sash windows with peaked lintel surrounds on each floor and a round recessed medallion with a center pinwheel cutout design. The rake has a wide plain frieze board and plain corner boards and the deep eaves are open. The north façade of the main block has three two-over-two light sash windows on the first floor – only the easternmost two have peaked lintel surrounds – and two two-over-two light sash windows on the second floor which abut directly to the plain frieze under the eave. The southern façade of the main block has a single two-over-two light sash window above the ell and porch roof which intersects the bottom edge of the main block roof. The 1 ½ story ell is built into a bank and has a lower walk out basement level. It has an enclosed porch which conceals the original entrance. The present entrance is on the southern façade of the ell in the enclosed portion of the porch. It is a modern six light glazed door opening onto a small modern concrete stoop with a small high window next to it on the porch. The south façade of the ell has a bank of modern casement windows on the first floor level, a modern fixed light square window in the gable peak, and a double leaf set of diagonal plank barn type doors on the basement/ground level. The east or street façade of the ell/porch is enclosed in a clapboarded half wall topped by a bank of four four-light sashes set horizontally. The two narrow gable dormers facing east each has a two-over-two light sash window. The rear/west facades of the main block and ell have a window on the second floor of the main block, three windows across the first floor including one modern double casement, and a modern window in the basement level of the ell.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 25

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

This house first appears on the 1915 Sanborn map with the porch open and a 2 story barn attached to the south end of the ell. It has the same peaked lintels common to many houses built in the district in the 1860s through 1880s (see #s 1, 8, 11, the predecessor of #13, 18, 21, original appearance of #22, 23, 28, and 33) that may have been locally produced by the Baker millwright and cabinetry shop or by another local sawmill.

21. Elmer J. Reed House, 96 School Street, c. 1878, contributing

This small, 1 ½ story, clapboarded, frame house has a gable roof, steeply pitched cross gable forming an unusual projecting second floor over an open porch, peaked lintel window and door surrounds, and a 1 story extension on the south that has the distinctive two part roof over a recessed porch that is common in this district (see #s 3, 14, 18, 20, & 23). The second pitch starts before the beginning of the porch and on the end the exposed triangular section of roof is clapboarded continuously with the end of the extension. There are some simple applied decorative elements including scroll sawn brackets that make this house Folk Victorian in style and reminiscent of some of the Carpenter Gothic form of #16. As with some of the other houses, the decorative elements may have been locally supplied and therefore more related to a local resource than national trends. A 2 ½ story barn forms an attached, offset ell at the south end and a long 1 story gable ell comes off the center of the main block's east facade.

The slate sheathed roof has a centre ridge brick chimney with a flared corbelled top and open deep eave and rake with enclosed rafters. The house sits on a rubble stone foundation. The entrance is centered on the eaves side which faces the street that is far below the rise on which the house sits. The gable end faces the driveway approach. The northern gable façade facing the driveway has two windows on the first floor and two on the second floor closer together within the gable peak. These have simple, peaked lintels and two-over-two light sashes. On the front/west façade, the overhanging second floor projects over a central porch and the center door is flanked by two windows on each side with two-over-two light sashes and peaked lintel surrounds. The projecting second floor cross gable has a single window in the gable peak and is supported by simple square posts adorned with lacey scroll sawn brackets that seem to have been an afterthought or added later as they fall onto the window surrounds of the main block façade. The south façade attaches to a recessed 1 story addition and porch. To the west of the addition, the south façade has a two-over-two light sash window in the first floor and above it a one-over-one light sash window in the gable. The addition has a door and two two-over-two light sash windows all with the peaked lintel surrounds and a recessed porch that has the same posts and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 26

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

added brackets of the main entry porch. As with others in the district this porch has a dual pitched roof integral to the main addition roof and the shallower slope over it starts before the porch begins. Most of the south façade of the addition is attached to the barn with its clapboarded gable front on the west. The barn has a large bay door and a two-over-two light sash window on the first floor, hay loft door on the second, and a small two light sash window in the gable peak. All of these openings have peaked lintel surrounds. The south façade of the barn has board and batten siding and two open bays on the east end. There is a 1 story gable roofed ell that connects to the center of the east façade of the main block. It is about four bays long, clapboarded, has no windows on the north façade and could not be observed on the other facades. The barn, ell, and addition have corrugated metal roofs.

This house does not appear on the 1869 Beers map and does appear on the 1915 Sanborn map in the same configuration as it has presently. It has the same peaked lintels common to many houses built in the district in the 1860s through 1880s (see #s 1, 8, 11, the predecessor of #13, 18, 20, original appearance of #22, 23, 28, and 33) that may have been locally produced by the Baker millwright and cabinetry shop or by another local sawmill. An 1878 deed in which Otis Wheeler, who was selling off pieces of his large holdings on School Street around his home (#25), transferred this property to Elmer J. Reed strongly suggests that Reed built the house at that time. Later deeds associate the house with Clarence Plumb.

21a. Shed, 96 School Street, c. 1900, contributing

There is a detached small barn to the southwest of the house perched on the steep bank rising above School Street. This 1 ½ story clapboarded shed has a gable roof sheathed in asphalt shingles and an eaves entrance on the north façade through a sliding vertical plank door in the bay on the west. There is a regular size paneled door on the western edge of this façade and a small hay loft door above the bay. The western gable end was under a tarp covering an opening in the loft.

22. District 11 Village School, 98 School Street, 1872, c. 1916, 1955, contributing

This 1 ½ story, clapboarded, frame school building has a broad gable roof sheathed in fiberglass shingles with a large brick chimney on the west slope and deep, prominent cornice returns at the gable ends. A modern frame porch wraps around the south/front and west facades and an ell extends from the north façade. There is a peaked recess in the front gable containing a bell that is

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 27

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

likely the one that once hung in the school's former belfry. The trim on the building is plain including the rake frieze, corner boards, porch details, and window and door surrounds. The front/south gable has two large windows with two-over-two light sashes, a c. 1955 glazed door, and a bank of three smaller two-over-two light sash windows at the west corner. Above this, there is a pair of windows in the gable and the bell recess in the gable peak. On the west façade a bank of three windows extend to the corner where they meet a bank of windows on the south façade. A three bay one story gable ell connects at the middle of the west façade and another bank of windows at the north corner meet a bank of windows on the north façade. The north façade has a bank of three windows on the west side and a single large two-over-two light sash window on the east side. Above this is a pair of windows centered in the gable peak and a louvered vent in the attic above. The east façade has a center door flanked on each side by two large two-over-two light sash windows in regular fenestration. The porch has a shallow shed roof and is supported on modern square posts. The deck and posts are recent.

The school became the Whitingham Town Clerk and insurance office of Arthur Wheeler in 1955. The schoolhouse and land had reverted to the Wheeler family when a new school was built elsewhere in 1933. A c. 1880-1890 historic photograph labeled "Village School, Whitingham" shows a very different appearance. The original school building had the same peaked lintels common to many houses built in the district in the 1860s through 1880s (see #s 1, 8, 11, the predecessor of #13, 18, 20, 21, 23, 28, and 33) that may have been locally produced by the Baker millwright and cabinetry shop or by another local sawmill. It also had a prominent Italianate belfry with bracketed flat roof and paired narrow arched openings on each side. The south/front façade had a central deeply recessed double leaf entry door flanked by a window on each side. These were small double hung windows that had been infilled on the lower sash by the time the picture was taken. The upper sash was a four light pattern and there were three more such windows on the east side with no ell. Descriptions in local history sources report that the school originally had one room expanded to two. It had a belfry with a bell from the old Whitingham Academy building on the Town Hill. Most likely, the historic photograph shows the original one room configuration which was later expanded with the ell and re-configured windows. In 1893, the state was beginning to pass laws enabling and encouraging school consolidation and establishing construction standards, especially for natural light, in local schools. These were reported in the Whitingham annual school superintendent's report. By 1911, these were requirements that drove many local school remodelings with the most common change the addition or relocation of windows to conserve and increase available natural light and ventilation. The 1913 local superintendent's report noted that the capacity at the village school had nearly been reached and that it was already quite congested. The report recommended enlarging the building or building a new structure. The 1915 Sanborn map shows the school in

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 28

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

its likely original configuration with only a small one story addition on the north east corner. However, in July of 1915, a deed documents an additional transfer of land from the Wheeler family to the town on the east side of the schoolhouse lot. It is likely the remodeling and new ell construction occurred around 1915-16. The large two-over-two light sash windows in the present building were likely part of the remodeling and the older, smaller windows re-located in banks along the east façade around the new ell to ensure that the amount of light was not decreased and even was increased to earn the school district a Class 1 rating. The front door and belfry may have been changed at this time as well. According to a local resident, when the house recently changed hands and became a single family dwelling, the new owner created the bell recess and may have found the old to hang there. The porch was likely added at this time as well.

22a. Garage, c. 1920s, contributing

This small, clapboarded, 1 story gable roofed one car garage has an asphalt shingle roof. It is located at the street edge of a low meadow on the west side of School Street between #24 and #28 that was once the millpond for the mill at #32 and that presently belongs to #22. The front/east gable façade has a double leaf vertical board door, open eaves, and it is built into the bank slightly on a concrete block foundation. There are no windows.

22b. Barn, c. 1970s-1980s, non-contributing

This small 1 ½ story shed roofed livestock/horse barn has "T-111" – type siding and an asphalt shingle roof. It is located in a low meadow on the west side of School Street between #24 and #28 that was once the millpond for the mill at #32 and that presently belongs to #22. The front/east façade has two doors and a small window on the ground level and a loft door above. There is another door on the south façade.

22c. Shop, 2005, non-contributing

This large, tall, one story frame shop has vertical board siding and a very wide garage door opening flanked by regular glazed doors in the south/front façade. It is located just south of #21 on property belonging to #22. There are no other windows.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 29

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

23. 83 School Street, c. 1870, contributing

This 1 ½ story, vinyl clapboarded, frame, house is similar to #20 with an original ell that has the distinctive dual pitched roof over a deep integral (former) porch that is common in this district (see #s 3, 14, 18, 20 & 21). The second pitch starts before the beginning of the porch and on the end, the exposed triangular section of roof is clapboarded continuously with the end of the ell. The only decorative features are peaked lintel window surrounds and modern applied vinyl shutters. The main and ell roofs are sheathed with fiberglass shingles and the main roof has a brick ridge chimney. Like #s 18 & 20, the entrance is in the ell, now concealed behind a porch enclosure of seven windows and a door on the front/east facade. The east façade of the main block with a brick foundation is oriented gable end to the street with two two-over-two light sash windows on the first floor and a single two-over-two light sash window in the gable peak under a louvered vent. The north façade of the main block has no windows around the ell which intersects the bottom of the main roof. The house and ell are built into the side hill leading down to the Sadawga Brook which runs directly behind the house. The ell's north façade has a door and window on the enclosed porch, a pair of small, high one-over-one light sash windows on the first floor, a small one-over-one light sash in the gable peak and a vertical plank shed door in the lower walk out ground level. The south façade of the main block has two two-over-two light sash windows on the first floor. The rear/west façades have irregular fenestration with three windows on the main block and four on two levels of the ell.

It has the same peaked lintels common to many houses built in the district in the 1860s through 1880s (see #s 1, 8, 11, the predecessor of #13, 18, 20, 21, original appearance of #22, 28, and 33) that may have been locally produced by the Baker millwright and cabinetry shop or by another local sawmill. It does not appear on the 1869 Beers map but does appear on the 1915 Sanborn in its present configuration except for the enclosure of the porch.

23 A. Garage, 83 School Street, c. 1920s-1940s, contributing

This small, gable roofed, clapboarded frame one car garage is built into a bank to the northwest of the house. It has an asphalt shingle roof, plain corner boards, and a plain raking frieze. Its gable front east façade is oriented to the street and it has a double leaf vertical plank door. The south façade has two square windows on the first floor and two on the lower ground level - each with a single two-light sash likely salvaged from older two-over-two windows. The north façade has the same sash in two windows on the first floor only and the rear/west façade has a pair of double leaf doors on the lower walk out level.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 30

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

24. 105 School Street, c. 1970s, non-contributing

This small, 1 ½ story frame house has vinyl clapboard siding, and a corrugated metal gable roof with a ridge block chimney as well as a “metal-bestos” chimney below it. There is a central door under a small gable vestibule on its eaves front east façade flanked by two one-over-one light sash windows on either side. The south façade has a window on the first floor and one in the gable. The rear facade has two windows and there are two on the north. A small shed is attached to the rear/west façade.

25. Otis B. Wheeler House, 152 School Street, 1869, c. 1936, contributing

This simple 1 ½ story, side hall, gable front, frame vernacular house has c. 1930s shingle siding and wrap around porch and a 1 ½ story gable ell on the south. Both the main and ell roofs are sheathed in asphalt shingles, have open eaves, and the main roof has a central brick ridge chimney. The front/east façade has a six panel “Christian” door with full length sidelights in the southern bay and two two-over-two light sash windows on the first floor. The second floor has two two-over-two light sash windows in the gable over the metal shed porch roof. All the windows have very simple plain board surrounds with slightly projecting trim over the lintel. The south façade has a window and a door and another door on the porch which may be the first step of enclosing the porch. The 1 ½ story gable ell is slightly lower than the main block and connects to it on the south façade. The ell’s front/east façade has two two-over-two light sash windows. The south ell façade has a pair of two-over-two light sash windows and a single two-over-two light sash window on the first floor and two two-over-two light sash windows in the gable peak. There are two two-over-two light sash windows on the north façade of the main block. The rear façade was not accessible. The wrap around porch has square posts covered in shingles with a semi solid shingled balustrade and extends across the front and south facades. A set of cast concrete porch steps lines up with the door of the main block.

This house was built by Otis B. Wheeler c. 1869 according to local history sources and appears on the 1869 Beers map. Otis Wheeler owned much of the land on the east side of School Street and some on the west side as well and started deeding pieces to others in the 1870s including the town for a school (#22). After the town built a new school in 1933 elsewhere, the land reverted back to the Wheeler family. It appears to have been around this time (1936) that the house was re-modeled with shingles and new porch. It became the home of Otis’s son, Arthur Wheeler Sr. who built and ran the general store (#13) with his brother, Carl Wheeler, Sr., and then his

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 31

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

grandson, Arthur Wheeler Jr., long time town clerk (1954-1989) and insurance agent. It stayed in the Wheeler family until 2003. The 1915 Sanborn map does not cover this part of School Street.

25a. Bank Barn, c. 1870, contributing

Behind the Wheeler house is a large, 2 ½ story, detached gable front bank barn on a stone foundation with unpainted vertical plank siding and a corrugated metal roof. It has a two story, one bay, shed roofed addition on the south side. The front façade is likely the east which faces the fields above the house at the second floor level but this façade was not accessible. The west facing gable is directly behind the house with a ground level manure basement open on the north end and on the south end a regular sized door opening in the addition. Above this on the first floor level are two pairs of six light barn sash, another pair in the second floor level above, a square one light window in the addition, and a single six light barn sash in the gable peak. The south façade is covered entirely by the addition that has a walk out level at the east end of the first floor with a large open bay and no windows. The north façade has one six-light barn sash window on the first floor level.

26. 168 School Street, c. 1850, c. 1869, 1959, contributing

This large, 2 ½ story, clapboarded, gable front, frame house with an offset 1 ½ story gable roofed ell and enclosed one story front porch has been altered quite a bit, especially in fenestration, but still retains its basic form. The gable roof of the main block is sheathed in corrugated metal with a brick ridge chimney and has an open rake but boxed eaves. The gable of the ell roof is fairly flat on the front where it has been raised to two stories and steep on the rear where it is still only 1 ½ stories and is sheathed in asphalt shingles with a concrete block exterior chimney on the rear eaves side. There are no decorative embellishments on either the main block or ell, irregular fenestration, and plain window and door surrounds. Except where noted, the windows all have two-over-two light sashes. The front/east façade of the main block has an enclosed porch across the first floor that conceals what is likely a side entrance. The porch is sheathed in clapboards and has three modern two light sliding sash windows. Above this, there is only one window on the second floor and a small square fixed sash window in the attic. The main entrance is through a door on the south façade of the front porch which is accessed by a modern stoop. The south façade of the main block has a second entrance on the east end off an "L" – shaped shed roofed porch that is built in the corner of the main block and ell. There are two regular windows and a smaller modern high window on the first floor of the south façade and three windows on the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 32

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

second floor. There is a third entrance on the east façade of the ell off the same corner porch as well as two windows on the first floor. There are three windows above this on the second floor. The south end of the ell has one window on the first and second floors. The north façade of the main block has a regular window and a high modern picture window on the first floor and two windows on the second floor. The north façade of the ell is almost entirely exposed as it is deeply offset from the main block and the uneven gable pitch is apparent. There is a fourth entrance and a window on the first floor and a window on the second floor. The rear/east facades are not accessible but two shed dormers can be seen in profile on the rear roof of the ell.

The 1856 McClellan map shows something labeled "L.H. Whitney" in the vicinity of this property but farther to the north near the Sadawga Brook that may not be related to this building. However, the 1869 Beers map shows a large "T"- shaped house labeled "F. L. Bowen" on this site and an 1869 deed from Otis Wheeler to F. L. Bowen for this property references "the dwelling house standing on said premises," as well as the need to erect and maintain a fence between it and Otis Wheeler's property. This confirms that an earlier house stood here, though Bowen may have expanded it into the "T" shaped property on the map. Wheeler built his own house (#25) at roughly the same time he sold off this lot and house. A 1966 local history, "Old Houses of Whitingham," confirms that the F.L. Bowen house was still standing and further notes that this building had once been a tannery. An 1876 deed describing the same lot – although without mention of the house, documents that Otis Wheeler sold it again, perhaps after foreclosing a mortgage, to Hosea W. Brigham. Brigham was a local attorney who lived there until 1881 when he left Whitingham for Winchester, New Hampshire. The 1881 deed references the property as the "Brigham house lot and barn." The 1915 Sanborn map does not cover this part of School Street so the location of the barn is not known. Based on oral history from the present owner, Jane Price, whose family converted the house back into a single family home from an apartment house in 1959, the ell may have been an earlier factory building that was moved to this location. The deep offset of the ell supports this idea and a re-located factory or industrial building may possibly have been associated with the tannery or other water powered industries just to the north on the Sadawga Brook. Ms. Price also reported that she had seen an old photograph of this house with a wrap around porch on the front. It is not clear when the "T" shape seen on the 1869 map may have changed to the present configuration.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 33

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

27. A. Davis Garage (now Sandri gas and oil distribution station), 200 School Street, c. 1940s contributing

This very simple, 1 ½ story, gable roofed, frame shop has clapboard siding and its eaves front roof is sheathed in corrugated metal. The front/west façade has three truck sized garage bays with the southern one infilled with board and batten siding. The other two bays have modern glazed overhead paneled doors. The south façade has two two-over-two light sash windows with a two-light (1/2 window) sash in the top of the gable. The north façade has a modern glazed door and a two-over-two light sash window in the first floor and a vertical board loft door in the gable. The rear/east façade has three two-over-two light sash windows.

The 1915 Sanborn map does not cover this part of School Street but anecdotal local history suggests that a tannery operated on or near this brookside site and deeds reference an early mill privilege. Local history sources report that A. H. Davis, who lived in #28, built and ran a garage and oil business here starting in the 1940s. This history is supported by deeds. Davis sold this property to Allen Oil Co. in 1974. It was then transferred to the present owner, oil and gas company, A. R. Sandri Inc. in 1981. Before the 1930s, deeds show that the property belonged to the long time owners of #28 across the street - the Snow family who had also owned the water privilege there. The water rights were transferred to Lincoln H. Sawyer, who ran the large Sawyer sawmill, in 1920 - a time when Sawyer was expanding and increasing the mill's water power supply.

27a. Loading Dock, c. 1981, non-contributing

This simple high, wooden loading platform has a side stair and a corrugated metal shed roof supported on square wood posts.

27b. Gas Holder, c. 1981, non-contributing

This is a modern, vertical cylindrical metal gas holding tank that is about forty feet high and approximately ten feet in diameter. A steel ladder attached to the side provides access to the top.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 34

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

27c. Gas Holder, c. 1981, non-contributing

This is a modern, vertical cylindrical metal gas holding tank that is about thirty feet high and approximately ten feet in diameter. A steel ladder attached to the side provides access to the top.

28. Ira R. Snow House, 189 School Street, c. 1860, c. 1900, c. 1940s, contributing

This simple, 1 ½ story, clapboarded, frame, gable front, side hall house has a peaked lintel door surround, plain window surrounds, a corrugated metal roof with a brick ridge chimney and several additions and ells. The main house sits on a stone foundation while some of the ells, on the south have concrete foundations. The front/east façade has a paneled door in the southern bay and two two-over-two light sash windows on the first floor. Above this are two two-over-two light sash windows in the gable peak. The north façade of the main block has two two-over-two light sash windows and a small shed roofed addition on the rear has a window on this façade as well. There is a clapboarded, one story gable ell on the south with a recessed porch under an integral metal roof. The east façade has a door along with a two-over-two light sash window and a small high window under the porch which is supported on simple chamfered wooden posts. There is a second c. 1900 ell attached to the south end of the first ell and is flush with the front edge of the porch. This ell is sided with horizontal bevel edged boards ("novelty" siding) and has two two-light sash windows on the east façade. The asphalt shingled roof of this ell extends to the level of the roof on the first ell for a few feet on the north end and then is lower across the southern portion. This ell has a glazed panel door on the small exposed north façade opening onto the porch. Attached to this is a third ell on the south which is a c. 1940s shed roofed two car garage. The garage has some clapboards and some asphalt sheet siding over the paneled overhead garage doors. The south façade of the garage has a stepped parapet at the roofline and two two-over-two light sash windows as well as a concrete block chimney that starts above the ground in the middle of the wall on the west end of the façade and is supported by a metal frame. The rear/west façade facing the Sadawga Brook has two windows on the one story rear shed addition on the north end of the façade and one on the first floor of the main block. Above the addition are two windows in the gable peak. The north half of the west façade on the first ell has one window and its south half is deeper extending west several feet beyond the north half and has a pair of windows. The second ell has an irregular roof with two slopes and has two windows on its rear façade. The third ell has a pair of small high windows on the rear façade. Unlike on the front facades, the rear roof slope of the first ell is sheathed in asphalt shingles while the rear slope of the second ell has metal. The third ell/garage has a composition roof.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 35

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

This property is labeled "I. R. Snow" on the 1869 Beers map. Deeds document that Ira R. Snow, the likely builder of the property c. 1860, owned it until passing it to his daughter, Ophelia Snow in 1907. The 1915 Sanborn map does not cover this part of School Street. After Ophelia's death, Albert H. Davis owned and lived in the house for a long time in the 20th century and, according to local history sources, also ran the garage and oil business across the street (#27). This house has changed hands several times in recent years. Its front door has the same peaked lintels common to many houses built in the district in the 1860s through 1880s (see #s 1, 8, 11, the predecessor of #13, 18, 20, 21, original appearance of #22, 23, and 33) that may have been locally produced by the Baker millwright and cabinetry shop or by another local sawmill.

29. Calvin Baker House/ General Store, 6746 Vermont Route 100, c. 1865, contributing

This 2 ½ story, shingled, frame, gable roofed building is located prominently along the side of the Sadawga Brook and beside the bridge carrying Route 100 over the brook at the foot of Brook Street. The simple building has plain corner boards as well as a plain horizontal board frieze dividing the second floor from the first. The one fanciful decorative feature is a quirky applied truss in the gables with a sunburst pattern. The gable roof is sheathed in asphalt shingles, has open eaves and a pale brick ridge chimney. There are two entrances presently. The main one is in the north bay of the west gable façade facing Brook Street. There are no windows on the first floor of this façade, two one-over-one light sash windows on the second floor, and one window in the gable peak. The other entrance is on the south eaves side facing Route 100 which has irregular fenestration. The first floor has a pair of modern, high one-over-one light sash windows on the west side, a six panel door, another door opening that has been infilled with a small two-light sliding window and a pair of one-over-one light sash windows on the east side. The second floor has five one-over-one light sash windows. On the east gable façade, the first floor has a pair of one-over-one light sash windows on the south and a modern small window in an infilled larger opening on the north. The second floor has two one-over-one light sash windows and there is one one-over-one light sash window in the gable peak. The north façade has an infilled former window opening on the east end and a modern pair of sliding glass doors flanked by one-over-one light sash windows on the west end. There are four one-over-one light sash windows on the second floor.

Originally part of an early industrial/commercial complex including the site of #31 as well, this building has had a commercial use but was converted to fully residential use before the 1950s, according to a former occupant. The 1856 McClellan map has this site labeled "Turner" and some part of this property was labeled "C. Baker, Furniture Shop" on the 1869 Beers map. A c.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 36

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

1900 historic photograph shows a large 2 ½ story factory building with adjacent frame mill just up the hill on the site of #31 that was likely the furniture shop and mill. However, by the 1915 Sanborn map the mill site is empty (a penciled note shows the future location of the “fire station”) and #29 is clearly identifiable and labeled a general store. An 1848 deed relating to the property references “the lot on which a turning shop and carding mill now stand,” likely the site of #31. As late as 1893, a deed conveying the mill from Calvin Baker to Charles Putnam has an inventory of machinery sold with the mill that includes saws, borers, planers, carding and picker machines. The 1893 deed also references “the highway leading past our house” as the westerly boundary of the property conveyed suggesting that this building (#29), marking the Brook Street (“highway”) corner was a dwelling by that time. Although the mill went back to the 1840s, Calvin Baker who purchased the property in 1864, owned the whole site for about thirty years during which time he likely built this building as a dwelling or additional shop.

30. 19 Brook Street, c. 1880s, contributing

This 2 ½ story, clapboarded, frame, gable front building is built into a hill that rises to the rear and north and has a projecting second floor porch over an infilled section on the ground level serving as a garage. The gable roof is sheathed in asphalt shingles. A side entry with a modern six panel door is on the front/east gable façade next to the projecting garage with its paneled overhead door. On the second floor of the east façade, there is a more formal door with half length sidelights opening onto the porch along with two two-over-six light sash windows. There are two two-over-six light sash windows above the hipped porch roof in the gable peak. The porch roof, sheathed in asphalt shingles, has open eaves with exposed rafter tails and is supported by decorative posts made of dimensional lumber built up so that the center vertical section is open. The south façade has two two-over-six light sash windows in the ground floor level and four windows on the second floor level. There is a modern deck off the rear second floor level of this façade. On the north façade, there are two windows on the second floor level and the ground floor level is below grade on this side, with a stone retaining wall protecting the garage doorway on the front facade. The rear façade was not accessible.

This property does not appear on the 1869 Beers map. A c.1900 historic photograph shows this house with a two story porch and lacey corner brackets on the porch supports. The photograph has two women on the porch with several barrels along the façade and stone retaining wall on the north where the projecting garage bay is now. The arrangement has the appearance of a store but there is no documentation that suggests it was ever used this way. The photograph also shows two-over-two light sash in the ground floor including two windows next to the door on the front

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 37

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

façade ground floor and six-over-six light sash on the second floor. By the time this building was shown on the 1915 Sanborn map it was labeled simply as a dwelling and was owned by Joseph Marcoux.

31. Firehouse, 32 Brook Street, c. 1930, contributing

This 1 ½ story brick and frame, gable roofed fire station is built into the hill beside the Sadawga Brook and amongst earlier mill foundations. The first floor and rear ground levels are brick clad with corner quoins but the gable facade above this level is frame sheathed in broad clapboards. The gable roof is sheathed in diamond shaped asbestos tiles with a metal ventilator on the front/west ridge and a deteriorated rear brick chimney on the rear/east ridge. The front/west gable façade facing Brook Street has two large garage bays with paneled overhead doors. The north side bay appears to have been enlarged as it does not have the brick header course lintel present in the southern bay. In the clapboarded gable above the brick level there is a boarded over pair of double hung windows with miscellaneous sashes. There is a second floor entrance on the north façade through an oversized gable dormer that is at grade on this side. The dormer has clapboarded cheeks and front with a formerly glazed double leaf wooden door in poor condition and the same diamond asphalt tile roofing of the main roof. The south façade has four boarded over window openings and a vertical line of brick quoining after the third window suggesting an addition. The north/rear façade is even more irregular with the gable vertically divided between clapboarded frame and brick with another vertical line of brick quoining suggesting a southern addition. This façade has a subterranean basement level within the foundation ruins and two boarded over windows on the brick first floor façade as well as a pair in the frame gable. A slate roofed brick and frame shed encloses a rear door and a stair down into the basement.

This was the site of the c. 1840s Elisha Putnam carding, cloth dressing, and sawmill complex later known as the Baker turning mill and millwright shop with wool carding as well. A 1927 deed transferring the property from Arthur Wheeler to the town of Whitingham described it as "a parcel of land on which stood the so-called 'Baker Mill' in Sadawga Village." According to deeds, Baker acquired the property in 1864 and had a furniture shop there shown on the 1869 Beers map. Just north of this on the Beers map, a building labeled simply "D. Wheeler" may have been another mill that eventually became part of this property. Baker later added a wool carding and cloth dressing facility c. 1870 which may have utilized this other mill site. Deeds around 1900 have this property associated with #29 where Baker had his house. The mills were already gone by the 1915 Sanborn map and may well have been lost to fire. The town built the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 38

Whitingham Village Historic District

name of property

Whitingham, Windham County, Vermont

Town, County and State

present brick and frame fire house on and around the stone and brick foundations of the earlier mill buildings. The basement nearest the brook probably utilized the former water power as a water supply for fire fighting.

32. Arthur D. Wheeler Jr., Wendell Morse & Jack Taylor turning mill, c. 1960, non-contributing

This 2 ½ story, steel frame with concrete block, flat roofed industrial building is built on the site of an earlier water powered mill adjacent to the Sadawga Brook and has multi-paned steel sash casement windows and many large openings for loading on three different levels. The approach from Brook Street is at the top level and entrance is on the west façade through a regular glazed door and a large bay covered with a vertical plank sliding door that contains a human sized door within it. There are also two six-light steel sash casement windows on the northern end of this façade. The driveway splits near the entrance from Brook Street and the eastern part leads down to the middle level and a large garage bay with overhead steel door on the south façade. There is a louvered vent to the east of this bay and above this, on the top level, is a large loft opening covered by a sliding wooden board door that once had a circular window. Further to the east on this façade there are three six-light steel sash casement windows in the top level. A steel stair leads down from the garage bay east to the lowest level right next to the brook where there is a steel platform accessing another large bay opening. This has been infilled with a regular door and frame and a recessed wall. On the brook side/east façade, a vertical seam towards the south suggests that this end of the building was an added bay. To the north of the seam there are three six-light steel sash casement windows on the top level and three four-light steel sash windows that may be double hung. The concrete block wall of this facade rises directly from the earlier stone foundation of the previous mill and a large opening still exists at the brook level on the north end of the foundation. The north façade has two six-light steel sash casement windows in the west side of the top level as well as a sliding loft door with former round window. There is a large bay opening with a sliding wooden board door on the west end of the lowest level. To the north of the building are the remains of the steel framing and concrete slabs of former buildings. Some of the steel framing nearest the brook is exposed with no concrete slab over it and nearer the road the concrete slab provides a staging or parking area. A concrete loading dock leads from the road level which is one story higher than the current building but ends in mid air suggesting that a much large building was removed here.

This was the site of the c. 1864 George Albee sawmill and steam chair factory which was one of the earliest industries on the Sadawga Brook. It is shown on the 1869 Beers map labeled "G."

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 39

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

Albee, S. Mill" and is shown on the 1915 Sanborn map as a very large structure spanning the brook labeled "vacant mill." An undated handwritten note on the Sanborn map indicates that the large portion over and across the brook was removed. According to local history sources, the mill burned completely in the late 1950s or early 1960s and was rebuilt to run a chair spindle manufacturing operation by electricity by Arthur Wheeler, Jack Taylor, and Wendell Morse. By 1966, it was listed in a historical pamphlet, "Old Houses of Whitingham" as owned by Lyman Tefft. It has been the Moore Mill for some time now and produces decorative ironwork. When it is fifty years old, it should be re-evaluated for eligibility. Additionally the site may contain earlier mill foundation ruins.

33. 145 Brook Street, c. 1870, contributing

This simple, 1 ½ story, clapboarded, gable roofed, frame house has a long, one story ell, a modern porch across the front with a door centered on this gable façade, and peaked lintel window and door surrounds. The gable roof is sheathed in standing seam metal and has plain, open eaves. The gable roofed ell also has standing seam metal roofing and a rear slope brick chimney. The front/east façade of the main block has a plain framed center doorway with a modern "Christian" style six panel door and a one-over-one light sash window with peaked lintel surround in the south bay. The north bay is blank on the first floor. Above the metal sheathed shed roof of the porch, there are two shorter one-over-one light sash windows with plain surrounds in the gable peak. The porch has a recent wood deck fronted by lattice and wooden steps on the north facing end with plain square posts supporting the roof which has a finished ceiling. The south façade has three one-over-one light sash windows with peaked lintel surrounds. On the north, the ell connects in the middle of the north façade which also has one infilled window opening on the main block east of this. The ell has a one-over-one light sash window with peaked lintel surround as well as a wider, high, two-light window also with a peaked lintel surround. The north façade of the ell has a modern glazed panel door in a plain surround and a large, modern two light window in the gable peak. The rear/west facades are not accessible but there is small shed attached to the rear of the ell.

This house does not appear on the 1869 Beers map and the 1915 Sanborn map does not cover this area. It has the same peaked lintels common to many houses built in the district in the 1860s through 1880s (see #s 1, 8, 11, the predecessor of #13, 18, 20, 21, original appearance of #22, 23, and 28) that may have been locally produced by the Baker millwright and cabinetry shop or by another local sawmill.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 40

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

33a. Barn, 145 Brook Street, c. 1990, non-contributing

This modern, 1 ½ story, gambrel roofed barn has vertical flush board siding and a concrete foundation and is located across the street from #33 below road level. The front/north façade on the gable end has a large bay covered by a sliding door and a regular door with a loft door above. On the west façade facing the road, there are four windows.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

The Whitingham Village Historic District is an outstandingly well-preserved example of a nineteenth century village center developed at a crossroads where water power was plentiful. The buildings represent a wonderful collection of fine and rustic architectural styles and a broad range of building types including a general store, two former hotels, two churches, a blacksmith shop, two schools, a fire house, and an assortment of grand and modest homes that were all key contributors to the development of Whitingham as a community center. The village is located near the large Sadawga Lake and at the juncture of important nineteenth century roads leading from Whitingham to Jacksonville, Wilmington, and Readsboro. It developed around the water power of the Sadawga Brook. The district is significant for the broad patterns of rural historic development that it ably represents and is eligible for listing on the National Register of Historic Places under criterion "A." Furthermore, the district, as a collection of well preserved buildings and one structure, represents a significant and distinguishable entity, some of whose components lack individual distinction, and is also eligible for listing under criterion "C." Natural features like the Sadawga Brook, Sadawga Mineral Spring, Sadawga Lake, the steep hills of the village and the mountains beyond are integral to the setting and distinct visual character of the district.

The buildings in the district represent excellent examples of rural Vermont architectural expression spanning most of the nineteenth and early twentieth century but concentrated heavily in the period from 1860 to 1880. Aside from the outstanding Greek Revival Style of the Reuben Winn House (#1) and the simple but refined Greek Revival style of the Methodist Church (#8), the buildings in Whitingham have a very strong local flavor with many features in common. There are very few details in the district that draw from a textbook national style or clearly utilize national pattern books. The village and town also had an abundance of 19th century sawmills, furniture, box, and millwork shops that may have supplied the decorative features and simple plans that are often repeated from house to house. The peaked lintel window and door surrounds common to many houses built in the district in the 1860s through 1880s (#s 1 [rear addition only], 8, 11, the predecessor of #13, 18, 20, 21, original appearance of 22, 23, 28 [door only], and 33) are identical and were likely supplied by a local millwright or sawmill, such as the Baker millwright and cabinetry shop. The rustic Carpenter Gothic style seen in the same period (#s 3, 16 and 21) and the sunburst gable ornaments of #29 used unusual and simple sawn shapes that were likely also locally produced. The district has later examples of likely local rustic applied decoration such as the c. 1900-1910 rake and rafter ends of #s 12 & 13 which are identical. The Sawyer sawmill was anecdotally the source for the elaborate 1914 embellishments to the Sawyer home (#4) and could have been a broader local source for architectural ornament in this period.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

There is also a distinctive local ell or addition/porch style that appears on seven houses of the 1860 – 1880 period (#s 3, original appearance of 4, 14, 18, 20, 21, and 23) and may be related to a local builder or supplier. This dual pitched one story roof over a deep integral porch has ceiling and an enclosed triangular end that is clapboarded continuously with the end façade of the ell or addition. The second lower slope starts before the start of the porch possibly to maximize the roof angle over the low porch to avoid snow shedding problems. The form of this porch is similar to some German or French Colonial buildings that use a dual pitched roof and integral porch.

The district also includes important rural property types such as the village store (#s 13, 17 & 29), hotel (#s 1 & 17), blacksmith shop (#2), school (#s 7 & 22), church (#s 8 & 9), fire station (#31) and garage (#s 6 & 27) that in Whitingham village are simple, restrained, often vernacular expressions. These property types form the core of many small Vermont villages and here are still functioning as a visual and social center to the community with remarkable architectural and historic integrity.

The present village of Whitingham was originally called Sadawga or Sadawga Springs after a mineral spring famed for healing powers was discovered on the property of #16 in 1822. According to local legend, the name Sadawga came from a local Native American of that name who lived near the lake in the 18th century. Sadawga Brook flowing from the Sadawga Lake provided water power for early saw and grist mills that were lacking in Whitingham's early town center on a nearby hill. There are accounts of houses scattered throughout the town and in the vicinity of Sadawga including the 1801 birthplace (no longer extant) of the Mormon leader Brigham Young at the top of what would become Stimpson Hill, just outside the district. However, most of the late 18th and early 19th century residential development was located about two miles southeast of Sadawga Village in Whitingham Center, now called "Town Hill." Whitingham Center included the meeting house, store and tavern and early homes and flourished until the mid-19th century. By 1861, there were post offices in Whitingham (Center), Sadawga Springs, and Jacksonville. After the 1830s, the villages of Sadawga and Jacksonville grew more quickly than the hill settlement and eventually overshadowed the declining Whitingham Center. By 1882, the post office in Whitingham Center was discontinued and the "Sadawga Springs" post office was officially re-named "Whitingham." Both Jacksonville and Sadawga Springs had the industry the town hill development did not and by 1869, Sadawga Springs boasted two saw mills, a wagon shop, blacksmith shop, grist mill, furniture shop, and wool carding mill. It also had two churches, a hotel, and two stores. This water based rural industrial economy flourished through the rest of the 19th century with the addition by 1884 of a steam chair factory, chair stock factory, another carding and cloth dressing mill, and later a butter box factory and shoe shop.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

Next to the village is Sadawga Lake with its curious floating island. According to historic accounts including the 1842 Zadock Thomson's *Vermont History and Gazetteer*, land began to grow over the water in the early 19th century. By the 1880's this land that reportedly rose and fell with the water broke free and became a floating island. This curiosity along with boating on the picturesque lake and the Sadawga mineral spring attracted tourists and summer visitors to Whitingham throughout the 19th century. The small village has supported three different hotels (including #s 1, predecessor of 13, and 17) as well as summer homes and camps near the lake and on outlying hills. Whitingham village has vied with Jacksonville throughout the late 19th century and much of the twentieth century to be the more dominant center. Once the settlement on the hill was abandoned, town meeting was held alternately in the two villages (utilizing the Green Mountain Hall [#9] in Whitingham) as was library service until fairly recently when the town offices and library were established in Jacksonville. After years of district schools (such as # 10) augmented by larger village schools (such as #s 7 & 22) in both Whitingham and Jacksonville, a single town-wide community school was built between the two villages in 1962.

Whitingham village developed around its early mills and dams on the Sadawga Brook which included a grist mill built by Houghton Sawyer in 1834, a c. 1840s turning shop (on the site of #31) built by Elisha Putnam, and an early sawmill built by Phineas Sawyer. The 1856 McClellan map shows the grist mill, a black smith shop, and the Sawyer sawmill as well as the "Sadawga Spa" on the site of #16 and a cluster of homes and likely small mills near the present intersection of Maple Drive, Brook Street and School Street where the Sadawga Brook turns and starts to run more steeply downhill to the south. The greater detail of the 1869 Beers map shows this northern cluster including the H.N. Brown wagon shop and the W. Church wool carding machine. The names on other properties in the area on these maps such as L.H. Whitney, H. Sawyer, J. Sawyer, E. W. Tirrell, W. Hull, and F. L. Bowen are associated in local histories with milling, tanning, and other industrial operations. The Beers map shows two mill ponds, one just below the lake at a sawmill built by John W. Sawyer in 1859 and another in the present vicinity of upper Brook and School Streets above where the 1864 George Albee steam chair factory was built on the site of #32. The dam here may have helped power the cluster of shops north of the Brook shown on the map, however, none of these industrial properties survive today and the area is outside the district. The Sawyer sawmill operated from a dam (#5) just below the Sadawga Lake which has been maintained to the present. This sawmill operation continued in the Sawyer family for many generations into the late 20th century and continues to be one of Whitingham's most important local industries.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

The period of 1860 -1870 saw a huge expansion in Sadawga village which was at the time developing as one of the two dominant villages in Whitingham following the decline and abandonment of the center on Town Hill. This is clearly demonstrated by comparing the 1856 McClellan map, which shows only Brook Street, not School Street and very few other houses on or near Route 100 and the 1869 Beers map, on which the shift in development to the village of Sadawga could clearly be seen. The "Sadawga Springs" detail of the Beers map shows both School and Brook Streets and a much fuller development of the district's cross roads area.

By 1860 the first church was built (Universalist #9) which further solidified the fledgling industrial village. A second church was built two years later (Methodist Episcopal, #8). After that many of the present homes were constructed including the simple houses at # 14, #15, and #18, the two 1863 identical houses built by John W. Sawyer (#s 3 & 4), the c. 1865 Joel and Mary Stimpson house (#11), the c. 1860 Carpenter Gothic house that was later to become the Baptist parsonage (#16), the c. 1860 Ira R. Snow house (#28), the c. 1869 house built by Otis Wheeler (# 25), and the possible c. 1869 expansion of #26. The village also gained stores and more mills including the c. 1865 Calvin Baker store and home (#29) and the c. 1860 Zachariah Wheeler store and post office (#17) which was run in the 1860s by Chase and Green, Atherton and Pike, and by Dr. Cyrus and Mary Temple. Dr. Temple also briefly had a doctor's office there. The c. 1864 George Albee steam chair factory and sawmill was constructed on a dam of the Sadawga Brook between the present School and Brook Streets which also served the Calvin Baker's turning and furniture shop on the site of #31. The 1869 map shows another building in the vicinity of the Baker shop labeled D. Wheeler which was likely a mill of some sort as well as a blacksmith shop just west and south of #15. By 1869, the old store and tavern on the site of #13 was run as the E.P. Wheeler store and a hotel addition was built next onto it by local lawyer H.N. Hix.

In the early 1870s, the Temples added a large addition to #17 for the village's second hotel, called the Sadawga Springs Hotel. Calvin Baker built a carding mill, reportedly in 1870, that was near his furniture mill in the vicinity of #31. In 1872 a large village school (#22) was built to replace the original one room district schoolhouse seen on the Beers map on Maple Drive. The 1870s saw a few more houses built along School and Brook Streets using a notably common architectural vocabulary such as the c. 1870 #s 23 and 33, c. 1878 #21, and the c. 1880 #20. The development of School Street in the 1860s and 1870s was largely due to Otis Wheeler, a mill owner who owned most of the land in the vicinity. After building his house (#25) and selling the neighboring house (#26), he sold parcels along the east side to the town for a school (#22) and for small homes (#20). Over the course of the 19th and 20th centuries, several generations of the Wheeler family developed and ran a large sawmill in an area that is now under Whitingham

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

Lake, as well as developed other mills (#32) and stores (i.e. #s 13 & 17) in Sadawga village and elsewhere.

By 1884 the village had twenty homes which included most of the present historic district. An informal triangular green or common evolved at the intersection of Route 100 and Stimpson Hill Road (formerly High Street) between the hotel and general store on the site of #13 and the two churches (#s 8 & 9). There was an expansion in 1886 of the Sadawga Lake dam (#5) to better serve the vibrant mill economy and to supply a new box and pulp mill in Readsboro. A deed documents that the mill operators on the Sadawga Brook including Lincoln H. Sawyer, Charles S. Chase, Otis B. and Alma Wheeler, Calvin Baker and A. J. Hull contracted with Anson Cross, a representative of the Metal Edge Box Co., to increase the height of the Sadawga Lake dam and supply more flow. The 1886 *History of Whitingham*, by Leonard Brown, described the industries that the Sadawga Brook served and noted that "there are immense quantities of lumber got out annually at the saw-mills of J. W. Sawyer, O. B. Wheeler, and A. J. Hull, besides the production of the other shops including Albee's, Brown's Baker's and the grist mill and box shop of Z. Wheeler."

In 1889, the c. 1840 Ruben Winn House (#1) was moved down from Town Hill and expanded with an addition and a large detached barn (#1a). The c. 1880 blacksmith shop (#2) was built along Route 100 as well as a house at the foot of Brook Street (#30). The Baptists took over the Methodist Church (#8) in 1881 and Temple's Sadagwa Springs hotel (#17) was run in the 1880s by Edward Cutler as the Spring House Hotel.

A railroad through Whitingham was debated for many years and finally was constructed in the northwestern part of town as the Hoosac Tunnel and Wilmington Railroad by 1891. This small rail line that connected Wilmington to an earlier Readsboro spur and the Hoosac Tunnel ran along the Deerfield River and became known along locally as the "Hoot, Toot, and Whistle." It was small and short lived but had an impact on supplying lumber to pulp mills in Readsboro as well as getting the many wood products of Whitingham out to market. The line had a smaller impact on tourism based on the local stage that connected the villages to the Davis Bridge station that was southwest of Sadawga. Several sawmills were built near the tracks and station to capitalize on the access to markets including one run by Sadawga's Otis Wheeler.

The early 20th century in Whitingham village saw a slowing of activity as the population and economy shrank. Fires destroyed some of the earlier properties and only some were replaced, including notably the old hotel and store at #13. After a fire destroyed the earlier buildings, it was rebuilt as a general store by the Wheeler brothers around 1910. The Green Mountain Club

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 6

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

and then the town took over the old Universal Church (#9) in 1905 and it was re-fitted with a stage. It was used throughout most of the 20th century as a social gathering place where town meeting, dances, entertainment, and both private and public social events were held. Another house was added to Stimpson Hill c. 1910 (#12) and the Sawyer home (#4) on Route 100 underwent a major renovation and expansion in 1914 although a fire later on destroyed the historic family mill complex behind the house. By 1915 almost all the district buildings were in place. The Sadawga Springs Hotel had become a boarding house and the spring itself closed over but the picturesque Sadawga Lake and surrounding mountains continued to attract visitors and the Reuben Winn House (#1) was operated as the Sadawga Lake House hotel. In 1920, Lincoln Sawyer purchased the Sadawga Lake dam and the other water privileges and rights to the Sadawga Brook. He also created Lake Clara to the north to supply additional water power to his mill. Shortly afterwards, he entered a contract with New England Power Co. to sell electricity generated by the dam.

A major hydro electric project in 1924 created the Harriman Dam on the Deerfield River just west and north of the village, outside the district. The dam flooded a large section of the northwest part of the town including the former area of mills around the railroad station. It created an enormous winding reservoir known as Whitingham Lake. During the depression, new income from the Harriman Dam allowed the town to take advantage of inexpensive labor and materials costs to build a new, much larger village school (#7) in 1933 as well as a village fire station (#31) on the ruins of the old Baker mill which was gone. Some modest automobile related development in the 1930s and 1940s completed the district's historic inventory with commercial garages #s 6 and 27 and the detached one-car domestic garages (#s 22b & 23a) typical of this period. A major fire in the Albee mill in the 1950s destroyed the historic complex which was rebuilt with the present factory buildings (#32).

The industrial importance of the village started to wane after 1920 but a few mill operations made the transition to electricity including the Sawyer sawmill near (#4) and the former Albee mill on the site of #32. Presently, these continue with the Sawyer sawmill now a modern operation just outside the district and the c. 1950s rebuilt factory at the Albee site (#32) now a light manufacturing business.

The modern village still has a church (#8), and an operating village general store/post office (#13). The other church (#9) is now a historical museum. One hotel (#17) became a boarding house and then apartments and another hotel (#1) reverted to its original use as a private home. A few other non-residential properties have become private homes including the 1872 village

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 7

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

school (#22) and a former store (#29). The other 1933 village school (#7) has since become apartments.

Today, the village is predominantly residential with a mix of large and small dwellings as well as apartments. However, its buildings are very well preserved and still retain their 19th or early 20th century character despite some changes in use. The dramatic landscape of lake, brook, and mountains with picturesque curving roads and a tightly clustered collection of historic buildings give Whitingham village its unique charm and convey its significant history as a small Vermont mill town.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 1

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 2

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

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Interviews by Lyssa Papazian

Robert Coombs, Whitingham Historical Society

Stella Stevens, Whitingham Historical Society

Almira Aekus, Whitingham Town Clerk

Monica MacNeille

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

UTM References, Continued

Zone Easting Northing

5 18 672817 4739627

Verbal Boundary Description

The boundaries of the Whitingham Village Historic District follow the property lines of all the properties on the borders. The description will use the following Whitingham Tax map notation to identify each property:

[Map #] / [Lot #], (HD Inventory #). (For example, 5/264 (#1) means the property on Map #5, in lot #264 and also listed in the Historic District Inventory as #1.)

Starting on Route 100, at the northeast corner of property 5/264 (#1), proceed south along the eastern lot line to the southeast corner of the same lot. Then proceed westerly along the irregular southern lot line of 5/264 (#1), following the northern edge of Sadawga Lake to the southwest corner of the lot. Then continue along the northern edge of Sadawga Lake to the beginning of 5/266. Then proceed west and then north along the eastern lot line of 5/266 to the intersection with the south side of Route 100. Then proceed west along the south side of Route 100 to the northeast corner of lot 8/575 (#6), meaning to exclude lot 5/266 and to include an unnumbered lot containing property #5. Then proceed south on the eastern lot line of 8/575 (#6) to the southeast corner of the lot. Then proceed west on the southern lot line of 8/575 (#6) and continuing west on the southern lot line of 5/286 (#11) to the southwest corner of lot 5/286 (#11). Then proceed north on the western lot line of 5/286 (#11) to the edge of lot 5/302 (#12) and then northwest on the southwest lot line of 5/302 (#12) to the southeast side of Stimpson Hill Road. Then proceed northeast along the southwest side of the Stimpson Hill Road to a point opposite the south corner of lot 5/288.02 (#13). Then proceed northwest across Stimpson Hill Road to the south corner of lot 5/288.02 (#13) and continue along its southwest line to its western corner. Then proceed briefly northeast along the northwest line of lot 5/288.02 (#13) to the southeast corner of lot 5/288.01 (#14). Then proceed northwesterly along the southwest lot lines of lots 5/288.01 (#14) and 5/292.01 (#15) to the west corner of lot 5/292.01 (#15). Then proceed northerly along the west line of lot 5/292.01 (#15) to the south side of Route 100. Then cross Route 100 and proceed west along its northern side to the western corner of lot 5/276.02 (#30).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 2

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

Then proceed northeasterly along the northwestern line of lot 5/276.02 (#30) to its northern corner. Then proceed east along the northern line of lot 5/276.02 (#30) to the western side of Brook Street. Then cross Brook Street and proceed northeasterly along the eastern side of Brook Street to a point opposite the southeast corner of the west portion of lot 5/276.01 (#33), which is split by Brook Street. Then cross Brook Street and proceed west along the southern line of the west portion of lot 5/276.01 (#33) to its southwest corner. Then proceed northerly along the west line of the west portion of lot 5/276.01 (#33) to its northwest corner. Then proceeding east along the north line of the west portion of lot 5/276.01 (#33) to the west side of Brook Street. Then cross Brook Street and proceed northerly along its east side to the northwest corner of the east portion of lot 5/276.01 (#33). Then proceed east on the north line of lot 5/276.01 (#33) to the Sadawga Brook. Then proceed in an irregular line first northerly, then easterly and finally southerly along the Sadawga Brook to a point that intersects with the east line of lot 5/279 (#26). Then proceed south along the east line of lots 5/279 (#27), 5/281.01 (#25), and 5/281 (#22) to the southeast corner of lot 5/281 (#22). Then proceed very briefly west on the south line of 5/281 (#22) to the intersection with lot 5/267 (#4). Then proceed easterly along the north line of lots 5/267 (#4) and 5/262 (#3) to the west side of Maple Street. Then proceed southerly along the east line of lot 5/262 (#3) to the point of beginning. The District contains roughly 55 acres.

Boundary Justification

The boundaries of the Whitingham Village Historic District are drawn to include the concentration of properties of the historic village of Sadawga or Sadawga Springs that are still extant and able to convey their historic character. The boundaries of the historic village today are unusually clear as a compact village center with high historic integrity. The 1869 Beers map shows the area of the district in its "Sadawga Springs" detail which documents that at that time the village was larger than it is now. Many of these properties are still extant and included within the district but many were lost on the northern end and along Maple Street which is outside the boundaries. There has been additional historic development since 1869 that has further filled out the village center. The boundaries include the core streets: Route 100, School Street, Brook Street, and Stimpson Hill that intersect in the center of town but exclude parts of Brook Street and all of Maple Drive where only empty lots and modern or heavily altered properties exist today. The only part of the district that is not part of the present village center extends north along Route 100 from the core to the intersection of Maple Drive. This area has lower density than the core area but is included because of the historically and architecturally important group of properties located there. This area was part of the larger village center documented on the Beers map and has high historic integrity with almost no modern intrusions. Beyond the Maple

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 3

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

Drive/Sadawga Lake Road intersection, there are no buildings in sight and no historic properties for some distance. The Sadawga Lake Road which extends from the boundary along Sadawga Lake is not included because it does not have the historic character or density of the village and is not part of the historic center. On the south, after the intersection with Brook Street, Route 100 also does not have any buildings in sight and for quite a distance from the village. In the village itself, the Sadawga Creek forms a logical northern boundary as it winds through the village and because the former historic industrial properties shown on the Beers map north of it are all gone. The southern portion of Brook Street forms a western boundary and although the area has low density, it has several intact historic buildings as well as the site of an important local mill and only one modern intrusion that was excluded from the boundary. On the south, the two properties on the east side of Stimpson Hill form a natural visual boundary as the rest of the Stimpson Hill properties are modern and out of sight at the top of the hill. Although the western side of this street once had historic properties, it is presently undeveloped and so was excluded from the boundary.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

Property Owner List

1. & 1a.

6373 Vermont Route 100 (Parcel #05-0264)
Edward C. Metcalfe & Linda Cardone
P.O. Box 8
Whitingham, VT 05361

2. 6416 Vermont Route 100 (Parcel #05-0263)

Michael & Maureen Drummey
524 Hall Road
Halifax, VT 05358

3. 6442 Vermont Route 100 (Parcel #05-0262)

Richard H. & Mary Jo Eyster
5 Howard Place
Brooklyn, NY 11215

4. 6492 Vermont Route 100 (Parcel #05-0267)

David A. Platt, Jr.
P.O. Box 29
Whitingham, VT 05361

5. Sadawga Lake Dam, Vermont Route 100 (Parcel has no designated tax number)

State of Vermont
Waterbury, VT

6. & 6a.

6561 Vermont Route 100 (Parcel #08-0575)
Sarah P. Wheeler
88 Bellvue Avenue
Springfield, MA 01108

7 & 7a.

6580 Vermont Route 100 (Parcel #05-0283)
Brian & Rebekah Green
1112 Wilmington Cross Road
Whitingham, VT 05361

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

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8. **6653 Vermont Route 100 (Parcel #05-0284.01)**
Universalist Church
Vermont Route 100
Whitingham, VT 05361

 9. **23 Stimpson Hill Road (Parcel #05-0284.02)**
Town of Whitingham
P.O. Box 560
Jacksonville, VT 05342

 10. **13 Stimpson Hill Road (Parcel # 05-0284)**
Whitingham Historical Society
P.O. Box 125
Jacksonville, VT 05342

 11. **51 Stimpson Hill Road (Parcel #05-0286)**
Michael Bryan-Brown & Leo Kayla Black
5350 McDonald Avenue, NE
Bainbridge Island, WA 98110-2173

 12. **77 Stimpson Hill Road (Parcel #05-0302)**
Kirsten Bakis
P.O. Box 77
Whitingham, VT 05361

 13. **6677 Vermont Route 100 (Parcel#05-0288.02)**
Morbeta, Inc.
P.O. Box 86
Whitingham, VT 05361

 14. **6699 Vermont Route 100 (Parcel#05-0288.01)**
Monica & Merrall MacNeille.
P.O. Box 38
Whitingham, VT 05361

 15. **6717 Vermont Route 100 (Parcel#05-0292.01)**
Jerry Lemay, Sr.
P.O. Box 302
Whitingham, VT 05361

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

16. **6692 Vermont Route 100 (Parcel#05-0285)**
Monica & Merrall MacNeille.
P.O. Box 38
Whitingham, VT 05361
17. **9 School Street (Parcel#05-0288.01)**
Brattleboro Area Community Land Trust.
192 Canal Street
Brattleboro, VT 05301
18. **35 School Street (Parcel#05-0289)**
Marsha L. Howes.
35 School Street
Whitingham, VT 05361
19. **Barn on School Street (Parcel#05-0289.01)**
Steven P. Betit
98 School Street
Whitingham, VT 05361
20. **73 School Street (Parcel#05-0290)**
Pascal J. Benichou.
221 East 10th Street, Apt. 13
New York, NY 10003
21. & 21a.
96 School Street (Parcel#05-0282)
Jason Parsons & Kimberly Tine Parsons.
P.O. Box 404
Jacksonville, VT 05342
- 22& 22a.
98 School Street (Parcel#05-0281)
Steve Betit & Darlene Ducette Betit
98 School Street
Whitingham, VT 05361

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

23 & 23 A.

83 School Street (Parcel#05-0290.02)
Matthew Goodnow & Estelle Rice
P.O. Box 13
Whitingham, VT 05361

- 24. 105 School Street (Parcel#05-0290.01)**
Brattleboro Area Community Land Trust.
192 Canal Street
Brattleboro, VT 05301

25 & 25a.

152 School Street (Parcel#05-0281.01)
Lorne & Kristie Betit
152 School Street
Whitingham, VT 05361

- 26. 168 School Street (Parcel#05-0280)**
Ervin D. Price, Jr. & Jane A. Price
P.O. Box 503
Whitingham, VT 05361

27, 27a, 27b, & 27c.

200 School Street (Parcel#05-0279)
A.R. Sandri Inc.
191 Cleveland Street
Greenfield, MA 01301

- 28. 189 School Street (Parcel#05-0278)**
Ward A. Cromack
P.O. Box 44
Whitingham, VT 05361

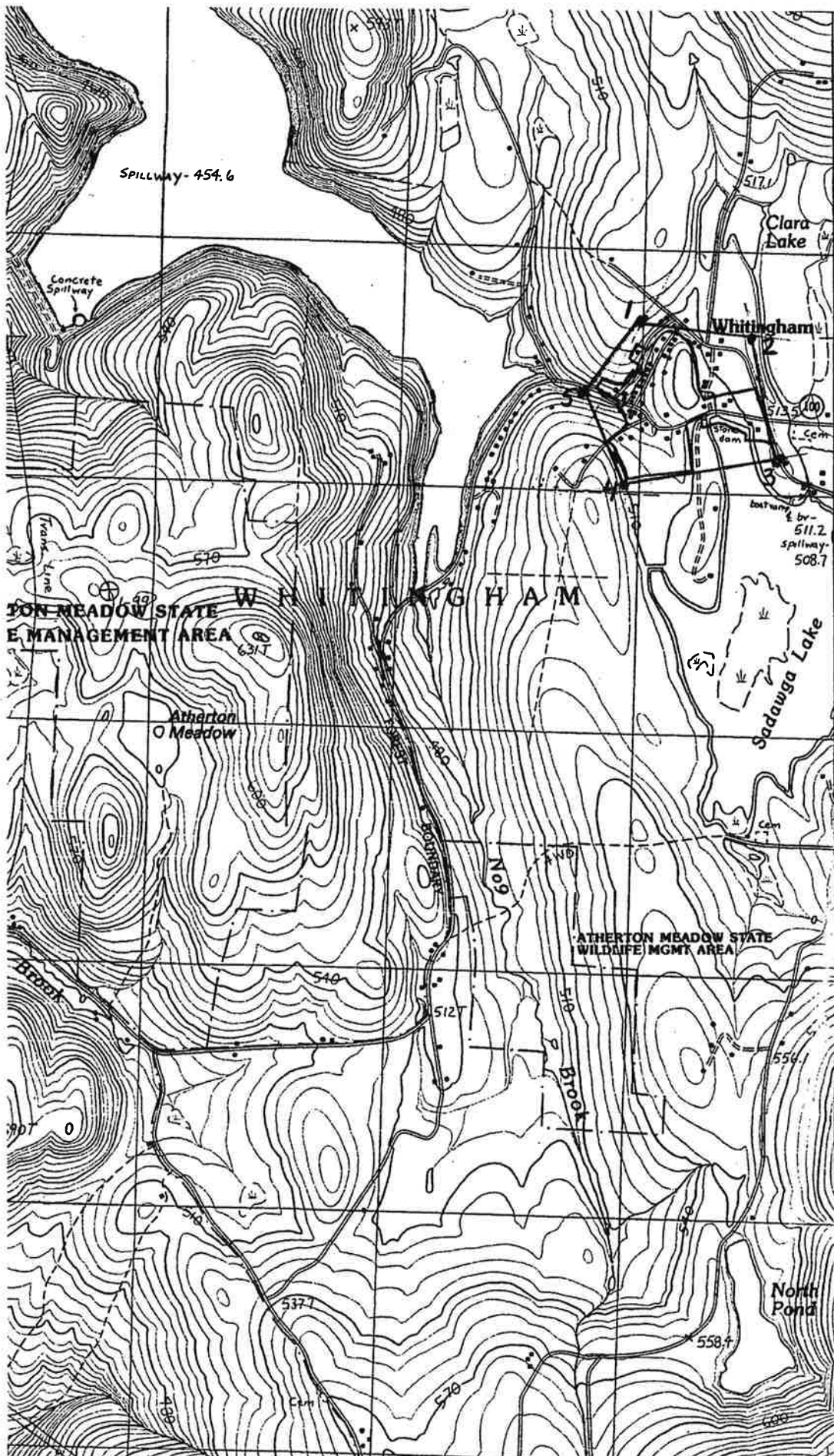
- 29. 6746 Vermont Route 100 (Parcel#05-0292)**
David Torello
24 Calvin Avenue
Wallingford, CT 06492

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Whitingham Village Historic District
name of property
Whitingham, Windham County, Vermont
Town, County and State

- 30. 19 Brook Street (Parcel#05-0276.02)**
Thomas J. & Dorothy A. Fagella
P.O. Box 213
Whitingham, VT 05361
- 31. Old Firehouse (32? Brook Street) (Parcel#05-0291)**
Town of Whitingham
P.O. Box 560
Jacksonville, VT 05342
- 32. 86 Brook Street (Parcel#05-0277)**
Jeffrey G. & Gordon T. Moore
P.O. Box 951
Jacksonville, VT 05342
- 33. 145 Brook Street (Parcel#05-0276.01)**
Jeremy & Jessica Betit
145 Brook Street
Whitingham, VT 05361



Whitingham Village
Historic District
Whitingham, Windham Co
Vermont

"Readsboro" Quad.

47' 30"

UTM coordinates:

	Zone	East	North
1.	18	673036	4739908
2.	18	673488	4739872
3.	18	673615	4739369
4.	18	672985	4739257
5.	18	672817	4739627

5' 671 672 673000E 72° 52' 30" 42° 45'

VEY, PESTON, VIRGINIA-1987

CONTOURS AND ELEVATIONS IN METERS

ROAD LEGEND






Whitingham Village

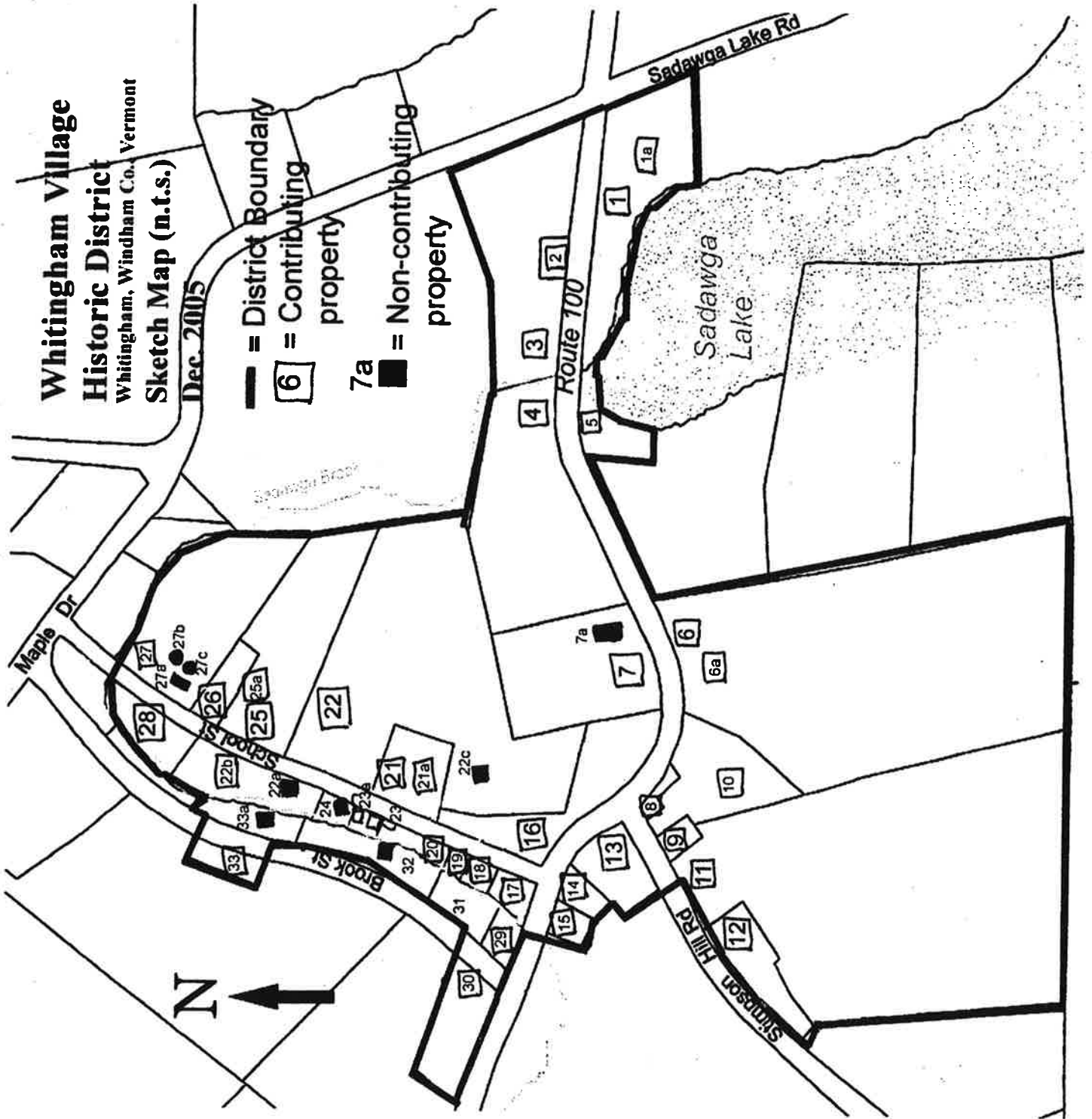
Historic District

Whitingham, Windham Co., Vermont

Sketch Map (n.t.s.)

Dec. 2005

-  = District Boundary
-  = Contributing property
-  = Non-contributing property



United States Department of the Interior
National Park Service
NATIONAL REGISTER OF
HISTORIC PLACES
CONTINUATION SHEET

Whitingham Village Historic District

name of property

Whitingham, Windham Co., VT

town, county, state

Photograph Labels

The following information is the same for all photographs: Whitingham Village Historic District, Whitingham, Windham County, Vermont. Digital images on CD-R are filed at Vermont Division for Historic Preservation. Credit: L. Papazian, 2005

Photo Number	Property #	Description
1	Property #s 9, 8, 13, & 17	View looking south on Route 100
2	Property #s 29, 17, 14 & 15	View looking north on Route 100
3	Rueben Winn House, Property #1	View looking southeast
4	Rueben Winn House, Property #1	Detail: Front/north facade
5	Barn, Property #1a	View looking west
6	Blacksmith Shop, Property #2	View looking northeast
7	Sawyer/Gillette House, Property #3	View looking north
8	Sawyer/Gillette House, Property #3	Detail: West facade
9	J. W. Sawyer House, Property #4	View looking northwest
10	J. W. Sawyer House, Property #4	Detail: Front/south facade
11	Sadawga Lake Dam, Property #5	View of spillway looking west
12	Sadawga Lake Dam, Property #5	View of embankment looking west
13	Property #6	View looking southeast
14	Property #6a	View looking south
15	Whitingham Village School, Property #7	View looking north
16	Property #7a	View looking northeast
17	Methodist Church, Property #8	View looking southeast
18	Methodist Church, Property #8	Detail: Steeple

<u>Photo Number</u>	<u>Property #</u>	<u>Description</u>
19	Universalist Church/Green Mountain Hall, Property #9	View looking northeast
20	Universalist Church/Green Mountain Hall, Property #9	Detail: Steeple
21	District School # 9, Property #10	View looking east
22	Property #11	View looking east
23	Property #12	View looking northeast
24	Wheeler/Jillson Store, Property #13	View looking east
25	Property #14	View looking south
26	Property #15	View looking southwest
27	Property #16	View looking north
28	Property #16	Detail: west facade
29	Property #16	View looking southeast
30	Z. Wheeler Store/Sadawga Springs Hotel, Property #17	View looking northwest
31	Property #18	View looking northwest
32	Property #19	View looking northwest
33	Property #20	View looking northwest
34	Property #21	View looking north
35	Property #21a	View looking southwest
36	District 11 School, Property #22	View looking north
37	Property #22a	View looking southwest
38	Property #22b	View looking west
39	Property #22c	View looking north
40	Property #23	View looking southwest
41	Property #23a	View looking west
42	Property #24	View looking northwest
43	Otis Wheeler House, Property #25	View looking north
44	Property #25a	View looking east
45	Property #26	View looking northwest
46	Property #27	View looking northeast
47	Property #s 27a, 27b & 27c	View looking east
48	Ira Snow House, Property #28	View looking southwest
49	Baker House & Store, Property #29	View looking northwest
50	Property #30	View looking northwest

Photo Number	Property #	Description
51	Firehouse, Property #31	View looking northeast
52	Mill, Property #32	View looking northeast
53	Property #33	View looking northwest
54	Property #33a	View looking southeast