

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Shelburne Falls Historic District

Other names/site number: _____

Name of related multiple property listing: _____

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

2. Location

Street & number: _____

City or town: Shelburne State: Vermont County: 05482Not For Publication ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national X statewide ___local

Applicable National Register Criteria:

XA ___B XC ___D_____
Signature of certifying official/Title:**Date**_____
State or Federal agency/bureau or Tribal Government

Shelburne Falls Historic District

Chittenden Vermont

Name of Property

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

Signature of commenting official:

Date

Title : State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

_entered in the National Register

_determined eligible for the National Register

_determined not eligible for the National Register

_removed from the National Register

_other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐☐

Shelburne Falls Historic District

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Structure

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Object



Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>38</u>	<u>31</u>	buildings
<u>3</u>	<u> </u>	sites
<u> </u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>41</u>	<u>32</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

AGRICULTURE/agricultural outbuilding

AGRICULTURE/animal facility

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

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7. Description

Architectural Classification

(Enter categories from instructions.)

Greek Revival

Queen Anne

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood, brick, metal, stone.

Narrative Description

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

Summary Paragraph

The Shelburne Falls Historic District is residential hamlet within the town of Shelburne, Vermont. The district follows the linear corridor, oriented on an east-west axis, of Falls Road and Irish Hill Road. The district contains commercial and residential buildings constructed between 1790 and 1960 as well as archaeological sites that were locations of small water-powered mills along the LaPlatte River. The Shelburne Falls Historic District consists of 59 properties and encompasses the early manufacturing and commercial center of Shelburne, in large part due to its proximity to the LaPlatte River, which runs south to north through the eastern half of the district. The district consists of 24 contributing buildings, 15 contributing outbuildings and three mill sites that could yield archaeological information. The 42 contributing resources retain a high degree of integrity of location, design, setting, materials, workmanship, feeling and association.

Narrative Description

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Of the 69 buildings in the district, 38 are contributing and 31 are non-contributing. There is one non-contributing bridge and three contributing sites. The district's architectural cohesion is enhanced by the fact that contributing structures are primarily vernacular, wood frame Greek Revival and Queen Anne style houses and outbuildings built between the mid-nineteenth century to the turn of the twentieth century. The oldest houses (**HD #12, HD #18, HD #19, and HD #24**), dating from the late-eighteenth and early-nineteenth century, are located in the closest proximity to the bridge over the LaPlatte River, which marked the center of commerce and manufacturing in Shelburne Falls. The non-contributing structures are primarily 1950s and 1960s-era ranches, raised ranches, split-level and Cape Cod houses scattered throughout the district. Five of the historic structures were found to be non-contributing because their historic integrity was lost due to alterations.

Falls Road is an asphalt, two-lane road with 1½ and 2½ story houses of uniform setback on either side. There is a concrete sidewalk with a narrow greenbelt on the north side of the road that terminates on the west side of the bridge. Irish Hill Road, the continuation of Falls Road to the east, runs along a steep, east-west sloping hill, and contains a cluster of 1½ story houses and a trailer home spaced slightly farther apart than the buildings on Falls Road.

The informal landscaping throughout the district features open lawns with deciduous and coniferous trees on their periphery. The district also features wooded areas along the banks of the LaPlatte River and to the southeast of the intersection of Thomas Road and Irish Hill Road.

Changes to the historic district are relatively minor and include additions to houses, the application of synthetic siding, replacement windows, enclosing porches, and removing of outbuildings. Despite the disappearance of the mills along the LaPlatte River falls by 1940 and the re-growth of trees on formally cleared land, the extant historic structures in the district render it a cohesive vestige of the historic village of Shelburne Falls.

1. Lawrence House, 872 Falls Road, c. 1890, contributing building.

This is a 1½ story, six by two-bay, Queen Anne-style single-family dwelling. Sitting on a long lot, it has a medium setback from the road. Resting on a rubble stone foundation, it is tri-gable ell in form with vinyl siding and composite shingle roofing. The building features a wide fascia and corner boards. The primary entrance is centered on the north façade beneath a pediment projecting from the one-story porch. Running the length of the north elevation, the porch has turned posts and wraps around to the east elevation. Fenestration is regular with 2/2 windows flanked by fixed shutters. Window and door surrounds are plain with a triangular, molded hood. A three-sided bay window sits on the far west of the north elevation. An exterior, brick chimney is centered on the west elevation. Attached to the south elevation of the house is a c.1970 two-bay by three-bay addition with a single bay garage door.

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1a. Outbuilding, 872 Falls Road, c. 1988, non-contributing building due to age.

This is a small shed is located to the south of the house.

Much of the land south of Falls Road originally belonged to Joshua Isham and then his descendent, George Bliss. William and Casandra Lawrence purchased the property in the mid 1860s. Henry Page deeded this property to Frederick Bacon in 1905 who continued to use the house as a rental property. William Fenwick, who ran a garage at 913 Falls Road **(HD #34)**, moved into the house in 1906. Bacon sold the house and 4½ acres to Joseph Fayette Wetmore in 1910 who lived here with his wife, Blanche, and three sons.

2. Burbo House, 888 Falls Road, c. 1891, non- contributing building due to alterations.

This is a 1½ story, four-bay by two-bay house. Sitting on a long lot, it has a moderate setback from Falls Road. Resting on a rubble stone foundation, it is clad with wood clapboard siding and has a standing seam metal roof with skylights. Centered on the east elevation is the primary entrance protected by a porch with a shed roof that extends along the east elevation. Fenestration is regular with 2/2 windows. A 1½ story, one-bay by one-bay, addition with an enclosed porch on the first level and a finished upper story extends from the south elevation. A stucco-covered, exterior end chimney is centered on the north elevation. A six-foot, wooden privacy fence encircles the property.

Before the circa 2000 alterations of the house, it was a 1½ story, gable-front house clad in wide board. A small, enclosed porch with a shed roof contained the primary, north-facing entrance.

2a. Garage, 888 Falls Road, c. 1960, non- contributing building due to being outside the period of significance.

This is a two-bay detached garage with an eaves-front gable roof that faces east. It is located to the east of the house. Resting on a poured concrete foundation and capped by a standing seam metal roof, it originally faced north and contained only one bay before the c. 2000 alterations.

2b. Studio, 888 Falls Road, c. 2000, non- contributing building due to being outside the period of significance.

This is a 1 ½ story, one-bay by five-bay, barn-style studio with 6/6 windows.

Much of the land south of Falls Road originally belonged to Joshua Isham and then his descendent, George Bliss. William and Casandra Lawrence purchased the land in 1866. Lee Tracy was the next owner and he broke up the large parcel into smaller lots. In 1891, Tracy sold this piece to Edward G. and Ellen Burbo. In 1894, "among the improvements around town are those on the residences Edward Burboat Shelburne Falls."¹ After the death of

¹ *Burlington Clipper*, April 27, 1894.

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Edward Burbo in 1898, "an auction sale of farming equipment and personal property of the late E.G. Burbo was held at his former home.² Widow Ellen Burbo lived there with her three daughters and two sons.³ The Burbo family lived in the house until the death of Ellen Burbo in 1950. At that time, the "homestead premises of the late Ellen Burbo" sold to Robert O. Coleman.⁴

3. Ready House, 910 Falls Road, c. 1965, non-contributing building due to being outside the period of significance.

This is a one story, five-bay by one-bay, Ranch-style, single-family dwelling. Resting on a concrete block foundation, it is clad in vinyl siding and is capped by a shallow pitched, eaves-front gable roof with composition shingles. Sitting on a long lot, it has a moderate setback from Falls Road. Centered on the north (front) elevation, is the primary entrance, protected by an extension of the roof line. Fenestration is regular with 1/1 double hung windows. To the east of the primary entrance is a bay window. A one-car garage stall makes up the easternmost bay.

Much of the land south of Falls Road originally belonged to Joshua Isham and then his descendent, George Bliss. William and Casandra Lawrence purchased the land in 1866. Lee Tracy was the next owner and he broke up the large parcel into smaller lots. This land then belonged to Moses Degree and then the Bacon family. The estate of Daisy Bacon sold the land to Carol Hutchins in 1963. Carol Hutchins sold John Ready an 11-acre parcel with buildings in 1965. He subdivided the property and built a house on the newly created parcel. In 1966, John D. Ready deeded "a lot of land with newly-constructed dwelling house" to Beatrice Noonan.⁵

4. Office Building, 928 Falls Road, c. 1940, non-contributing building due to being outside the period of significance

This is a 1½ story, three-bay by two-bay building. It sits on a long lot and is used for office space. Resting on a concrete block foundation, it is clad in aluminum siding and capped by an eaves-front gable roof with composition shingles. A one-story, enclosed porch runs the length of the north (front) elevation and a one-story, one-bay by two-bay addition with a low-pitched, eaves-front gable roof extends from the west elevation. A third addition projects from the south (rear) elevation and features a shed roof that connects to the roofline of the main block. The primary entrance is sheltered beneath an open porch on the north (front) elevation of the west addition. An additional entrance to the main block is located on the west side of the enclosed porch. It is sheltered by the same open porch on the western addition's elevation. Fenestration is regular with 1/1 windows.

4a. Garage, 928 Falls Road, c. 1940, non-contributing building due to being outside the period of significance.

² *Burlington Clipper*, August 6, 1898.

³ *Burlington Daily News*, Dec. 1914.

⁴ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁵ *Ibid.*

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A 1½ story, gable-front, two-bay by one-bay, detached garage is located to the south of the building.

Joshua Isham owned a 96-acre parcel of land that encompassed much of the land south of Falls Road. He built a house (no longer standing) and lived there until his death in 1840. After the death of Isham and his wife four years later, their daughter, Laura, and son-in-law, Horace Wheeler, owned the land. The property consisted of approximately 68 acres, "together with the buildings thereon, being the homestead and late residence of Joshua Isham deceased, and the premises occupied by the late Martha Isham, widow of said Joshua in lieu of dower."⁶

The family of Moses and Sophia Bliss, descendants of Isham, lived on the farm in 1850 with five members of the Bliss family plus a farm laborer. By 1857, George Bliss, a nephew of Isham, lived on the site. In 1866, William R. Lawrence purchased the Isham estate from Bliss for \$7,500. Much of the surrounding farmland remained undeveloped until Lee Tracy, the next owner, sold off portions in the 1890s. Tracy initially developed four lots to the east of this property.

In 1899, the estate of Lee Tracy leased to the Shelburne Cooperative Creamery "a portion of the Bliss or Lawrence property, so called, being and situated at Shelburne Falls."⁷ In 1900, Fred Bacon ran a grist mill on the site. The creamery burned in 1919, caused by a boiler mishap. According to the Burlington Free Press, "the creamery building was one of the oldest in the vicinity, and one time, was the residence owned by the late Reverend Isham Bliss of Burlington."⁸ As the co-operative was already planning to relocate the operations to Shelburne Village, they built a temporary structure and the new building was rushed to completion. The creamery burned sometime before 1920 and the business itself relocated to Shelburne Village. The building was occupied by H.P. Hood and Sons by the middle twentieth century.

5. Lemerise House, 954 Falls Road, c. 1900, contributing building.

This is a 1½ story, five-bay by two-bay, Queen Anne style, single-family dwelling. It sits on a long lot and has a moderate setback from Falls Road. Resting on a rubble stone foundation, the tri-gable ell plan house is clad in wood clapboards with plain corner boards and has a composition shingle roof. The primary entrance is centered on the gable front block of the north (front) elevation. It is sheltered beneath the one-story, hipped-roof, porch with rectangular posts. The porch extends along the north and west elevation of the gable-front block and the north elevation of the eaves-front block. Fenestration is regular with 2/2, windows surrounded by plain trim. A c.1996 gable dormer pierces the roofline on the northerly half of the east elevation. Just to the south of the dormer is a centered, concrete block, exterior end chimney.

⁶ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁷ Ibid.

⁸ *Burlington Free Press*, May 26, 1919.

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Much of the land south of Falls Road originally belonged to Joshua Isham and then his descendent, George Bliss. It then went to William and Casandra Lawrence who sold it to Lee Tracy. Tracy soon thereafter broke up the large parcel into smaller lots. Tracy sold property Joseph Lemerise and in 1890, Fred Bacon was "building a house on the land recently purchased of Lee Tracy."⁹ Joseph Lemerise operated a small store in the on the first floor of the house.¹⁰ Lemerise expanded his business, opening a store at 935 Falls Road **(HD #33)** soon after building this house. In 1900, Bacon lived here with his wife and seven children. Daisy Bacon lived in the house in the early twentieth century.

6. Quinlan House, 270 Bacon Drive, c. 1893, contributing building.

This is a 1½ story, four-bay by three-bay, Queen-Anne-style, single family dwelling. It sits on an extra-long lot at the southeast corner of Falls Road and Bacon Drive and is bordered to the south by the La Platte River. Cruciform in plan, it rests on a rubble stone foundation, is capped by a slate roof, and features plain corner boards and fascia. Wrapped in wood clapboards, the south gable features three sections of clapboards separated by plain, wide, horizontal boards up to the eaves. Sections of vertical boards, imbricated shingling, and additional vertical boards in the gable peak are separated by additional wide, horizontal boards. The primary entrance is on the west (front) elevation of the gable-front block that faces Bacon Drive. This block features a bay window and is flanked to the north and south by covered porches with turned posts. Fenestration is regular with 2/2 windows with plain surrounds. A one-story, one-bay, gable-roof addition extends from the south elevation with another, one-story, one-bay by one-bay addition extending from the first addition's south elevation. One brick, interior, corbelled chimney pierces the roof ridge on the gable-front block. Another brick, corbelled chimney penetrates the roof of the first addition.

6a. Shed, 270 Bacon Drive, c. 1893, contributing building.

A one-bay by one-bay shed sitting on a rubble stone foundation, clad in cedar shakes, and capped by a slate-covered gable roof sits to the southwest of the house about 10-feet from Bacon Drive. A six-light, fixed sash lights the interior of the gable peak on the south elevation.

6b. Barn, 270 Bacon Drive, c. 1893, contributing building.

This 1½ story building, which used to serve as a barn, faces Bacon Drive about 15 feet south of the shed. It rests on a rubble stone foundation, clad in cedar shakes, and capped by a slate roof. Cruciform in plan and in height, it features a two-bay garage connected to the west façade by a shed roof. Fenestration is regular with 6/6, double hung windows that were installed circa 1994.

Much of the land south of Falls Road originally belonged to Joshua Isham and then his descendent, George Bliss. It then went to William and Casandra Lawrence. In 1866, the Lawrences bought much of the land that occupies the south side of Falls Road all the way to Mount Philo Road. In 1889, Cassandra Lawrence deeded Lee Tracy an 81-acre parcel of

⁹ *Burlington Weekly Free Press*, August 15, 1890.

¹⁰ Interview with Kitty Noonan, November 22, 1981, Tom Tompkins Collection.

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land. Tracy soon thereafter broke up the large parcel into smaller lots. Tracy sold a two-care lot to Mary Quinlan in 1889 and built the extant house on the site. This may have been the second home on the site as suggested by the following article:

The recently completed Shelburne Falls home of Michael Quinlan burnt to the ground. The fire started in the vicinity of the chimney and was discovered in the afternoon, "but had gained such headway that it was impossible to check it ... the houses on either side of the doomed building were in great danger but the vigorous work of the pail brigade aided by the wind were saved.¹¹

Quinlan most likely rebuilt the extant house soon after the fire. The house remained in the Quinlan family until 1932.

7. Stebbins House, 992 Falls Road, c. 1953, non-contributing building due to being outside the period of significance.

This is a two story, three-bay by three-bay, eaves front, gable roof, single family dwelling. It sits on an extra-long lot bordered to the south by the La Platte River. Resting on a poured concrete foundation, it is wrapped in wide board and is capped by composition shingles. The primary entrance is centered on the west elevation and is sheltered beneath a pedimented hood. Fenestration is regular with 1/1 windows. A two-bay by three-bay enclosed porch is centered on the north elevation. A c. 2000, two-bay by one-bay, gable-roofed, two-story addition projects from the south elevation.

Much of the land south of Falls Road originally belonged to Joshua Isham and then his descendent, George Bliss. In 1866, William and Cassandra Lawrence bought much of the land that occupies the south side of Falls Road all the way to Mount Philo Road. In 1889, Cassandra Lawrence deeded Lee Tracy an 81-acre parcel of land.¹² Tracy broke up the large parcel into smaller lots. In 1889, Tracy sold a two-acre parcel to Michael Quinlan who lived at 270 Bacon Drive (**HD #6**). Quinlan then sold off smaller parcels. In 1932, the estates of John and Mary Quinlan transferred the property and buildings to Alice Quinlan. The Quinlan family transferred to Charles and Grace Stebbins in 1953.

8. McGee House, 1004 Falls Road, c. 1897, contributing building.

This is a 1½ story, two-bay by two-bay, tri-gable ell plan, Queen Anne style, single family dwelling. It was on an extra-long lot that is bordered to the south by the La Platte River. Resting on a rubble stone foundation, it is wrapped in wood clapboards and capped by composition shingles. It features wide, overhanging eaves along with plain trim, corner boards, and fascia. The off-center, primary entrance is located within the one-story, enclosed, flat roof porch that sits within the ell on the north elevation. Fenestration is regular with 1/1 windows and plain surrounds with molded caps. The gable front features paired windows on the first story. An exterior, brick chimney is centered on the west

¹¹ *Burlington Free Press*, April 27, 1891.

¹² Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

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elevation. A two-bay by two-bay, one-story addition with a gable roof extends from the south elevation. A wooden deck extends to the south from this addition.

8a. Garage, 1004 Falls Road, c. 1960, non-contributing building due to being outside the period of significance.

Sited to the southeast of the house is a one-bay garage wrapped in wood clapboards, and capped by a gable-front, composition shingle-covered roof.

Much of the land south of Falls Road originally belonged to Joshua Isham and then his descendent, George Bliss. In 1866, William and Cassandra Lawrence bought much of the land that occupies the south side of Falls Road all the way to Mount Philo Road. In 1889, Cassandra Lawrence deeded Lee Tracy an 81-acre parcel of land.¹³ Tracy soon thereafter broke up the large parcel into smaller lots. The property was originally part of the Quinlan property at 270 Bacon Drive (**HD #6**). Quinlan sold off several parcels in the 1890s. George and Elizabeth McGee purchased the property in 1894. The McGees sold it to Fred and Grace Thomas in 1921. Fred and Evelyn Deyette owned the house between 1923 and 1944.

9. Enos Douglas House, 1022 Falls Road, c. 1890, contributing building.

This is a 1½ story, four-bay by two-bay, tri-gable ell plan, Queen Anne-style, single-family dwelling. It is built on an extra-long lot that is bordered to the south by the La Platte River. Resting on a rubble stone foundation, it is capped by composition shingles, and features plain trim and corner boards. Wood clapboards wrap around the building up to the top of the first story where the exterior wall has a slight flare outward and is clad in alternating bands of horizontal boards and imbricated shingles up to the gable peak where the cladding changes back to clapboards. The off-center, primary entrance is located in the eaves-front gable block along the east elevation. Fenestration is regular with 2/2 windows flanked by fixed shutters and featuring plain surrounds. A three-sided bay window projects from the gable block of the east elevation on the first story. A bank of six-light, fixed sash windows wraps around the north elevation east of the chimney to the east elevation entrance. An exterior end, brick chimney is centered on the north (front) elevation. A two-bay by one-bay, one story addition with a gable roof extends from the south elevation of the house.

9a. Garage, 1022 Falls Road, c. 1970, non-contributing building due to being outside the period of significance

A two-bay, detached garage with an eastern orientation and a gable-front roof is sited to the southwest of the house.

Much of the land south of Falls Road originally belonged to Joshua Isham and then his descendent, George Bliss. This parcel of land then went to the Pierson family. In 1864, Smith Pierson sold Moses Degree this land. At this time, the land was bounded by William and Casandra Lawrence to the west, the saw mill pond to the south and the LaPlatte River

¹³ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

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to the east. In 1897, Douglass sold his land to George and Mary Bacon. Douglas moved to 1023 Falls Road (**HD #28**) by 1900. There was a tannery towards the end of this lot c. 1900.¹⁴ In 1900, W.H. Dean purchased the parcel from George Bacon and that same day sold it the 2-acre "Enos Douglas Place" to Anna Harrington. Harrington sold to it Charles and Jessica Read in 1916. It then went to Thomas Thompson, who owned the store across the street at 935 Falls Road (**HD #33**). He sold it to Robert and Catherine Noonan in 1937.

10. Saxton House, 1036 Falls Road, c. 1850, non-contributing building due to alterations

This is a 1½ story, three-bay by two-bay, Tri-gable ell form, single-family dwelling. It sits on an extra-long lot that is bordered to the south by the La Platte River. Resting on a rubble stone foundation, it is wrapped in vinyl siding and clad in composition shingles. The primary entrance is on the west elevation of the gable-front block. The entry is sheltered beneath a covered porch, located at the corner of the main block and ell. Fenestration is regular with 1/1 replacement windows. An exterior end, concrete block chimney sits off center on the north façade of the gable-front block. A circa 1960, two-bay by two-bay, one-story, addition with a shed roof extends along the south elevation. Originally a Greek Revival, eaves-front gable building with wide, overhanging eaves, a plain frieze, and cornice returns, this house was altered c.1890. The cornice returns were cut off and a gable-front addition was built to partially encompass the western gable of the original house.

10a. Barn. 1036 Falls Road, c. 1890, contributing building.

A c.1890, two-bay, gable-front barn-turned-garage with a one-bay, shed roof addition along the northern eaves side sits to the southeast of the house and faces west. It is wrapped in hardiboard and capped by a composition shingle roof.

Much of the land south of Falls Road originally belonged to Joshua Isham and then his descendent, George Bliss. In 1855, George Bliss deeded to George Saxton "one undivided fifth part of the so-called Joshua Isham homestead."¹⁵ W.C. and Louisa Stevens sold this land to Mary J. Papineau in 1893, who lived at 985 Falls Road (**HD #30**). Henry and Mary Papineau owned this land in 1916.

There is an empty lot immediately to the east. In 2018, there was foundation for a new building. This foundation replaced a c. 1890 home that was destroyed c. 2016. It was a 1½ story, three-bay by four-bay, single family dwelling. Resting on a rubble stone foundation, it is wrapped in hardiboard around the west, north, and east elevations and clapboards on the south elevation, and capped by a gable-front roof covered in composition shingles. In 1864, Smith Pierson sold Moses Degree this land. Degree then sold this land to George Collier in 1897. Subsequent owners were Frank and Jennie Macomber and Leon and Mary Henes.

11. Brando House, 1066 Falls Road, c. 1890, contributing building.

¹⁴ Interview with Kitty Noonan, November 22, 1981.

¹⁵ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

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This is a 2½ story, four-bay by three-bay, cruciform plan, Queen Anne-style, single family dwelling. It is built on an extra-long lot that is bordered to the south by the La Platte River. Resting on a rubble stone foundation, it is clad in wood clapboards. A plain frieze board separates the main wall from the gable peak, which features two bands of imbricated shingles and rectangular shingles topped by a band of additional imbricated shingles. The trim, fascia, and corner boards are plain. The roof, which is covered in patterned slate shingles, slopes steeply in the corner of the northeast ell to meet the hipped roof of the one-story porch, which features rectangular posts, capitals, and a simple balustrade. The porch shelters the entrance on the north (front) elevation that is set into the juncture of two blocks. Fenestration is regular with 1/1 windows with plain surrounds and caps, and flanked by fixed shutters on the north, east and west elevations. An interior, brick chimney pierces the roof on the western slope of the gable block. A c.1990, one-story addition clad in wide board and featuring square, double hung windows is located in the ell of the southeast corner of the house. A one-story, c. 1970 addition is located in the southwest corner of the ell and main block. A wooden deck abuts the ground level along the south elevation of the house.

11a. Garage, 1066 Falls Road, c. 2009, non-contributing building due to being outside the period of significance.

A metal, pre-fabricated, one-bay garage with a gambrel roof is located south of the house.

Much of the land south of Falls Road originally belonged to Joshua Isham. William Harmon, a descendent of Joshua Isham, sold 30 acres in 1858 to Mira and Moses Degree. In the late nineteenth century, Moses Degree owned a large parcel of land on the south side of Falls Road. He sold "part of my homestead" to his daughter, Charlotte Brando, in 1890. During the first few years of the twentieth century, Norris Miller owned the property, renting the building to various tenants. In September of 1901, after leasing the former Thompson Store **(HD #31)**, Henry Goodsell moved his family into the Brando house. In November 1901, Jud Blow, a farm laborer, "moved his family to Shelburne Falls into the Brando House."¹⁶ In 1902 Leon Henes, a farm laborer and Canadian immigrant, "bought the Brando place at Shelburne Falls."¹⁷¹⁸ The house then went to a relative, Clayton Shortsleeves, who worked as a carpenter. In 1900, Clayton Shortsleeves worked and boarded on a farm in Charlotte. Clayton was married to Mary Henes' sister. Robert Bacon owned the property during World War Two.

12. Tucker-Degree House, 1072-A Falls Road, c. 1827, contributing building.

This is a 1½ story, five-bay by two-bay, eaves-front, gable roof, Greek Revival-style, single family dwelling. It shares an extra-long lot that is bordered on the south by the La Platte River. Resting on a rubble stone foundation, it is clad in wood clapboards. Decorative features include cornice returns, a wide frieze, and patterned slate shingles. The primary

¹⁶ *Burlington Free Press*, November 2, 1901.

¹⁷ *Burlington Clipper*, March 1, 1902.

¹⁸ *Burlington Daily News*, Dec. 1914.

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entrance is sheltered beneath a centered portico with a pediment, rectangular columns, and a modern railing with turned balusters on the north (front) elevation. Fenestration is regular with c.1890, 2/2 windows and molded surrounds. Two interior, corbelled, brick chimneys pierce the roof ridge to both the east and west. A wood deck extends along the eastern portion of the south elevation and shelters a garage door set into the foundation of the daylight basement. A circa 1930, one-bay garage with a corrugated metal, shed roof sits at the base of the hill on which the house sits and attaches to the foundation along the east elevation. It features plain, wide corner boards and is wrapped in clapboards around the east and south elevations and the top of the north façade above the doors, which are plain slabs with large hinges attached to the vertical boarding on either side.

Much of the land south of Falls Road originally belonged to Joshua Isham. While the Isham land to the west, which had agricultural use, went to the Bliss family, the Isham land bounding the LaPlatte River went to a variety of owners who sought the industrial and commercial uses of the land. William Tucker owned part of the land in the early nineteenth century and operated a joiner's shop. He also owned a large track of land on the north side of the road to the east of the land of Jonathan Taylor (**HD #37**). Samuel Fletcher was the next owner. In 1840, Fletcher leased E.A. Brownell a piece of land "for the purpose of erecting a building 20 by 24 feet for a paint shop, and the remainder for a yard or garden." Despite agreeing to erect a new building, Brownell opened a new paint shop "in the building formerly occupied by William A. Tucker" in 1840. Brownell offered house, sign and carriage painting in the neatest style and most reasonable terms.¹⁹ In 1845, Brownell transferred his right to the property to Truman Roberts who then sold the house to Henry Morse. The transaction included a "new frame building near to and north of the saw mill owned by the heirs of Horace Wheeler" and that "the building was to be a shop but is unfinished, built by Morse and Tucker."²⁰

Samuel Fletcher lived on the premises in the 1850s. He operated the woolen mill to the east of this property, south of the Falls Bridge. In 1850, Fletcher lived here with his brother and two daughters, Lucy and Maria. He also two Irish boarders who were laborers. When William Harmon, a descendent of Joshua Isham, sold the house and 30 acres in 1858 to Mira and Moses Degree, the deed called the property the "home place of the late Samuel Fletcher, bounded to the east by the mill yard owned by the heirs of Laura Wheeler, south by the mill pond, west by L. White and Rufus Rodgers."²¹ Moses Degree sold the land to George Collier in 1897. It then went to Frank and Jennie Macomber in 1903. Leon and Mary Henes purchased it in 1904. The Henes sold the land in 1932. In 1986, John Noonan split this property into two parcels and building the new c. 1989 house at the rear end of the lot.

13.Noonan House, 1072 Falls Road, c. 1989, non-contributing building due to being outside the period of significance.

¹⁹ *Burlington Weekly Free Press*, May 1, 1840.

²⁰ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

²¹ *Ibid.*

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This 1½ story, three by three-bay, eaves-front gable roof, Cape Cod-style house. It has a large setback from the road, sitting on a long lot that is bordered on the south by the La Platte River. Resting on a poured concrete foundation, it is clad in wood clapboards and covered with composite shingles. Centered on the north elevation, the primary entrance and fenestration is regular with 1/1 windows. An interior, brick chimney pierces the roof ridge. A shed dormer can be found on the upper story of the south elevation, below which the siding becomes cedar shakes. An L-shaped, wooden deck extends along the east elevation and wraps around to the south elevation.

13a. Garage, 1072 Falls Road, c. 1990, non-contributing building due to being outside the period of significance.

A two-bay, gable-front, barn-style garage sitting on a poured concrete foundation, clad in wood clapboards, and capped by a standing seam metal roof is sited to the southwest of the house.

Much of the land south of Falls Road originally belonged to Joshua Isham. While the Isham land to the west, which had agricultural use, went to the Bliss family, the Isham land bounding the LaPlatte River went to a variety of owners who sought the industrial and commercial uses of the land. William Harmon, a descendent of Joshua Isham, sold 30 acres in 1858 to Moses Degree in 1858. Degree ran a butcher store on the site. Degree sold part of his land to George Collier in 1897. It then went to Frank and Jennie Macomber in 1903. Leon and Mary Henes sold their home at 1066 Falls Road (**HD #11**) and purchased this lot in 1904. The Henes sold the land in 1932. In 1986, John Noonan split this property into two parcels and building this house at the rear end of the lot.

14. Kathryn Noonan House, 1116 Falls Road, c. 1961, non-contributing building due to being outside the period of significance.

This is a 1 story, five-bay by two-bay, Ranch-style, single-family dwelling. Oriented on an east-west axis, the house is parallel to the road. Sitting on a long lot that is bordered to the south by the La Platte River, the house has a small setback from Falls Road. Resting on a concrete block foundation, it is wrapped in wide board and capped by an eaves-front gable roof with composite shingles. The off-center entrance on the on the north elevation is flanked by a picture window to the east. Fenestration is regular with 1/1 windows. A secondary entrance can be found on the east elevation and sheltered by the pediment of a small porch.

14a. Barn, 1116 Falls Road, c. 1890, contributing building.

A two-bay by one-bay, 1½ story barn wrapped in wood clapboards and capped by a corrugated metal roof. It is located to the south of the Tucker-Degree House (**HD #12**), closer to the LaPlatte River.

Much of the land south of Falls Road originally belonged to Ira Allen. In 1789, David Fish established a clothing works in the area. In the late-eighteenth and early nineteenth century, the land south of the road belonged to Samuel Fletcher, Israel Burritt and Joshua

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Isham. Israel Burritt owned a large plot of land bound by Samuel Fletcher's mills on the east and the lands of Joshua Isham to the west. While the Isham land to the west, which had agricultural use, went to the Bliss family, the land bounding the LaPlatte River went to a variety of owners who sought the industrial and commercial uses of the land. William Harmon, a descendent of Joshua Isham, sold 30 acres in 1858 to Moses Degree in 1858. Degree ran a butcher store on the site. Mira Degree, the wife of Moses Degree. In 1900, the land was sold to Kate Purcell Noonan. A member of the Noonan family used the barn as a slaughterhouse. It remained in the Noonan family until the present day.

15. Robert Noonan House, 1138 Falls Road, c. 1965, non-contributing building due to being outside the period of significance.

This is a one story, five-bay by two-bay, Ranch-style, single family dwelling. Oriented on an east-west axis, the building has a moderate setback from Falls Road. It sits on an irregular lot that is bordered to the south and southeast by the La Platte River. It is the last house to the south of Falls Road before the Falls Bridge to the east. Resting on a concrete block foundation, it is wrapped in Masonite siding and capped by an eaves-front gable roof covered in composite shingles. Wide, overhanging eaves on the north elevation and a pedimented hood shield the off-center, primary entrance. Fenestration is regular with 8/8 sash flanked by fixed shutters. A one story, enclosed porch projects from the south elevation. A three-bay by two-bay addition extends off of the east elevation. Due to the house's construction into the side of a hill, the addition is at the same level as the basement level to the east. The basement level features a three-sided bay window on the north elevation.

15a. Garage, 1138 Falls Road, c. 2000, non-contributing building due to being outside the period of significance.

This is a 1½ story, gable front, two by six bay garage/apartment. It is oriented on north-south axis and has a larger setback from Falls Road than the house. Resting on a concrete foundation, it has shingle siding and an asphalt shingle roof. Centered in the second story gable is a pair of 1/1 windows with applied muntins. The east and west elevations have a similar 1/1 window centered on the first and second floors. This replaced a c. 1965, two-bay, eaves-front gable-roofed garage wrapped in Masonite siding sits to the southeast of the house.

This property is known as the saw mill property on town deeds. In 1890, Charles M. Russell and Lee Tracy divided the saw mill and grist mill properties. William J. Sheridan and John J. Flynn owned the land in the early twentieth century. In 1913, Edwin D. Worcester conveyed to William Seward Webb both the saw mill property and the grist mill property on both sides of Falls Road. Cyril Jones and Vanderbilt Webb sold the land to the Trinity Episcopal Church in 1952. Robert and Catherine Noonan purchased the property from Trinity Church in 1963. Mary Arthur was the owner until 1975 when it returned to the Noonan family.

16. Simon Curry House, 16 Irish Hill Road, c. 1865, contributing building.

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This is a 1½ story, two-bay by two-bay, gable front building. It is located on the southeast corner of Irish Hill Road and Thomas Road, and has a minimal setback from both roads. Resting on a rubble stone foundation, it is sheathed in wood siding and a composite shingle roof. The primary entrance is accessed through a covered porch on the north elevation. There is a 1½ story, one-bay by one-bay shed roof ell on the west elevation. Projecting from the south elevation is a hip roof porch. Between the main block and the ell on the northwest corner, there is a single-story enclosed porch with an entrance on the north elevation. The irregular fenestration is made up of a variety of window styles. The east elevation has a large, single pane picture window and a 1/1 window both with plain wooden surrounds and peaked lintels. The north elevation has a modern three pane bay window and 1/1 modern window on the first floor and two 2/2 windows on the second floor. The west elevation has a three-pane picture window on the first floor and a 2/2 window on the second floor. All windows are flanked by fixed shutters and have plain surrounds. The porch has a variety of window styles. On the west elevation, there are four rectangular openings covered in plastic and three similar openings on the north elevation. Two of the openings have a six-pane casement window and the third opening is covered in plastic. A brick chimney pierces the gable ridge of the center of the main block.

This property belonged to George Roberts in the early nineteenth century. In 1849, he leased 80 rods to Orange Fargo who built a house on the site. In 1857, John W. Jennison deeded a parcel to Albert L. Hathaway. In 1859, Albert Hathaway, sold the land to Simon Curry. In 1882, the Curry estate sold the two-acre parcel to Daniel Spear. At this time, the property was split into two one-acre lots. In 1883, George Curry sold the homestead formerly owned and occupied by Simon Curry to Emily Winterbottom. It then went to Peter Laramy. Laramy then sold the property to Frank Macomber in 1905. Oliver and Rose Potvin owned it in 1909. William Senecale owned in 1912. He sold the one-acre parcel to James and Delia Collier in 1923.

17. John Jennison House, 82 Irish Hill Road, c. 1846, contributing building.

This 1 ½ story, gable front, three-bay by two-bay, sidehall plan, Greek Revival house has wood clapboard siding and a composite shingle roof. Oriented on an east-west axis, it has a moderate setback from Falls Road. Projecting from the east elevation is a one story, four bay by one-bay wing. There is an entrance on the north elevation of the wing. The regular fenestration features modern 1/1 windows with plain wooden surrounds. There is a one bay attached garage at the west end of the wing. There are two chimneys -one brick and one metal - centrally located on the main block of the house. An additional chimney with a triangular cap rises from the ridge of the wing.

In 1815, Joshua Isham transferred 200 shares to Oran Isham for \$5000. The land started at the Falls bridge and went east up Irish Hill. Built c.1820, this was built on a 67-acre tract of land. Samuel Fletcher sold the land and building to John W. Jennison in 1846. Jennison most likely leased the land to Smith Pierson, who ran the farm with his wife Lydia and six children. In 1860, Philo Percival lived here. Percival worked at the gristmill. Thomas

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Coggins purchased the house and lot in 1885. Three generations of the Coggins family lived at the house until 1943.

18. Benjamin Irish House, 97 Irish Hill Road, c. 1820, contributing building.

This is a 1½ story, three-bay by two-bay, gable roof, eaves front Greek Revival style house. Oriented on an east-west axis, it has a moderate setback from Falls Road. Resting on a rubble stone foundation, the brick building has a composite shingle roof. There is shingle siding on the south elevation. The primary entrance is centrally located in the main block sheltered by a shingle kneewall full porch with square posts. The south facing roof line is continuous between the main block and front porch. The siding on the main house along the porch is a thin wood siding. The regular fenestration throughout the building is 12/12 windows with plain wooden surrounds. There is a 1½ story, three-bay by two-bay, brick wing on the east elevation. There is a closed-in porch with a shingle kneewall in the southeast corner of the main block and wing. The south elevation of the wing is clad in shingles. The wing has a brick, east facing end wall with a door with a brick lintel on the first floor and 9/4 window centered on the second floor

18a. Shed, 97 Irish Hill Road, c. 1980, non-contributing building due to being outside the period of significance.

Northeast of the house, there is a building clad in vertical wood siding, with a low-pitched shed roof. Projecting from its west elevation, is a secondary shed roof addition clad in metal siding.

Benjamin Irish, a native of New Hampshire, was considered a “sterling pioneer of Chittenden County.”²² In 1819, he purchased this land from Edward Pierson and constructed the house c. 1820. He occupied the house until 1857 when he sold “one acre of land with a brick house and buildings thereon” to James Digry.²³ Digry complemented this purchase by adding thirty acres from J.W. Jennison the same year. Moses Degree briefly owned the property in 1858. The next owner was John Jennison who put together a 140-acre farm through various land purchases. In 1859, Jennison deeded to Nathan R. Tracy “piece of land containing one acre of land on which is a brick house and two barns. It being the same land deeded to me by Moses Degree.”²⁴ Rood Tracy lived in the house during the late nineteenth century. He was the son of Erastus and Anna Tracy. Anna was a relative of Hazelton Lake, who owned the gristmill and sawmill following the Civil War. In 1890, Peter Laramy purchased the building. When Peter Laramy died, he left 40 acres and a hay barn. Upon the death of Ernest Laramy in 1930, the estate included “100 acres of land, with dwelling house and barns thereon.”²⁵

²² Carleton, Hiram. *Genealogical and Family History of the State of Vermont: A Record of the Achievements of Her People in the Making of a Commonwealth and the Founding of a Nation*, 1903.

²³ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

²⁴ Ibid.

²⁵ Ibid.

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19. Ira Andrews House, 69 Irish Hill Road, c. 1840, non-contributing building due to alterations.

This four-bay by three-bay, eaves front, Greek Revival house is sheathed in vinyl and the roof is clad in composite shingles. Oriented on an east-west axis, the house is built into a hill allowing for walkout access from the basement on the west elevation. The primary entrance is centrally located on the south elevation sheltered by an enclosed, shed roof porch. The west elevation has three 2/2 windows on the first floor and two 2/2 windows on the second floor. The porch has a shingle kneewall, 1/1 windows and a composite shingle roof. The regular fenestration features 2/2 double hung windows with plain surrounds. Projecting from the east elevation is a 1 story, two-bay by one-bay, gable roof ell. The entrance to the ell is on the south elevation, sheltered by a small gable roof overhang. There is a shed roofed covered porch on the west elevation at the basement level. A slender central brick chimney rises from the gable ridge.

19a. Shed, 69 Irish Hill Road, c. 1900, contributing building.

Located to the north of the main house, this is a one story shed with shingle siding.

Joshua Isham deeded this land to Ira Andrews in 1825. Andrews was "to make and keep in repair a good and sufficient fence around said premises forever."²⁶ In the 1850s, Charles Nash, a wagon maker, lived here with his wife and child. He also had two boarders, who also worked as wagon makers. Artetus Nash deeded land and buildings to Peter Gooslin and Louis Gooslin in 1860. In 1865, John Edwin sold the land and buildings to Edward & Philomena Salter and Charles & Esther Reed. Between 1850 and 1870, the Salters lived in Burlington where he worked at a foundry. This may have been an investment property for the two couples. Nathan R. Tracy was the next owner. The son of Erastus and Anna (Lake) Tracy, the Tracy family lived on a farm in Bombay, New York between in the 1840s and 1850s. He was married to Louisa. In 1860, Tracy was a farmer who lived here with his wife, Louse, and four children plus a servant. Tracy sold this ½ acre parcel "with house and shed" to John Bulbo in 1870.²⁷ At this time, Bulbo lived on a farm in another part of Shelburne, so this was most likely an investment property. William Woolner, a farmer, and his daughter, Mary, received the land in 1916. Wallace Coleman was the next occupant.

20. Mobile Home, 39 Irish Hill Road, c. 1990, non-contributing building due to being outside the period of significance.

Built c.1990, this west facing, low pitch gable roof, single wide, one story, mobile home has a wooden deck projecting off the west elevation. The centrally located entrance is accessed by the deck.

21. Outbuilding, 25 Irish Hill Road, c.1900, contributing building.

This one story, gable front structure is sheathed in wooden planks and is capped with a metal roof. The structure is completely overgrown with vegetation and is in an advanced

²⁶ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

²⁷ Ibid.

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state of deterioration. There are parts of badly corroded iron and burnt end brick, which might be from a blacksmith shop that stood just northeast of the bridge in the 1860s.²⁸

Ira Allen built a blacksmith shop on this site c. 1785. Joshua Isham, the next owner, leased the land to Simon Curry in 1814. Upon his death, the land "was set off to the children of Horace Wheeler."²⁹ Wheeler was a tanner and timber trader living in New Haven, Vermont. His family owned the 700 acres Preserved Wheeler farm in New Haven. In 1842, Horace Wheeler re-leased the land to Simon Curry. In 1857, this was the site of the S & G Curry building. This was most likely a black smith shop operated by Simon and his brother, George or his son, George. During the 1860s and 1870s, Moore & Lake owned this land as well as the gristmill and sawmill on the west side of the river. After Moore & Lake went bankrupt, Lee Tracy owned this parcel. He sold a five-acre parcel of land east of the falls and north of the road to Simon Curry. During the late eighteenth and early nineteenth century, Charles Ball operated a gas-powered sawmill in the vicinity of this building. In 2009, there was a mobile home on this site.

22. Falls Road Bridge, c. 1927, non-contributing building.

There was originally a c. 1848 covered bridge at this site. It was destroyed by the Flood of 1927.

23. Moulton House, 1115 Falls Road, c.1946, non-contributing building due to being outside the period of significance.

This is a vernacular, 1 ½ story, gable-front, four-bay by three-bay house. Situated towards the back of a large, 1.3-acre lot, the building is perpendicular to Falls Road. Resting on a concrete foundation, it is clad in wood clapboards and a composite shingle roof. Projecting from the front (south) elevation is an enclosed, hipped-roof porch accessing the front entrance flanked by two 1/1 windows on each side. The west side of the house extends beyond the gable with a long, flat-pitched, shed roof, and is graced by a tripartite picture window on the south elevation. The west elevation of the ell has an exterior brick chimney flanked by two, single-paned, clerestory windows. The rear elevation (north) also features a shed-roofed extension, and a brick patio is situated on the westerly side of the house. Fenestration is regular throughout and features a paired, one-over-one double-hung sash window in the south gable and two small, one-over-one double-hung sash windows in the north gable.

23a. Garage, c. 1946, 1115 Falls Road, c.1946, non-contributing building due to being outside the period of significance

Attached to the east elevation is a two-bay, gable-front, attached garage with a barn motif in the gable. A breezeway with a recessed entry connects the two blocks.

²⁸ Rolando, Victor R., *200 Years of Soot and Sweat, The History and Archeology of Vermont's Iron, Charcoal, and Lime Industries*. Vermont Archaeological Society, 1992.

²⁹ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

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This land was originally part of the Israel Burritt homestead. In 1900, Lewis and Rose Abare purchased the Burritt-Wheeler House at 1101 Falls Road (**HD #24**). Louis Abare then sold the land to Frederick Bacon in 1905.³⁰ In 1919, Bacon sold the 3-acre parcel to Joseph Shortsleeves.³¹ Shortsleeves grew up on a family farm on the Greenbush Road in Charlotte. He then moved to Middlebury before moving to Shelburne Falls. The Shortsleeves sold the land with a barn to Paul and Jennie Moulton, who built the extant house.

24. Burritt-Wheeler House, 1101 Falls Road, c.1794, contributing building.

This is a 1½ story, eaves front, gable roof building with fascia boards below the gables and eaves. Oriented on an east-west axis, this building has a moderate setback from Falls Road. Resting on a brick foundation, it has wood clapboard siding and a composite shingle roof. It is built into a hill so that the brick basement is exposed on front (south) elevation. The first floor of the front (south) elevation has three 2/2 windows and an oriel window supported by corbelled brick and capped by a hipped roof. The oriel window contains four slender casement windows. The exposed basement has four bays that have been boarded up. The entrance is located on the west elevation accessed via an c. 1890, enclosed, shed-roof porch. The porch is shingled below the band of double-hung, one-over-one windows. The off-center porch doorway is accessed via a wooden staircase and is capped by a gabled hood supported by brackets and containing a diamond motif in the pediment. Fenestration is generally regular throughout the rest of the house, featuring wooden, 2/1 windows with plain wood surrounds. Centered in both gable ends, are two small, two lite casement windows. Projecting from the rear (north) elevation is a one-by-four bay shed-roof extension. The addition has a slightly steeper pitch than the gable. This extension includes a secondary entrance, as well as two of the same, small casement windows that grace the gables. The roofline pierced by two interior chimneys at each gable end.

24a. Shed, 1101 Falls Road, c. 1860, contributing building.

Directly to the northeast of the house, there is a square shed with a steeply pitched pyramidal roof clad in shiplap siding and accessed via an arched doorway on its westerly side.

24b. Outbuilding, 1101 Falls Road, c. 1860, contributing building.

Behind the shed to the north stands a very small, gabled structure with a northerly entrance.

Ira Allen sold approximately 2 acres to Israel Burritt in 1794 for £15. The lot originally extended to the LaPlatte River.³² The transaction included the house and barn. Burritt sold the house back to Ira Allen in 1794, only two months after the initial transaction. Joshua Isham purchased the property in 1799. This transaction also included the gristmill, saw

³⁰ *Burlington Free Press*, October 26, 1905.

³¹ *Burlington Free Press*, February 14, 1919.

³² Webster, Truman M. *Shelburne: Pieces of History*. Shelburne, VT: Shelburne Historical Sites Committee, 1994.

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mill and fulling mill parcels on the both sides of the river. In 1833, Justus Warren owned a piece of Burritt's land on the "north side of the road leading from Burritt's dwelling to Shelburne Falls" and "lately occupied by me as a shop."³³ The house then went to the Wheeler family, descendants of Isham. Sarah Isham operated a business in the building prior to the Civil War, using the basement as a mill store.

Horace and Laura Wheeler sold the house, "including the valuable water privileges," to David Moore in 1865.³⁴ In 1874, Moore sold the house to his business partner Hazelton Lake who lived here with his wife, Deborah. They also had a live-in domestic servant and two farm laborers boarding at the house. Lake quit claimed the property to Norris Miller in 1897. In 1900, Lewis and Rose Abare "purchased the Hazelton Lake House at Shelburne Falls and will soon move his family there to live."³⁵ Abare lived here with his father, Joseph, as well as his wife and three children. By 1902, Norris Miller owned the property for investment purposes, renting the house to tenants. In 1914, Joseph Bedard and Charles Guilette "bought out Louis Abare at Shelburne Falls and will run a blacksmith and wheelwright shop at that place."³⁶ The house then went to Joseph Shortleeves, His son, Clayton, was the next owner. The Shortleeves ran a small store in the basement.³⁷ They also operated a road stand.

25. Martin House, 1077 Falls Road, 1983, non-contributing building due to being outside the period of significance.

This one story, rectangular, one-story, four-by-two bay house has a large set back from the road with an expansive lawn and is approached via an asphalt driveway. The entrance, accessed by a small wooden deck, is situated towards the west side of the eaves-front south elevation and is flanked by a westerly, tripartite picture window and two sets of paired, 1/1 windows. A wooden deck extends off the rear (north)elevation, accessed from the house by sliding casement doors. An interior brick chimney is centrally located to the north of the ridge.

25a. Outbuilding, 1077 Falls Road, c. 2006, non-contributing building due to being outside the period of significance

This is a small shed located to the northeast of the house.

Lemon Judson owned much of this land in the early nineteenth century. The Judson estate sold the land to Edward A. Towsley in 1849. In 1889, James Denham deeded to Lee Tracy "my homestead place" which was the house next door to the west at 1063 Falls Road (**HD #26**). The Lee Tracy estate sold the land to Frederick Bacon in 1897. The Bacon family sold seven acres with buildings to Walter Palmer in 1901.³⁸ Bacon and Palmer ran the sawmill

³³ Maeck-Tracy Family Papers. University of Vermont Special Collections, Burlington, Vermont.

³⁴ *Burlington Free Press*, March 19, 1866.

³⁵ *Burlington Free Press*, February 10, 1900.

³⁶ *Burlington Free Press*, June 22, 1914.

³⁷ Interview with Kitty Noonan, November 22, 1981.

³⁸ *Burlington Clipper*, April 6, 1901.

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together south of Falls Road. Deed transactions included land and buildings up to when Alice Bacon sold the property to John and Theresa Martin in 1968. The original building was demolished at an unknown date.

26. Towsley House, 1063 Falls Road, c.1869, contributing building.

This is a 2½ story, vernacular house with Victorian stylistic elements added after its initial construction. The house is oriented north-south and has a moderate setback from Falls Road. Resting on a rubble-stone foundation, it features a one-by-two bay main block with a south-facing gable and a two-by-two ell extending to the west. Contained within the ell is a flat-roofed, covered porch featuring turned posts, scroll-sawn brackets, and an entrance on the east side of the ell. The main block contains a bay window on the first floor with a hipped roof adorned with scroll-sawn brackets and beveled panels below each of its three, 1/1 windows. An enclosed entry porch, added in the later part of the twentieth century, extends from the easterly elevation of the main block, and contains a flat roof adorned with the same scroll-sawn brackets of the porch and the bay window and beveled panels below groupings of three slender, 2/2 windows. The porch also features a mildly pitched, central gable that extends to the east, supported by brackets and sheltering the entrance. Fenestration on this part of the house is regular, with generally plain surrounds capped by flared lintels and containing wooden two-over-two, double-hung sash.

A 1½ story, one-by-one bay, gabled wing extends from the rear (north) elevation of the main block. The house is clad in aluminum siding and is capped by a metal-shingled roof. It contains a secondary entrance on the north, gable end. There is a wooden deck within the intersection of the ell and the wing. The house has two chimneys, one on the eastern slope of the main block and one on the northern slope of the el.

26a. Outbuilding, 1063 Falls Road, c. 1990, non-contributing building due to age

This barn is located to the northeast of the building and is used as a garage and office. Oriented on a north-south axis, the with a south-facing gable end contains a wide, slightly arched, swinging double door of vertical plank construction with strap hinges. Two slender, two-by-four light casement windows flank the doors, and a hayloft enclosed with vertical planks graces the second floor above the doors. A diagonally oriented, three-by-three light casement window is set into the south gable.

Lemon Judson and the Irish family owned much of this land in the early nineteenth century. Alma Irish received the land as part of widow's dower of Lemon Judson. The Judson Estate then sold the land to Edward A. Towsley in 1849. Towsley owned a large parcel of land west of the LaPlatte River in the 1840s upon which the buildings at 1063 Falls Road (**HD #26**), 1037 Falls Road (**HD #27**), 1023 Falls Road (**HD #28**) and 1007 Falls Road (**HD #29**) were constructed.³⁹

³⁹ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

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Towsley originally resided in a dwelling located close to 1037 Falls Road (**HD #27**). By 1869, Towsley constructed this house at 1063 Falls Road (**HD #26**).⁴⁰ A year later, Towsley and his family were living in Burlington at the Allen House, a hotel and boarding house. In 1859, Towsley deeded Edgar Lake "my home place with all the buildings thereon containing about four acres of land."⁴¹ Miles Evarts was the next owner. He then conveyed the property to Alonzo Allen. In 1884, Allen deeded Daniel Spear "my homestead place."⁴² Spear then deeded to James Denham. In 1889, Denham deeded to Lee Tracy and Charles Russell the lands conveyed by Daniel Spear. Except for the homestead he conveyed to Tracy "this same day."⁴³ The property then belonged to James Denham who deeded it to Lee Tracy. The Lee Tracy estate sold it to Frederick Bacon in 1897. In 1900, Fred Bacon lived here with his wife Alice, three sons and three daughters. There was a fire at the house c. 1900.⁴⁴ Deed transactions included land and buildings up to when Alice Bacon sold the property to John and Theresa Martin in 1968.

27. Elkins House, 1037 Falls Road, c.1956, non-contributing building due to being outside the period of significance.

This is a 1½ story, three bay by three bay, Cape Cod-style house with an eaves-front gable roof and a gabled entry porch with chamfered posts. Period windows flank the central entry that contains narrow pilasters and one-half-length sidelights resting on panels. Fenestration is generally regular throughout, featuring a mix of 1/1 or 3/1 windows on the first floor and sliding windows on the second floor. A wide, three-bay, shed-roof dormer graces the rear(north) elevation, and there is a small, shed-roofed addition on this elevation with a wooden deck. Additionally, the house features a small, gabled wing to the east with an interior brick chimney on the primary façade.

27a. Barn, 1037 Falls Road, c.1850, contributing building.

This clapboard-clad, eaves-front barn is situated to the northeast of the house. Built into a slightly raised bank, and resting on an exposed, rubble-stone foundation, it features corner boards and two large, central entries with vertical plank barn doors, one of which is an operational sliding door. There is a hay door above each entrance set just below the eaves and covered with vertical planks, and a two-light casement window to the right of the doors. The roof is sheathed in composition shingles.

Lemon Judson owned much of this land in the early nineteenth century and he built a house on the premises. He operated a tannery and shoe-shop "on the hill west of the river."⁴⁵ The barn may have been his shop. The Judson Estate then sold the land to Edward A. Towsley in 1849. Towsley owned a large parcel of land west of the LaPlatte River in the 1840s upon

⁴⁰ Ibid.

⁴¹ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁴² Ibid.

⁴³ Ibid.

⁴⁴ Interview with Kitty Noonan, November 22, 1981.

⁴⁵ Child, Hamilton. *Business Directory and Gazetteer of Chittenden County*. Syracuse, NY, 1882-1883.

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which the buildings at 1063 Falls Road (**HD #26**), 1037 Falls Road (**HD #27**), 1023 Falls Road (**HD #28**) and 1007 Falls Road (**HD #29**) were constructed.⁴⁶

In 1850, E.A Towsley lived here with his wife, Nancy. They also had boarders including Mary MacDonald and her daughter, and Canadian immigrant, Larue Chambeaux. Ten years later, the Towsley household consisted of five family members, a boarder and a servant. In 1859, Towsley quit claimed to Edgar Lake a four-acre parcel with "my home place ... all the buildings thereon containing about four acres of lands. It being the place formerly owned by Lemon Judson at Shelburne Falls."⁴⁷ In 1866, Towsley quit claimed to Hazelton Lake a parcel "where we now reside, containing about four acres of land, with the buildings thereon, including the store."⁴⁸ By 1869, Towsley had constructed a new house at 1063 Falls Road (**HD #26**).⁴⁹ By 1870, Towsley and his family were living in Burlington at the Allen House, a hotel and boarding house. In 1880, Towsley was a fish merchant in Burlington, living on LaFountain Street with his four children, daughter-in-law and granddaughter. In 1889, James Denham deeded to Lee Tracy "my homestead place." Tracy sold this portion of land to Walter Palmer in 1897. The Tracy Estate sold it John and Mary Bergeron in 1922. The Bergerons sold it to Charles and Grace Stebbins in 1924 who then sold it William C. Elkins in 1953. The original house was demolished at an unknown date.

28. Samuel Bassford House, 1023 Falls Road, c.1850, contributing building.

This building consists of a 2½ story, two-by-two bay, gable-front main block with a long, three-by-one bay, eaves front ell extending to the west. It is oriented on a north-south axis and has a moderate setback from Falls Road. An enclosed porch, added after its original construction, once adorned the ell, which was removed c. 2006. According to one source, the main block once consisted of just two rooms on each floor with brick noggin filling in the space between the clapboards and the lath.⁵⁰ A brick chimney graces the north (rear) elevation of the main block. Fenestration is generally regular, containing both 1/1 and 2/2 windows. Centered on the south (front) elevation of the ell are two, knee wall casement windows set below the eaves. The north (rear) elevation of the main block and the ell is continuous, and features a long, four-bay dormer with a double-pitched, broken gable. An intersecting, gabled wing extends to the north. The west elevation of the wing contains a casement window and two garage bays with modern doors. A small, shed-roof addition extends north from the end of the garage, topped by a broad, metal stovepipe. Ornamentation included cornice returns, corner boards and boxed eaves. This vernacular, Greek Revival dwelling underwent alterations in 2009 revealing its historic, character-defining features.

⁴⁶ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁴⁷ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁴⁸ Ibid.

⁴⁹ Ibid.

⁵⁰ Daly, Pamela. *Vermont Historic Sites and Structures Survey of Shelburne, VT*. Montpelier, VT: Vermont Division for Historic Preservation, 2000.

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28a. Chicken Coop, 1023 Falls Road, c.1943, non-contributing building due to being outside the period of significance

To the north of the house, there is a low, shed-roofed building with windows on the south elevation. On the west elevation, there is a door that accesses the tallest part of the structure, as well as a double board-and-batten door to the north.

Lemon Judson owned much of this land in the early nineteenth century. The Judson Estate then sold the land to Edward A. Towsley in 1849. Towsley owned a large parcel of land west of the LaPlatte River in the 1840s upon which the buildings at 1063 Falls Road (**HD #26**), 1037 Falls Road (**HD #27**), 1023 Falls Road (**HD #28**) and 1007 Falls Road (**HD #29**) were constructed.⁵¹

Towsley sold a two-acre parcel of land, the properties that comprise of 1023 Falls Road and 1007 Falls Road, to Leander Chauvin and Francis Gosselin in 1850.⁵² Gosselin was a shoemaker and lived with his wife Clymenia and three children. Their youngest son, Amos, was a farm laborer. Gosselin erected his dwelling place on this lot and the house at 1007 Falls Road.

Chauvin and Gosselin sold part of the property (1023 Falls Road) to the Bassford family in 1854 for \$450. Between 1860 and 1870, the Bassford household consisted of the two parents, their seven children and a servant.⁵³ A daughter, Henrietta Bassford took ownership in 1865. In 1880, Joseph Bassford, a ship carpenter like his relatives, lived there with his wife, Anne, and five children. The house remained in the Bassford family until 1890, when it was sold to William McGee who immediately transferred to Lee Tracy. Two years later, Enos and Lucy Ann Douglass purchased the property. The Douglasses also owned property at 1022 Falls Road (**HD #9**). During the late nineteenth century, there was a school located in the living room.⁵⁴ In 1909, the Douglasses sold "our homestead premises" to Fred Bacon.⁵⁵

29. Gosselin House, 1007 Falls Road, c.1850, contributing.

Comprised of a gable-front, sidehall plan, three-by-three bay main block with an ell and a series of wings extending from its rear elevation, this vernacular, 1½ story Greek Revival house is set on a deep, 1.3-acre lot. It rests on a rubble stone foundation encased in concrete and is sheathed in wood siding with a standing-seam metal roof. An ell extends to the east, creating a cross gable form. A covered porch, with stop-chamfered posts supporting a flat roof, is contained within the three-by-one bay ell. This sidehall entry is sheltered by a gabled portico, supported by stop-chamfered posts and surrounded by a balustrade. The regular fenestration on the main block and the ell contains 2/1 windows with plain wood surrounds. The south elevation of the ell contains a gabled dormer. Architectural details

⁵¹ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁵² Ibid.

⁵³ Ibid.

⁵⁴ Interview with Kitty Noonan, November 22, 1981.

⁵⁵ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

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include wooden corner boards and thin fascia below the eaves and the gables. An exterior, brick chimney graces the westerly elevation, set slightly to the south, and there is a small, louvered vent in the south gable. The one-story gable wing extends from the north (rear) elevation of the main block. It features an awning window on its west elevation. Projecting from the wing is a 1½ story addition containing two skylights on each side of the roof, a metal stovepipe on the north slope of the roof. There is a nine-light casement window and a tripartite casement window in the west gable of the extension. The east elevation of this wing features a wood deck accessed via an entry and with a hexagonal, tripartite window set in the gable. There is a wood deck along the easterly elevation of the two gabled wings. The shed roof garage extension features a 2/2 window on its west side, and a garage door to the east.

29a. Barn, 1007 Falls Road, c.1870, contributing building.

This is a 2 ½ story, three-by-five bay, eaves-front carriage barn. It is situated to the immediate northeast of the house and approached via a dirt driveway. It was renovated in 2003 to provide office and apartment space. It is clad in wood clapboards, covered by a slate roof featuring a centrally located cupola with louvered vents and a steeply pitched, hipped roof with flared eaves. There are two garage bays with rollup doors, a 6/6 window to the left of the door, and a hayloft bay with a vertical plank door. The north (rear) elevation features a vertical plank door and two 6/6 windows on the first floor, with four of the same windows on the second floor.

In 1848, this land belonged to the heirs of Lemman Judson. Between 1848 and 1851, the Judson family sold it to E.A. Towsley. Towsley owned a large parcel of land west of the LaPlatte River in the 1840s upon which the buildings at 1063 Falls Road (**HD #26**), 1037 Falls Road (**HD #27**), 1023 Falls Road (**HD #28**) and 1007 Falls Road (**HD #29**) were constructed.⁵⁶Towsley sold a two-acre parcel of land, the properties that comprise of 1023 Falls Road and 1007 Falls Road, to Leander Chauvin and Francis Gosselin in 1852. Francis Gosselin was a shoemaker in 1850. Gosselin quitclaimed from Chauvin his interest in the other part of the two-acre parcel in 1854. Francis Gosselin sold it to Daniel Spear in 1880. The house then went to James Gribben, a miller for Daniel Spear, in 1881. Gribben lived there with his wife Nancy and four children. Gribben then moved to Milton to work as a miller and sold the property to Lewis Bacon. Between 1880 and 1897, the price of the two-acre parcel sold for an average of \$800. When Lewis Bacon sold the land to Frederick Bacon in 1901, the value was \$1200, suggesting that Bacon built the extant house. The house from there onward was known as the Fred Bacon Homestead.

30. J. Digry House, 985 Falls Road, c.1850, contributing building.

This is a 1 ½ story, cross-gable form with a gable front, three-by-two bay main block, a short, eaves-front ell to the east and an eaves-front, two-by-two bay extension off the ell. Resting on a rubble stone foundation encased in concrete, it is sheathed in original

⁵⁶ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

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clapboard siding and features decorative Greek Revival details such as cornice returns, wooden corner pilasters, broad fascia boards below the eaves, and fixed shutters. The primary entry, approached via a brick stoop, is set to the east of the gable front through a slightly pitched, pedimented portico, supported by broad, square columns. The extended ell features an enclosed porch with one 6/6/6 window and one 6/6 window. There is a one-story, shed-roof wing on the north (rear) elevation. Centered on this wing is a secondary entrance sheltered by a shed-roof portico supported by plain brackets. Fenestration throughout the rest of the house consists of replacement 6/6 windows with plain, wood surrounds flanked by fixed shutters. A composition shingle roof caps the entire house, and there is an exterior brick chimney on the west elevation set to the north, and an interior, metal stovepipe on the southerly slope of the easterly extension.

30a. Barn, c. 1850, contributing building.

Situated directly to the northwest of the house, this 1½-story, gable-front barn is clad in wood clapboards and features slight cornice returns. The south (front) elevation contains two garage bays containing roll-up doors divided into four, four-panel rows by intersecting stiles and rails and glazed in the second row. Above the doors, there is a six-light casement window flanked by shutters.

30b. Cottage, 995 Falls Road, c.1870, moved to site c.1960, non-contributing building due to being moved to the site outside the period of significance

Originally situated at Fletcher Allen Hospital and functioning as the “pest house” for contagious diseases, the structure was dismantled and moved to this location c.1960 to function as a children’s playhouse and later as a residence. The 1½-story, gable-front, clapboard building has a steeply pitched, asphalt shingle roof with a molded cornice and features ornamental stickwork and saw tooth siding in the gable. The central entry with lip molding is flanked by shutters, as is the double, one-over-one window above the entry.

Joshua Isham and then the Bliss family owned this land. William Harmon sold a parcel of land to Hannibal Fletcher in 1846 for \$400.⁵⁷ Two years later, Fletcher subdivided the land into two lots, selling a 1¾ lot to James Digry for \$300 in 1848. Digry, a carpenter, constructed this house and barn c.1850. He lived here with his wife mother and three children. His sons James and Timothy were a carpenter and blacksmith, respectively.

Digry sold the land back to Fletcher in 1851 for over triple the price of what he bought it for, suggesting that a house had been built on the premises.⁵⁸ Digry went on to purchase the property at 97 Irish Hill Road (**HD #18**) in 1855. In 1861, Fletcher placed his house up for sale:

⁵⁷ Webster, Truman M. *Shelburne: Pieces of History*. Shelburne, VT.

⁵⁸ Ibid.

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For sale, the house and lot in Shelburne Falls, belonging to the subscriber, the house is a convenient dwelling house, in good repair, the lot comprises about two acres of land, with orchard, garden. The above will be sold at bargain.⁵⁹

In 1862, Ezra and Minerva Holt of Charlotte served a foreclosure to Fletcher and the house and parcel was quit claimed to William Harmon. Harmon sold the house, barn and lot to John Papineau for \$800 in 1864. The Papineau's daughter, Mary, and her husband, Alfred, inherited the property in 1925. In 1931, the estate of Alfred Shattuck, sold the house and barn to Allen and Flora Bacon for \$1,050. In 1937, Allan and Flora Bacon sold the Papineau Place to James and Agnes Collins.

31. George W. Curry House, 969 Falls Road, c.1852, contributing building.

This is a 1½ story, gable front, two by-three bay, style Greek Revival house. It is oriented on a north-south axis and has a moderate setback from Falls Road and is situated on the southwest corner of the lot. Resting on a rubble-stone foundation, it is sheathed in wood clapboards. An enclosed, wraparound porch covers the south and east elevations. The porch has metal siding, shed roof and a band of 1/1 windows with triple-track aluminum storms. The primary entrance, hidden by the porch, graces the gable-front of the main block. It is within a recessed doorway flanked by square pilasters and sidelights. There is an exterior, concrete chimney centrally located on the west façade of the main block. Extending from the north (rear) elevation is a one-story, two-bay long, gable roof addition. Extending from the addition is a wood deck accessed via an exterior wood staircase. Beyond this addition is a small, one-story, gabled wing with slightly flared eaves, containing two vertical plank doors on the east elevation with strap hinges and transom lights.

31a. Barn, 969 Falls Road, c.1852, contributing building.

This gable-front, post-and-beam carriage barn sits directly to the northeast of the house. Sheathed in wooden clapboards with corner boards and resting on a rubble-stone foundation, it features vertical-plank swinging doors with wrought iron strap hinges on the east side of the south (front) elevation and a smaller, vertical-plank swinging door above to access the hayloft. There are two fifteen light (five-wide by three-high) casement windows, one on the first floor and one in the gable.

31b. Barn, 969 Falls Road, c.1900, contributing building.

This long, three-by-four bay, gable-front barn, clad in wood clapboards with corner boards, contains a rollup, sixteen-panel garage door and a door with two inset panels and four lights above. There is a six light casement window contained in the gable and an interior brick chimney on the eastern slope of the roof.

In 1851, the heirs of Joshua Isham owned land. George Curry and his wife Rhoda purchased the property in 1852. Curry and built a home and general store and the house became known as the "Curry Place".⁶⁰ In 1867, Sarah Isham sold a portion of Joshua Isham's estate

⁵⁹ *Burlington Free Press*, November 22, 1861.

⁶⁰ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

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to Curry. This was a 2½-acre lot located between the Curry house and the Hathaway house **(HD #32)** immediately to the west. In 1870, Curry lived here with his wife. He was listed as a blacksmith. In 1880, Joseph King, a laborer, boarded with the Currys.

In the mid-1880s, Curry divided his property for income purposes by 1882, he owned four houses and lots. He built a rental house on a two-acre lot to the west of his house. In 1884, Curry deeded Michael Quinlan a one-acre parcel. Quinlan then sold this lot to Lucia Hathaway two years later. In 1886, Curry sold John V.S. Maeck “all the land I own west of the fence dividing my house with that of my tenant house.”⁶¹

In 1889, Curry mortgaged “my homestead premises with store buildings” to O.J. Walker and Brothers. In 1890, Curry, who was dying of rheumatism, was adjudged insolvent at the first meeting of his creditors. At this time, Curry “was expected to live but a few days.”⁶² Upon his death, the store and house were divided into two parcels with Rhoda Curry “entitled at all times the use of the driveway between said dwelling and the store.”⁶³

Four years after mortgaging his house to O.J. Walker, the George Curry estate sold the land to Hiram Walker of Burlington, Vermont, “excepting therefrom the homestead set out to Rhoda A. Curry widow of said George W. Curry.”⁶⁴ The Walker Brothers maintained the mortgaged on the homestead. Hiram was part of the wholesale grocery firm O.J. Walker and Bros. (Consisting of William M. Walker, Hiram Walker and Solomon Walker) and had formerly operated a tin ware manufacturing business.

Hollis C. Woodworth purchased the “house and store of the late George Curry” in 1895⁶⁵ Three years later, Woodworth sold the “Old Curry Place at Shelburne Falls” and “premises formerly owned by Geo. Curry” to Thomas. W. Thompson.⁶⁶

After the death of Rhoda Curry, her house was sold to Charles D. Chambers who then sold “the homestead, set out to Rhoda A. Curry, widow of said George Curry” to Thomas Thompson in 1898.⁶⁷ At this time, the two former Curry parcels returned as one piece of land. In 1900, Thompson lived with his wife Bernice and two children. They also had a servant living in the house.

In 1901, the *Burlington Free Press* announced that “Thomas Thompson will have an auction of his household goods and horse and carriage Oct. 8.”⁶⁸ In September 1901, the Thompsons sold Philo and Sarah Percival the “George W. Curry Place.” This transaction included the previously subdivided Rhoda Curry parcel. Percival originally owned land

⁶¹ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁶² *Burlington Free Press*, March 6, 1890.

⁶³ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁶⁴ Ibid.

⁶⁵ *Burlington Clipper*, October 10, 1895.

⁶⁶ *Burlington Clipper*, August 20, 1898.

⁶⁷ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁶⁸ *Burlington Free Press*, September 25, 1901.

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south of Falls Road before leaving Shelburne in the 1860s to work for various gristmills in Addison and Chittenden Counties. In 1897, he returned to Shelburne to work at Walter Palmer's gristmill.

Percival occupied the Thompson House and rented the store to Henry Goodsell, "who has bought Mr. Thompson's stock of goods and will continue to sell all kinds of general merchandise and fresh and salt meats."⁶⁹ The Goodsell family moved into the Brando house (**HD #11**) immediately across the street. After leasing the store for two years, Henry Ira and wife Nellie Belle Goodsell purchased the property on April 13, 1903. The Goodsells immediately sold the property to a relative, George F. (Frederick) Peet, on April 14, 1903. William Laprese and George F. Peet ran a liquor store in the building.

In 1910, Thomas Thompson purchased the property again. Three years, the store was destroyed by fire:

Fire which have proved disastrous had it not been promptly checked was discovered Sunday morning in Thomas Thompson's house at Shelburne Falls. It is thought to have started from the fire in the kitchen stove, burning some clothes which were hanging nearby and doing some further damage.⁷⁰

In June of 1916, the Thompson eighteen-year-old son, Mark, died when he was buried in gravel side at the Sheridan gravel pit south of the Falls. A week later, Thomas Thompson placed the following ad in the paper:

FOR IMMEDIATE SALE, my entire property at Shelburne, Vt. Including store and tenement, stock and fixtures, two tenement houses and home property. Caused by death in family. Thomas Thompson, Shelburne, Vt.⁷¹

Brothers Allan Frederick and William Henry Bacon bought the property.⁷² The 1916 transaction included three lots – the Lemerise store (**HD #33**), the Hathaway House (**HD #32**) and the Curry place (**HD #31**). The Bacons also received "title to the stock of goods and merchandise in the store."⁷³ The brothers mortgaged the property to their father, contractor and builder Frederick Bacon.

32.A. Hathaway House, 959 Falls Road, c.1865, contributing building.

This is a 1½story, vernacular, tri-gabled house. Oriented north-south, it has a small setback from the road and is situated on the southeast corner of its one-acre lot. Sheathed in wood clapboard with wooden corner boards, the house is capped by a composite shingle roof and rests on a rubble-stone foundation encased in concrete. The central, gable front, one-by-

⁶⁹ *Burlington Free Press*, September 23, 1901.

⁷⁰ *Burlington Free Press*, November 18, 1913.

⁷¹ *Burlington Free Press*, June 20, 1916.

⁷² *Burlington Free Press*, June 27, 1916

⁷³ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

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two bay block, is intersected by a gabled, one-by-one bay ell to the west, as well as a gabled extension to the north. A casement window is set at knee wall height on the second floor below the eaves. A one-story, enclosed porch is built along the ell with a hipped roof and a twelve-light entry capped by a small pediment. The south (front) elevation contains a two-story, three-sided bay window, capped by a hipped roof and featuring beveled panels above and below the first-floor windows and a plain, wide fascia board above the second-floor windows. The rear wing contains a slight, shed-roof extension to the west containing a twelve-light entry flanked by two small, 1/1 windows, and a sliding window to the north. A small, one-story, flat-roofed addition capped by a wood deck and accessed via a second-story door extends from the north (rear) elevation. Fenestration is irregular containing predominantly 1/1 replacement windows with plain wooden surrounds, and some sliding sash and one-light casement windows. An interior brick chimney pierces the north side of the ridge on the rear gable, and an exterior concrete block chimney graces the south side of the east elevation of the main block.

32a. Carriage House, 959 Falls Road, c.1868, contributing building.

This wood clapboard structure is northwest of the house and accessed via a dirt driveway. It was historically built as a barn/ carriage house. It consists of three parts: a central section containing a gabled, eaves-front roof, capped with a small cupola with louvered vents, and flanked by two flat-roofed, false-front extensions. The center block features a two-wide by one-high casement window and a vertical plank door crowned by a long, wooden lintel, suggesting that there was once a hanging slider door in its place. The west addition contains a single garage bay with a roll-up door divided into four, four-panel rows by intersecting stiles and rails and glazed in the second row. The east side contains a wide, vertical plank door and a three-wide by two-high casement window.

32b. Chicken Coop, 959 Falls Road, c.1868, contributing building.

This is a one-story, shed-roofed structure with two south facing, multi-lite, casement windows.

33c. Brooder, 959 Falls Road, c.1868, contributing building.

This is a one-story, shed-roofed structure with two south facing, multi-lite, casement windows.

33d. Granary, 959 Falls Road, c.1868, contributing building.

The structure is located to the immediate north of the main building. It is a gabled building with vertical plank siding and a plank door on the east gable end.

Between 1867-1868, George Bliss deeded two pieces of land to Albert and Lucia Hathaway. Albert and Lucia's son, Art and Clark, built the house. In 1869, Hathaway deeded two acres with a "dwelling house and blacksmith shop" to George Curry. After living on Shelburne Point for a few years, Hathaway returned to Shelburne Falls and purchased the "Curry Estate" in Shelburne Falls in 1890 and continued his blacksmith business. In 1901,

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Hathaway "had the wall finished under his blacksmith shop and is nicely settled on the new site."⁷⁴ There may have existed a small "tenant" house on what is now the open westerly portion of the front yard. It was occupied by a man named Winterbottom when it burned in the early 1900s.⁷⁵

The Hathaways sold the property to Thomas Thompson in 1910. Thompson. In June of 1916, the Thompson eighteen-year-old son, Mark, died when he was buried in gravel side at the Sheridan gravel pit south of the Falls. A week later, Thomas Thompson placed the following ad in the paper:

FOR IMMEDIATE SALE, my entire property at Shelburne, Vt. Including store and tenement, stock and fixtures, two tenement houses and home property. Caused by death in family. Thomas Thompson, Shelburne, Vt.⁷⁶

On June 24, 1916 Thomas M. and his second wife, Alice L. Thompson, sold the property to Daisy W. (Whiteside) Bacon. Daisy was the wife of William H. Bacon. The 1916 transaction included both the Hathaway House (**HD #32**), the Curry House (**HD #31**) and the Lemerise store (**HD #33**). Allan and his wife Flora lived in the extant building. William deeded his half interest in the Lemerise store and the property at 969 Falls Road (**HD#31**) to his brother two years later to the day. Allan ran the store for a time and specialized in Western beef. In 1941, Daisy Bacon's "homestead premises" transferred to William and Della Kellogg. At this time, the property consisted of dwelling house, barn-garage-woodshed, hen house and shop."⁷⁷

33. Lemerise Store, 935 Falls Road, c.1880, non-contributing building due to alterations.

This building consists of a two story, rectangular, three-bay by two-bay main block with a flat roof surrounded by a false front. The original part of this building was constructed in the late-nineteenth century; however, it has undergone many alterations, and has functioned as a store since 1901. A two-story porch capped by a shed roof and supported by slender iron posts graces the front (south) elevation. The second story of the porch is enclosed featuring a band of 1/1 windows. Centered within the porch, is the primary entrance, flanked by two sidelights and two large, plate glass picture windows. The east elevation of the main block features an exterior brick chimney and a shed roofed extension. Additional extensions off the rear elevation include a mix of one and two-story blocks with flat and shed roofs, a raised deck accessing a secondary entrance, and terminating in an attached, two-bay garage with rollup doors opening toward the west. A smaller, shed-roofed container/ ice bin extends from the west elevation of the main block, and is used to support an exterior, wood stair that accesses the second-floor apartment.

⁷⁴ *Burlington Clipper*, November 16, 1901.

⁷⁵ Tompkins, Tom, "Some Historical Background on #959 Falls Road, "March, 2016 (revised in 2018)

⁷⁶ *Burlington Free Press*, June 20, 1916.

⁷⁷ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

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This land originally belonged to Joshua Isham and his heirs. In 1867, Sarah Isham lived in a house no longer standing on the premises. Subsequent owners were George Curry and then A.L. Hathaway. In September 1901, Joseph Lemerise "purchased a lot of A.L. Hathaway and will build a store and shoe shop."⁷⁸ Years earlier, this lot was described by George Curry as "the vacant lot owned by me, purchased from Albert Hathaway."⁷⁹ In October 1901, Lemerise hired Frederick Bacon who "commenced the building of a new store at Shelburne Falls" and "begun digging a cellar."⁸⁰ A month later, the wall "was all completed for his new building and will build the frame as soon as the lumber arrives."⁸¹ In April 1902, Lemerise put up "a large addition to his new store. When completed, his store will be occupied by Goodsell & Smith."⁸² George E. Smith and Henry Goodsell "bought Joseph Lemerise's stock of goods and rented Mr. Lemerise's store ... They will move into the new store and use the old one for storage."⁸³ The new firm of Goodsell & Smith opened in May of 1902.

In 1909, it was sold to G.M. Russell who ran a store and a gas station from the building. The building was then sold to Walter Palmer, who owned the gristmill property as well. Thomas Thompson purchased this lot, the Hathaway House (**HD #32**) and the Curry House (**HD #31**) between 1910 and 1912. Thompson continued to operate a store on the premises.

In June of 1916, the Thompson 18-year-old son, Mark, died when he was buried in gravel side at the Sheridan gravel pit south of the Falls. A week later, Thomas Thompson placed the following ad in the paper:

FOR IMMEDIATE SALE, my entire property at Shelburne, Vt. Including store and tenement, stock and fixtures, two tenement houses and home property. Caused by death in family. Thomas Thompson, Shelburne, Vt.⁸⁴

Brothers Allan Frederick and William Henry Bacon bought the property.⁸⁵ The 1916 transaction included three lots – the Lemerise store (**HD #33**), the Hathaway House (**HD# 32**) and the Curry House (**HD #31**). The Bacons also received "title to the stock of goods and merchandise in the store."⁸⁶ The brothers mortgaged the property to their father, contractor and builder Frederick Bacon.

The Bacons split the two lots again. In July of 1912, William Bacon "moved into house in the falls and is running the store."⁸⁷ In 1928, Allan Bacon sold William Stacy the property

⁷⁸ *Burlington Clipper*, September 7, 1901.

⁷⁹ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁸⁰ *Burlington Clipper*, October 12, 1901; *Burlington Free Press*, October 4, 1901

⁸¹ *Burlington Clipper*, November 16, 1901.

⁸² *Burlington Clipper*, April 5, 1902.

⁸³ *Burlington Free Press*, March 6, 1902

⁸⁴ *Burlington Free Press*, June 20, 1916.

⁸⁵ *Burlington Free Press*, June 27, 1916

⁸⁶ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁸⁷ *Burlington Free Press*, July 12 1916

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consisting of "a store and ¼ acre" and the "general merchandize and fixtures."⁸⁸ In 1938, Cecily B. Stacy sold the "Stacy Story" to William and Della Kellogg. During the twentieth century, there were two gasoline pumps in front of the building.

34. Macomber House, 913 Falls Road, c.1890, contributing building.

This is a 1 ½ story, gable front, cross-gable house. Oriented north-south, the house sits close to the road on a large, 2.5-acre lot. Resting on a stone foundation encased in concrete, the house is clad in vinyl siding and is capped by a composite shingle roof. The main, one-by-two bay, gable-front block is intersected to the east by a smaller, 1 ½ story, eaves-front ell, containing a secondary, recessed entry sheltered by a shed-roof porch. There is a porch at the southeast corner of the main block and ell. An interior brick chimney rises from the roofline near the cross gable. Extending from the rear (north) elevation is a porch with a shed roof extension. Extending to the west, is two-by-two bay, eaves-front ell featuring knee wall-height windows below the eaves and another secondary entry, also sheltered by a shed-roof porch. Fenestration is irregular throughout, containing wooden, 2/2 windows with fixed shutters. The rear (south) elevation contains 1/1 windows and no shutters.

This land originally belonged to Nelson Newell, who owned a large tract of land that bordered most of the parcels on the north side of Falls Road. Starting in 1886, A.L. and Lucia Hathaway purchased several different parcels in this vicinity. In 1905, A.L. and Lucia Hathaway sold the "our homestead premises ... consisting of a house, blacksmith shop and three acres of land" to Frank H. Macomber. Macomber sold it to Joseph Cling in 1921 who then sold it to William And Edith Fenwick. In 1922, the Fenwicks sold "a house and blacksmith shop containing about three acres of land" to Joseph and Nellie Bacon.⁸⁹ In 1947, Edgar and Nellie Gordon quit claimed a four-acre parcel with "the homestead premises" consisting of a "ten room dwelling house and old shop" to Clarence Cowles.⁹⁰ In 1956, Edgar Gordon sold the "dwelling house thereon and old shop" to Kenneth and Sandra Lewis.⁹¹

Immediately to the east, between this building and the Lemerise Store (**HD #33**) was the blacksmith shop, operated by A.L. Hathaway. It was part of the Hathaway property as evidenced by the 1922 transaction that included "a house and blacksmith shop containing about three acres of land."⁹² It was a 1 ½ story, gable front structure with an ell. It was torn down c. 2000.

35. Fletcher House, 897 Falls Road, c.1850, contributing building.

This 1½story, L-shaped house features a three-by-two bay, gable-front main block and a 1½story, eaves-front, ell extending towards the west. The main block is oriented north-south and has a moderate setback from Falls Road. The entire house is sheathed in

⁸⁸ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁸⁹ Ibid.

⁹⁰ Ibid.

⁹¹ Ibid.

⁹² Ibid.

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clapboard, with plain, wooden corner boards. Fenestration features plain, wooden surrounds, containing 2/2 windows on the main block and 1/1 windows on the ell, most of which are replacement windows. The primary entry is centrally located on the main block, covered by a hipped-roof porch supported by four square, slender columns with a solid, shingled railing. The wing rests on stone piers and contains irregular fenestration with two windows on the north and south elevations set at knee wall height under the eaves. Secondary entrances are located on the south elevation of the ell and on the rear of the main block.

There was a schoolhouse on this site in 1801. Justus Warner had a blacksmith shop here in 1832. In 1857, this house belonged to Alpheus Fletcher. At this time, Fletcher owned a large tract of land south of Falls Road with his home was on the north side. After the death of Fletcher in 1856, his family moved to Quebec and sold the one-acre parcel to Philo Percival who then sold it to Kilburn Hills in 1857. In 1884, George N. Roberts, the administrator of Kilborn Hills' estate, deeded the property to Lucy Douglas, the husband of Enos Douglas who previously lived at 1022 Falls Road (**HD# 9**) and 1101 Falls Road (**HD #24**). In 1900, the house transferred from the estate of Lucy Douglas to Albert and Ester Potvin. Albert Potvin worked as a teamster and lived in Shelburne with his wife and child. In 1909, The Potvins sold to Joseph W. Curtis "our homestead premises where we now live consisting of house, barn, outbuildings and about two acres of land."⁹³ Edwin Rice who sold two acres "with house, barn and outbuildings thereon" to Charles R. Bacon in 1916.⁹⁴ In 1926, Fred Bacon sold the 2-acre lot to Emerson and Alice Palmer.

36. Woodmen's Hall, 879 Falls Road, c.1846, non-contributing building due to alterations.

The is two-story, gable-front, three-by-ten bay, rectangular main block is clad in vinyl siding and has a composite shingle roof. A slightly smaller, two-story, gable front addition projects from the front (south) elevation. Centered on the front addition is the primary entrance, flanked by a paired 1/1 windows on one side and a single 1/1 window on the other. This large, Greek Revival structure was substantially altered such that its Greek Revival style is no longer articulated. Fenestration is regular throughout, featuring a variety of replacement windows, all with shutters, including both 1/1 and 6/6, windows. A two-story, shed-roof porch supported by broad metal posts extends along the main block's west elevation, while the east elevation contains a slight, shed-roofed projection on its northern end and three regularly-spaced entrances approached via slightly raised stoops and covered with bracketed gables. The rear (north) elevation features the same covered entry, as well as cornice returns. The cornice returns were lost on the south (front) elevation due to additional story added to the elevation. The building, which is sheathed in vinyl and has lost its chimneys, is non- contributing building due to the loss of its significant, character-defining architectural features.

⁹³ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁹⁴ *Burlington Free Press*, December 15, 1916.

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This was originally built in the Greek Revival style for Dr. Jonathan Taylor. Joel Bartlett and E.A. Smith. John Lucia purchased the building in 1904 and then sold it to the Modern Woodmen of America in 1914 and the building became a social center of the Falls. Between 1916 and 1921, Howard Peterson operated a garage on the premises. In 1919, Allen Bacon "sold his house and building recently used by Howard Peterson for a garage to Fenwick Estey and Milton Clark of Charlotte."⁹⁵ The building continued to be use for an automobile related business. During the twentieth century, William Fenwick ran a tavern on site. In 1906, Fenwick lived at the Lawrence House (**HD #1**). During the 1940s, Henry and Thelma Gervia ran a grocery store in the front part of the building.

37. Jonathan Taylor House, 863 Falls Road, c.1842, contributing building.

This 1½ story, two-bay by four-bay, gable-front vernacular dwelling features a one-story, one-bay by three-bay, east extension from the main block. Situated on a 1/3-acre lot surrounded by a wooden picket fence and gardens, it has a moderate setback from Falls Road. Resting on a stone foundation, the building clad in clapboard siding and has a composite shingle roof. The recessed, primary entrance is located within the ell of this extension, approached via a porch. The porch is capped by a hipped roof and supported by one plain, slender post. Projecting from the west elevation is a c. 1995, one-story, shed-roof, one-by-two wing. There is gable roof extension on the rear (north) with a gabled entry opening to the north. Fenestration is regular throughout, featuring plain wooden surrounds containing wooden 2/2 windows. There is a westerly skylight in the roof of the main block and a newer, three-sided bay window supported by two brackets and capped by a hipped roof on the rear of the west wing. The south gable contains a triangular, louvered vent with two windows below, while the north gable contains a small triangular window with no window surrounds and one small, sash window below. the building features an interior brick chimney centrally piercing the ridge of the main block, and an exterior concrete chimney oriented towards the west of the north elevation.

37a. Outbuilding, 863 Falls Road, c.1850, contributing building.

Sited to the northeast of the house, this 1½ story, three-bay, gable-front barn is approached by a dirt driveway and houses a garage and an office. Clad in wood siding, its main facade features cornice returns and two garage bays. The bay doors contain roll-up doors divided into four, four-panel rows by intersecting stiles and rails. The second row is glazed. There are 3/6 replacement windows with plain, wooden surrounds on the main façade, two of which are set in the gable. The front (south) elevation features a non-functioning wood hayloft window with a vertical plank door on the second story, and ghost mark evidence that the central garage bay was once much taller.

Henry Morse owned a large tract of land on the western side of the Falls during the early nineteenth century. He initially purchased a 220-acre tract of land from Hiram and Smith Pierson which he subsequently sold to the Burritt family in 1842. This lot represented a

⁹⁵ *Burlington Free Press*, November 6, 1919.

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portion of large area covering an area from this house to the intersection of Bostwick Road and Shelburne Road. Morse sold land to Jonathan Taylor in 1841.⁹⁶ The sale included the "west half of the barn."⁹⁷ Dr. Taylor was considered a valuable member of the Falls community and worked from his home until 1869 when he sold the house to Joel B. Bartlett for \$900.⁹⁸ Joel Bartlett and E.A. Smith, who also owned the mill properties north and south of Falls Rod, sold this land to John Papineau in 1873. Upon the death of John Papineau in 1893, the land went back to Smith & Bartlett.

Mill Sites

The mill sites included in this district have been victims of flood, fire or demolition and in most cases, there is minimal surface evidence. Archival documentation of these sites is generally limited and therefore some sites may have a potential for adding to this body of historic information. The mill sites and dams are valuable remnants of that heritage. Further information that archaeology could provide, while expanding the knowledge of a given site or factory, would provide a deeper understanding of the mill sites in the district.

An 1862 freshet wiped out the mill buildings on both sides of the Falls bridge:

The spring freshet exceeds anything according to that 'reliable gentleman,' the oldest inhabitant that has occurred since 1830. In Shelburne, the La Motte River (sic) rose so prodigiously, that it carried away the machine shops at Shelburne Falls... The force of the current also carried away an unoccupied factory at the same locality, known as the Fletcher factory.⁹⁹

The Flood of 1927 destroyed the fulling mill, one of the gristmills and other buildings. Despite the widespread damage, some of the buildings survived.

38. Grist Mill Site

This large are is now part of the Town of Shelburne's LaPlatte Walk. There are cellar holes and foundations scattered throughout the area. There are two iron rods "securely imbedded about twelve feet apart in a ledge on opposite sides or the center of the stream. The rods might have been anchors for cables that added support for a high dam, the remains of which stood on one shore about 50 feet downstream."¹⁰⁰

This land originally belonged to Ira Allen and in 1787, he built the first gristmill on the north side of Falls Road. Two years later, David Fish built a fulling mill in. Joshua Isham bought this land from Allen and continued to operate the mills. After the death of Isham,

⁹⁶ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁹⁷ Ibid.

⁹⁸ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

⁹⁹ *Burlington Daily News*, April 26, 1862.

¹⁰⁰ Rolando, Victor R., *200 Years of Soot and Sweat, The History and Archeology of Vermont's Iron, Charcoal, and Lime Industries*.

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the land transferred to the Wheeler family, descendants of Isham. In addition to the gristmill, Horace Wheeler and his sons, Charles and George, ran the Shelburne Carriage Factory in the 1850s.

Starting in 1865, Hazelton Lake and David Moore purchased several parcels of land adjacent to the LaPlatte River. The Wheeler family sold sixteen acres of land including “a grist mill, saw mill and other buildings – and mill privileges - and known as Shelburne Falls – said lands formerly owned by Joshua Isham, Esq., our honorable father.”¹⁰¹ In 1869, Moore & Lake added a plaster mill to the facilities. They also owned land near the sawmill, south of the Falls Road bridge. By 1869, Moore and Lake owned most of the mill properties on both sides of Falls Road.

In 1874, Hazelton and Lake went bankrupt and they dissolved their partnership. The mill then went to Joel Bartlett, E.A. Smith and Lee Tracy who divided the land. The sawmill went to Bartlett & Smith and Tracy received the gristmill property north of the road. Between 1876 and 1921, Daniel Spear, James Denman, Charles M. Russell, H.C. McNall, D.J. Hunter, Walter Palmer, William J. Sheridan, Dr. Seward W. Webb and William Bacon owned the gristmill.

39. Saw Mill Site

There are several parcels of land on the south side of the road with long lots extending to the LaPlatte River. The southern portions of these lots as well as the east border of this lot have remains of a large mill and dam complex. The remains of include dry laid stone mill walls. The ends of the mill dam can be seen on both sides of the river just upstream, to the south.¹⁰²

Much of the land south of Falls Road originally belonged to Ira Allen. In 1789, David Fish established a clothing works in the area. In the late-eighteenth and early nineteenth century, the land south of the road belonged to Samuel Fletcher, Israel Burritt and Joshua Isham. Israel Burritt owned a large plot of land bound by Samuel Fletcher’s mills on the east and the lands of Joshua Isham to the west. During the nineteenth and twentieth century, the gristmill and saw mill went through a variety of owners. During this time, additional buildings came and went, meeting the needs of the owners at that time.

40. East Mill Site

The east side of the La Platte River, south of Falls Road, was the site of a forge built by Ira Allen. It was also the site of wagon shop owned by Samuel Bassford (lived at **HD #28**) and blacksmith shop owned by Simon Curry (lived at **HD #16**).

¹⁰¹ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

¹⁰² Knight, Charles Ph.D. *Archaeological Resources Assessment for the proposed Town of Shelburne La Platte River Crossing Path Study*, Shelburne, Chittenden County, Vermont. University of Vermont Consulting Archaeology Program, 2011.

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1. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Agriculture

Commerce

Industry

Community Planning and Development

Period of Significance

1789-1927

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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

Shelburne Falls, which consists of a cluster of houses on either side of the bridge over the La Platte River and extends in a linear fashion west and north along Falls Road, is significant under both Criteria A and C. Established with the construction of the first mill by Ira Allen's millwright, James Hawley, circa 1785, this former mill community still bears the characteristics that tell the story of its development and so is an historically significant feature of the Shelburne, Vermont, landscape. Under Criterion A, Shelburne Falls is significant due to its strong association with the development of industry, agriculture, commerce and agriculture in Vermont. Because the falls of the La Platte River was able to support several different types of mills, other businesses also sprung up, which turned Shelburne Falls into a center for local farmers to bring their raw materials for processing into more usable forms for the local population as was common throughout the United States during the late eighteenth and early nineteenth centuries. The district is also significant under Criterion C because it is an excellent example of the physical development of a small, industrial village through economic and architectural changes throughout the nineteenth century.

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

The Shelburne Falls Historic District is significant as an example of a small, rural, mill village that grew up around the source of water power that fostered the development of numerous small water-powered mills and industries processing local raw materials such as lumber, wool, and grain. While most of the evidence of the industrial activity that made this a prosperous and bustling community in the eighteenth and nineteenth centuries is gone, there are remnants of foundations, dams and mill ponds. Built predominately between 1822 and 1900, the generally single-family dwellings with associated outbuildings, such as barns, are generally vernacular Greek Revival or Queen Anne styles. They are set on narrow, relatively uniformly shaped lots of varying sizes. The period of district significance begins in 1785 with the construction of the first mill at the falls and ends in 1927 with the destruction of all remaining mill buildings by the floods of 1927. All extant buildings of historic significance in the district were built by 1900 with the majority being constructed by 1890. Some alterations to the contributing buildings have taken place, but these changes, however, are largely limited to exterior cladding, porch additions, garages, and additions on secondary elevations. Any outbuildings, such as garages, or post-World-War II infill construction have not altered the character of the Shelburne Falls Historic District as a small village that had originally grown up around the falls of a river. Significant on a local level, the Shelburne Falls Historic District meets National Register eligibility requirements

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under Criterion A for its associations with local industrial and agricultural development and under Criterion C for its physical intactness as an example of the development of a small, industrial community through the economic and architectural changes of the nineteenth century.

Industry

The Shelburne Falls Historic District is significant under Criterion A due to its historic importance in early Vermont industry as the center for mill-related activities on the La Platte River in Shelburne, Vermont. An increasing need to provide a local means for processing the raw materials produced by farmers, such as grain, wool, lumber and potash from land clearing, and eventually dairy products, led to the establishment of mills and settlements around the falls areas of rivers throughout the newly formed United States during the late eighteenth and early nineteenth centuries in order to take advantage of water power technology.

Commerce

The Shelburne Falls Historic District is significant under Criterion A due to its role as a commercial hub for the surrounding community. With the falls serving as the economic engine for the community, businesses developed along the Falls Road corridor. Historically, the village was the industrial and commercial hub for the surrounding agricultural community. By the mid to late nineteenth century, it provided such services as blacksmiths, carriage makers, harness shop, sawmill, grist mill, smut mill, shingle mill, wool processing, a millinery, a tavern, a butcher, cobbler and general stores. The earliest commercial operations were often run out of a single room in a residence and by the late nineteenth century, there were several buildings dedicated to commercial purposes.

Agriculture

The Shelburne Falls Historic District is significant under Criterion A due to the presence of many farms in the district. While smaller than the farms outside of the district, these operations reflect the evolution of agriculture in Vermont. The local farms initially raised sheep and then transitioned to dairy. Several farms also maintained apple orchards and other fruit producing trees.

Architecture

The Shelburne Falls Historic District is significant under Criterion C as an intact collection of historic residential houses and commercial structures. The individual houses generally retain their original materials, such as wood clapboards, rubble stone foundations, and late nineteenth to early twentieth century wooden windows. Design details, such as Greek Revival cornice returns and wide friezes and Queen Anne imbricated shingling and corbelled brick chimneys remain largely intact.

Community Planning and Development

The Shelburne Falls Historic District is significant under Criterion A as it reflects the development of Vermont, mill-based villages in the eighteenth and nineteenth centuries.

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Shelburne Falls is an excellent example of an early community dependent upon waterpower for its mills and businesses. With the construction of the log bridge across the La Platte River in 1785 and the mills that quickly followed, Shelburne Falls was the original major activity center in the town of Shelburne. Though the villages of Shelburne and Shelburne Falls were separate entities, they developed an interdependent relationship. The concentration of mills in Shelburne Falls ensured the area's identity as the manufacturing center of town. There have been few changes to the village layout and the district retains its historic sense of feeling. Though the mill buildings were destroyed during the 1927 floods, the village layout remains the same to this day with most of the oldest building clustered around the falls. The 1880s and 1890s building campaigns spread the community out in a linear fashion along Falls Road toward Shelburne Village as the former farmlands attached to many of the older houses were subdivided.

The early history of the development of Shelburne Falls strongly expresses common trends of growth of Vermont villages in the late-eighteenth and early-nineteenth century. It was able to develop quite independently from Shelburne Village, although never in isolation from the resources that the village offered, such as a primary coach route to Burlington and Middlebury, a railroad that arrived in the middle of the nineteenth century, town offices, and houses of worship. However, until many of the open lands between Shelburne Falls and Shelburne Village were developed in the 1950s, the Falls (a local name for the hamlet) was a distinct community and provided many services to its residents through the early twentieth century, such as a social hall, various commercial and machine shops, mills, and farmland.

Though post-1927 infill building has occurred along Falls Road, mostly around the area where the road changes from an east-west orientation to a north-south orientation, the buildings constructed outside the period of significance generally do not compete in scale, massing, or materials with the historic buildings nor do they detract from the small village character of Shelburne Falls. The mature trees along Falls Road and in the backyards of most houses in addition to the retention of many outbuildings, such as barns, carriage barns, and a chicken coop all contribute to the feeling and setting of Shelburne Falls as a small Vermont village once connected to local industrial and agricultural development.

Settlement

New Hampshire's governor, Benning Wentworth, granted the lands for the town of Shelburne in 1763. In 1775, Ira Allen, who had assumed ownership of a large portion of these lands, commissioned Silas Hathaway to complete the first survey of the town,

Hathaway's survey identified an approximately six-square-mile (500 acre) tract of land, although a conflict ensued when a more precise survey was completed

According to the charter, the territory was to have an area of 23,500 acres, or a tract a little over six miles square; but owing to a blunder on the part of the surveyors, it was shorn of a large portion of its possessions. Two parties were employed to survey the

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lake towns, one party commencing at the south, working north, and the other commencing on the north, working south, and met at Burlington and Shelburne. The party on the north surveyed Burlington, and that on the south surveyed Shelburne, neither knowing precisely where the other had fixed their boundaries. In consequence, they lapped over each other's survey, and Burlington having been chartered a month previous to Shelburne, held her claim by priority of charter.¹⁰³

Regardless of this land discrepancy, settlers began to move into Shelburne, and by the Revolutionary War, ten families were settled in town along the Lake Champlain shoreline. By the end of the war, however, settlement had shifted inland, driven away from the lake by Native American threats and naval battles during the war.

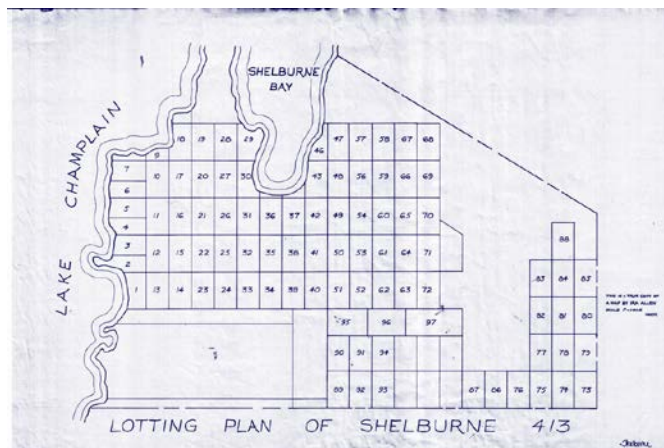


Figure 1 Reproduction of Shelburne Lot Plan

By 1776, most settlers had cleared out of northern Vermont to avoid the threat of a British invasion from Canada, and it was not until after the Revolutionary War that men and women funneled back into Vermont's northern frontier. It was also during this time that the native Abenaki had concentrated their populations further north near the mouth of the Missisquoi River. By the 1790s, the frontier of northern Vermont was ripe for development.¹⁰⁴

The earliest settlers were primarily young men and young families who came from southern New England. The census showed "a majority of all. . . residents to be sixteen years of age or younger."¹⁰⁵ Upon reaching northern Vermont, the pioneers found beautiful fertile land:

Whether they migrated from southern New England through the Valley of Vermont, or trekked across the old military route, the Crown Point Road, they eventually reached the Champlain Valley. Here in the broad expanse of alluvial lowlands bordering Lake Champlain they found the promise of rich and productive farm lands."¹⁰⁶

¹⁰³ Child, Hamilton, *Business Directory and Gazetteer of Chittenden County*.

¹⁰⁴ Gellman, Virginia Alison, *Vision and Division in a Frontier Community: Burlington, Vermont 1790-1810*. A Thesis Presented to The Faculty of the Graduate College of The University of Vermont, 2007.

¹⁰⁵ Carr, Jacqueline B., "Local History and the Vermont Borderlands, 1790-1820." *Vermont History* Vol. 84, No. 1 (Winter/Spring 2016)

¹⁰⁶ Carr, Jacqueline B., "Local History and the Vermont Borderlands, 1790-1820."

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During his tour through Vermont in the late spring of 1789, Reverend Nathan Perkins of Connecticut noted that "Lake Champlain [was] the best sort of land. Not very heavy timbered, or stony or mountainous, [and] well intersected with streams."¹⁰⁷

Benning Wentworth followed a similar format for each charter by dividing towns into six-mile square townships. He required that towns set aside land shares for a missionary society, the Anglican church, schools, and a minister. Wentworth also reserved large tracts of land for his own use.¹⁰⁸

The Shelburne charter included land that was "a scene of quiet rural beauty, picturesque in the extreme at some points, though it possesses no rugged mountains to lend their grandeur to its loveliness. The land, generally level, is, however, gently rolling, enough to pleasantly break the surface into long, sweeping curves."¹⁰⁹

On March 29, 1787, the first town meeting was held, and the town organized by the election of the following officers: Caleb Smith, town clerk, and also chosen to represent his townsmen in the legislature; Aaron Rowley, constable; and Moses Pierson, Timothy Holabird and Dudley Hamilton, selectmen.

By this time, there were 30 families living in Shelburne, and the town began to prosper. Ira Allen, a noted developer of settlements and mills in the late-eighteenth century, sold many of his original land holdings in Shelburne, and by 1809, much of the town's real estate had already been publicly auctioned.¹¹⁰

The Shelburne settlers mirrored the early settlements across Vermont.

They erected bridges over ravines and streets to connect key access points around the town. They also built a government infrastructure – town ordinances and personnel – to clarify road use and the rights of livestock owners. Finally, Burlington residents constructed buildings – homes, workshops, taverns, hotels, and a courthouse – to service the large number of new residents that were flowing into the town's borders. In building up the town's infrastructure, residents tackled the uncertainty of settling in a new town within a new republic.¹¹¹

During the settlement period of Shelburne, the bridge in Shelburne Falls was the only way to cross the river. To reach Burlington and other communities to the north, travelers had to

¹⁰⁷ Nathan Perkins, *A Narrative of a Tour through the State of Vermont from April 27 to June 12 1789*. Woodstock, Vt.: Elm Street Press, 1920.

¹⁰⁸ Gellman, Virginia Alison, *Vision and Division in a Frontier Community: Burlington, Vermont 1790-1810*.

¹⁰⁹ Child, Hamilton, *Business Directory and Gazetteer of Chittenden County*.

¹¹⁰ Hemenway, Abby M., *Vermont Historical Gazetteer: A Magazine Embracing a History of Each Town, Civil, Ecclesiastical, Biographical and Military, Volumes 1*. Burlington, VT: Miss A.M. Hemenway, 1867.

¹¹¹ Gellman, Virginia Alison, *Vision and Division in a Frontier Community: Burlington, Vermont 1790-1810*.

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cross the river at the falls, journey up the hill to a road that is now Spear Street, and head north. With Falls Road serving as the primary thoroughfare, there was an additional incentive for the development of a village at the Falls. In 1789, Benjamin Harrington built a road and a bridge over the La Platte River connected Middlebury to Burlington through Shelburne Village (following the course of Route 7 today). Even after the establishment of this direct route to Burlington, farmers living to the east of the river continued to use the bridge and the Falls Road travel corridor.

The LaPlatte River

The Shelburne charter included the LaPlatte River which flowed 15 miles from southeastern Hinesburg to Shelburne Bay."¹¹² The river "in its wandering course to the lake, afforded numerous fairly good water powers and the best of them at Shelburne Falls where the river took an abrupt tumble of many feet."¹¹³

Originally known as the "LaPlot," the river was probably named after a clever and well-executed stratagem in which settlers were able to resist a Native American raid by slitting holes in the Native Americans' canoes, preventing their escape, and ambushing them."¹¹⁴ In 1845, Zadock Thompson provided another source for the name LaPlatte as it "undoubtedly took its name from the point in the west part of Shelburne, called on early French maps, Pointe au Platre, or Plater Point."¹¹⁵

Eighteenth Century Shelburne Falls

Industry

The initial settlers immediately saw the power of the LaPlatte River and small industries sprouted up around the falls. Lazel Hatch built first saw mill in Shelburne Falls "located directly east of the public house, built by Benjamin Harrington."¹¹⁶ The dam for Hatch's mill extending from the high bank on the west side of the stream to the bluff rock on the east side."¹¹⁷ The bottom of the dam, "which was imperfectly constructed, being of light soil, was soon carried away by high water, after which the work was abandoned."¹¹⁸

Wentworth's charters also specified that a spot "near the centre of town" should exist for "town lots." Settlers paid a small tax to King George III in either corn or metal coin and they were required to "improve" their land by clearing land and building structures. Each family was required to clear and cultivate their land within five years of settling in the town,

¹¹² "The LaPlatte River's Falls were the Engine that Powered Industry at Shelburne Falls," *Shelburne News*, May 12, 2016.

¹¹³ Higbee, William Wallace. *Around The Mountains, Historical Essays About Charlotte, Ferrisburgh and Monkton*. Charlotte Historical Society: Charlotte, Vermont, 2001.

¹¹⁴ Hemenway, Abby M. *Vermont Historical Gazetteer*.

¹¹⁵ Hemenway, Abby M. *Vermont Historical Gazetteer*

¹¹⁶ Child, Hamilton. *Business Directory and Gazetteer of Chittenden County*. Syracuse, NY, 1882-1883.

¹¹⁷ Ibid.

¹¹⁸ Ibid.

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necessitating a need for a sawmill. Fallen timber was sold to the local saw mill and transformed into building materials for frame houses, barns, sheds, carriages and sleds.

Ira Allen formed a partnership with Ethan Allen, Zimri Allen, Heman Allen, and Remember Baker and according to Ira, "the plan was to purchase lands, and furnish stores to commence settlement in the towns of Burlington, Williston, Shelburn (sic), Colchester, Essex and Jericho."¹¹⁹ By 1775, the partnership had sold off approximately 1100 aacres of Shelburne land.¹²⁰ Ira Allen "recognized that the potential for harnessing the water power from the Shelburne Falls made it a highly suitable site for an industrial settlement."¹²¹ Allen financed the construction of "rudely-constructed log bridge" across La Platte River to provide "easy access to Hinesburg, Charlotte, and Burlington via the old stage road (now Thompson Road) and Spear Street."¹²² Around 1785, Ira Allen built a mill upstream. The location was close to the new log bridge built near a 51-foot waterfall. Allen built mills in Swanton and Winooski, aided in both locations by the millwright James Hawley. Allen and Hawley finally settled in Shelburne. Hawley, who later erected a brick residence near Shelburne Falls on Spear Street, is believed to have been hired by Allen a third time to develop and initially manage the new mills at the falls of the La Platte.¹²³ Hawley was the father of thirteen children, three of whom died in infancy, while the others attained an extreme old age.

About 1786, a dam was constructed at the lower end of the falls, and a gristmill was put into operation at the base of the falls circa 1787. The gristmill was essential to fledgling agrarian societies.

Mills were frequently among the first structures built in newly settled towns with access to a stream or river as settlers cleared forest to create farmland, turning trees into planks for housing, barns, and fences. In colonial America town proprietors had often built both sawmills and gristmills in the early stages of establishing their town in order to attract settlers and meet the needs of local rural economies.¹²⁴

By the end of 1789, Ira Allen had completed construction of his mill and had them operational. He wrote to Levi Allen that he "have lately got my mills here properly in motion ... have a sawmill completed (sic) in Georgia a few says since, shall soon have another completed (sic) in Shelburn (sic), but these are intended for country work."¹²⁵

¹¹⁹ Wilbur, James Benjamin, *Ira Allen, Founder of Vermont, 1751-1814*. Boston, Massachusetts: Houghton Mifflin Company, 1928.

¹²⁰ Ibid.

¹²¹ "The LaPlatte River's Falls were the Engine that Powered Industry at Shelburne Falls," *Shelburne News*, May 12, 2016.

¹²² Ibid.

¹²³ Webster, Truman M. *Shelburne: Pieces of History*. Shelburne, VT.

¹²⁴ Carr, Jacqueline B., "Local History and the Vermont Borderlands, 1790-1820."

¹²⁵ Wilbur, James Benjamin, *Ira Allen, Founder of Vermont, 1751-1814*. Boston, Massachusetts: Houghton Mifflin Company, 1928.

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Around 1789, David Fish erected a clothing works, consisting of carding and fulling mills, in between the saw and grist mills. On the west side of the bridge, a dam was built to provide enhanced power for the sawmill resulting in a sizeable pond. There are accounts of a farmer, Richard Spear, who first came to Shelburne in 1783 and lived in the northeast corner of town, travelling great distances to get to the nearest gristmills before the La Platte mills were constructed. To sell his grain, he would have to travel nearly 16 miles

overland to Vergennes, Vermont, where he would take a boat across Lake Champlain to Whitehall, New York, and up to St. Johns, Quebec.¹²⁶



Figure 2 Eighteen Century Map showing industrial sites

In March 1792, Ira Allen contracted with Israel Burritt to build a 40- by 50-foot forge house on the east side of the La Platte River. Payment for the new structure was "to be made in wheat, at his mill, and neat cattle."¹²⁷ This was immediately west of the Simon Curry House at 16 Irish Hill Road (HD #16).

Allen was to furnish the boards, logs, irons, nails, and bricks for the chimney, leather for the bellows, and "two barrels of pork and 20 gallons of rum while the work is doing." The forge was at Shelburne Falls, on the south side of the river opposite a sawmill; above the falls.¹²⁸ During the summer of 1795, Ira Allen "sold many farms, made contracts for clearing his lands and for the building of two new mills; one of them for making cloth at Shelburne, for which he agreed to furnish the necessary dyes."¹²⁹ At this time, Allen owned approximately 5,000 acres between Lake Champlain and the LaPlatte River.¹³⁰

Burritt, a captain in the Revolutionary War, moved from Arlington, Vermont in 1784. He was married to Hester Holabird, who was popularly referred to as "an aristocratic woman." Burritt was thought to have been instrumental in the development of the mills at the falls as soon as he arrived in town, particularly due to his close relationship with James

¹²⁶ Hemenway, Abby M. *Vermont Historical Gazetteer*.

¹²⁷ Wilbur, James Benjamin, *Ira Allen, Founder of Vermont, 1751-1814*. Boston, Massachusetts: Houghton Mifflin Company, 1928.

¹²⁸ Rolando, Victor R., *200 Years of Soot and Sweat, The History and Archeology of Vermont's Iron, Charcoal, and Lime Industries*.

¹²⁹ Wilbur, James Benjamin, *Ira Allen, Founder of Vermont, 1751-1814*. Boston, Massachusetts: Houghton Mifflin Company, 1928.

¹³⁰ Ibid.

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Hawley.¹³¹ By his first marriage, Burritt he had a family of five sons and five daughters. By his second marriage, to Eliza R. Peckham, Israel had two children. In 1794, Allen sold Burritt the lot and house **(HD #24)**.

The growth of Shelburne's economy brought an increase in population. The 1791 census reveals that Shelburne's population at the time was 32 people. This number steadily increased in subsequent years, reaching 154 residents in 1820.¹³²

The gristmill spurred settlement and development in the Shelburne area, providing an incentive for farmers to move to the vicinity. Grist mills and saw mills provided mechanisms for processing wheat and corn as well as timber for building. These were essential elements to the success of any farmstead and new village. The gristmill process involved:

The most common power source for gristmills was water, although some of the smaller mills may have used animal or wind power ... Mills converted water into power by directing it through a headrace (a stone-lined conduit leading from the water source to the water wheel) and sluice or penstock (a pipe used for conducting water) to a water wheel. The water wheel was attached to the milling machinery consisting, at the very least, of a series of gears and shafts connected to the mill stones in between which the grain was ground, and the bolting cylinder where the flour and meal were sifted. Once the water passed through the wheel (in the case of gristmills/the "overshot wheel" was commonly used) it flowed into the tail race" and back out to its original source ... When streams were slow moving, a dam was constructed in order to provide enough head to increase the rate of flow.¹³³

Farming was the primary occupation of Shelburne's first settlers. They grew a variety of crops including wheat, oats, Indian corn, potatoes, flax, rye, beans, barley, peas, turnips, orchard fruits (primarily apples), and "Indian Hay."¹³⁴ By the early 1790s, farmers were producing a considerable surplus of wheat which was taken to the gristmills which

increased the market value of the grain because flour was a high demand commodity in both the domestic and international markets; a bushel of wheat produced between 25 and 33 pounds of flour. Although farmers faced transport difficulties, wheat rapidly became "Vermont's cash crop" by the turn of the century.¹³⁵

¹³¹ Burritt, Andrew J. "Biography of Captain Israel Burritt," Shelburne Town History and Genealogical Notes. University of Vermont Special Collections, c.1940.

¹³² Thompson, Zadock. *History of Vermont, Natural, Civil and Statistical, In Three Parts*. Burlington: Chauncey Goodrich, 1842.

¹³³ Gilbertson, Elsa and Suzanne Jamele, *Agricultural Resources of Vermont Multiple Property Form*, United States Department of Interior, National Park Service, 1991.

¹³⁴ Carr, Jacqueline B., "Local History and the Vermont Borderlands, 1790-1820."

¹³⁵ Ibid.

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The construction of a local gristmill was integral factor in the early development of Shelburne Falls. As farmers cleared their land, they planted wheat, which replace potash as the leading cash crop. At the end of the eighteenth century, Vermont was called the "bread basket of New England" as wheat production thrived.

Most farmers, even after they cleared and cultivated their land, managed a wood lot on their property so that they could continue to earn income by selling timber. Thus, the local saw mill was not only important to create the building materials, but it also sustained the incomes of farmers, particularly during the winter months. Fallen timber was also burned to produce potash, which was an important source of income for farmers as it was exported to manufacture soap, gunpowder, and bleach. Potash declined in the 1810s when sodium replaced potash in manufacturing soap and gunpowder.

Commercial

During the late eighteenth century and early nineteenth century, the rapid settlement and development brought Shelburne into the market economy. In addition to the mills, the earliest non-agricultural pursuits in Vermont was retail, geared toward the farming community.¹³⁶

In addition to building mills, dams and forges, Ira Allen built a blacksmith shop on a small parcel of land along the east bank of the LaPlatte River, north of Falls Road, c. 1785.

Thaddeus Tuttle opened a store in his home, on land purchased from Ira Allen, in the settlement to the west of the bridge. It was described as the "old red store, goods, land and potash," suggesting that there was a valuable potash factory near the premises.¹³⁷ Tuttle was originally from Wallingford, Connecticut. When he moved to Vermont, he formed a partnership with Guy Catlin, and they purchased timberlands in the townships of Westford and Essex.¹³⁸ Thaddeus Tuttle

was a fast and free liver, generous to a fault. There was no limit to his hospitality, his house and table free to all and always filled ... He was very impulsive and passionate, but quickly over it and incapable of harboring malice. Having quarreled with his partner, Catlin, about the division of some land, they litigated the matter for sixteen years, when it was at last decided in Capt. Tuttle's favor, but in the meantime the lawyers had eaten up his substance, squatters and others had stolen the lumber and a fortune had been spent. His convivial habits also helped him on his road to poverty. He was not educated in business habits; was careless; took no receipts, and

¹³⁶ Meeks, Harold A. *Time and Change in Vermont*. Chester, CT: The Globe Pequot Press, 1986.

¹³⁷ Hemenway, Abby M. *Vermont Historical Gazetteer*.

¹³⁸ Tuttle, John Frederick, *The Descendants of William and Elizabeth Tuttle: Who Came from Old to New England in 1635, and Settled in New Haven in 1639, with Numerous Biographical Notes and Sketches; Also, Some Account of the Descendants of John Tuttle, of Ipswich; and Henry Tuthill, of Hingham, Mass.* Heritage Books, 1883.

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when he died and his estate was settled there was nothing left that his children could legally claim.¹³⁹

Tuttle sold Joshua Isham "five potash kettles – three of which are in a potash works near Shelburne Falls..."¹⁴⁰. This granular substance produced from wood ash and used in making soap, was in great commercial demand.¹⁴¹ After the initial clearing of their land, the settlers found that they had a surplus of wood. They used the timber on the farm for lumber as well as charcoal and potash.

Tuttle sold his store to Joshua Isham about 1797. The transaction consisted of Lot #5, Lot #15 and the western portion of Lot #13 totally 3 ¾ acres of land in which Tuttle "built a house and barn lying and being at or near the falls."¹⁴² Tuttle then moved to Burlington and went on to become an extremely successful and wealthy merchant.¹⁴³ He purchased various parcels of land in Burlington, owning

about 100 acres in the heart of the town. By cutting and forwarding timber to Quebec and by his land speculations, he became quite wealthy. He built a large and elegant brick house in Burlington, finished in the costliest manner and furnished with every convenience ...¹⁴⁴

Joshua Isham was born in Williamstown, Connecticut; moved to St. George, Vermont in 1784, and went to Shelburne nine years later. Isham saw multiple investment opportunities in the growing community, because he purchased a parcel of land just east of the falls.¹⁴⁵ Isham was a wealthy and prominent member of the Shelburne community during his lifetime.¹⁴⁶ In addition to the mill, he ran a successful store at the mills, and held many public offices in town, including town clerk from 1793-1812.¹⁴⁷

Amongst Isham's early Shelburne purchases were 103 acres in Lot 41 from Elisa Meech (1788); a one-hundred-acre pitch of land on the original right of Nathaniel Porter (1790); a one-hundred-acre pitch of land on the original right of Richard Gleason (1790); Lot 51 containing 103 acres and one half of lot 39 containing 51 ½ acres from Consider Hurlbut (1791); the north half of Lot 52 from Frederick Maeck (1793).

¹³⁹ Ibid.

¹⁴⁰ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

¹⁴¹ Doyle-Schechtman, Deborah. *Marshland Farm National Register Historic District Nomination Form*, U.S. Department of the Interior, National Park Service, 1998.

¹⁴² Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

¹⁴³ Rann, W.S. *History of Chittenden County, Vermont*. Syracuse, NY: D. Mason & Co. Publishers, 1886.

¹⁴⁴ Tuttle, John Frederick, *The Descendants of William and Elizabeth Tuttle*.

¹⁴⁵ Hemenway, Abby M. *Vermont Historical Gazetteer*.

¹⁴⁶ Rann, W.S. *History of Chittenden County, Vermont*. Syracuse, NY: D. Mason & Co. Publishers, 1886.

¹⁴⁷ Hemenway, Abby M. *Vermont Historical Gazetteer*.

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Isham built a home on the south side of Falls Road near 928 Falls Road **(HD #4)** c. 1798. In 1799, Silas Hathaway deeded Isham fourteen acres in Lot #40, "being the same piece of land on which said Joshua Isham built a dwelling house and barn."¹⁴⁸

Isham also owned the Israel Burritt House **(HD #24)**. After his death, his descendants occupied the house. Sarah Isham operated the store in the house in 1859. Up through the 1860s, the basement of the house was used as a mill store.

Across the river from the woolen mill, to the east of the LaPlatte River, Henry Fuller operated a blacksmith and trip-hammer shop, and Ira Andrews, who lived at 69 Irish Hill Road **(HD #19)**, ran a wheelwright in back of Fuller's shop."¹⁴⁹

Shelburne Falls: 1800-1840

Industry

Early mills were the economic link between farmer, commerce, and industry. Mostly the builders of mills were the millers themselves but also during the nineteenth century, some joiners and carpenters specialized as millwrights. The expertise of millwrights, craftsmen and lumbermen together initiated a wooden age in Vermont that by 1840 listed 1,018 sawmills.¹⁵⁰

In 1803, Joshua Isham bought the gristmill, saw mill, and all the water privileges for the mills that were being managed by Abijah Allen, Ira Allen's nephew.¹⁵¹ The sale included Moses Catlin's 28 $\frac{3}{4}$ acres including "mills, dams, houses and forge."¹⁵² A year later, Israel Burritt released all claims to the same parcel of land, giving Isham full control of the property. In 1805, Isham leased Nathan Fish "the lot of land on which the house now stands which he now lives ... and also the dam and fulling mill between the grist mill and their potash."¹⁵³ Isham retained rights for drawing water from the dam "sufficient for a carding machine ...and necessary buildings ... for a fulling mill."¹⁵⁴ In an 1829 land transaction between Henry Harrington and Garrard Burritt, there were references to both "Isham's Falls" and "Isham's Mills" as boundary properties.¹⁵⁵

In 1805, Isham leased to Samuel Fletcher leased part of the land to operate a fulling mill and carding machine, "standing between the saw mill and grist mill at Shelburne Falls."¹⁵⁶ Carding and fulling machines were often set up in existing water-powered mills, especially

¹⁴⁸ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

¹⁴⁹ Rann, W.S. *History of Chittenden County, Vermont*.

¹⁵⁰ Rosenberg, Nathan "America's Rise to Woodworking Leadership" *America's Wooden Age: Aspects of its Early Technology*.

¹⁵¹ Hemenway, Abby M. *Vermont Historical Gazetteer*.

¹⁵² Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

¹⁵³ Ibid.

¹⁵⁴ Ibid.

¹⁵⁵ Maeck-Tracy Papers, University of Vermont Special Collections, Burlington, Vermont.

¹⁵⁶ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

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grist mills. Carding machines processed raw wool for spinning and fulling machines took woolen cloth produced by local families and cleaned and thickened it. Between the two mills, Samuel Fletcher ran a woolen-mill.

While the power of the falls provided industry, they also proved to be a source of danger. Kilborn Hill was born in Litchfield, Connecticut. He came to Shelburne with his parents “when that township was a wilderness. To reach their log cabin, (which her husband had built the preceding season,) [Rhoda Kilborn] rode five miles through a pathless forest on horseback, with a child in her arms and a bed bound on the horse behind her.”¹⁵⁷

In the spring of 1812, Hill, who lived at the Fletcher House (**HD #35**), was

catching fish in the river below the falls with a scoop net, unexpectedly stepped into a deep hole in the river where the water was beyond his depth, and being no swimmer sank to the bottom; but one of his comrades by diving in brought him to the shore, and by the most strenuous efforts succeeded in restoring him to life. He is still living—an aged man and respect able citizen.¹⁵⁸

In 1814, the seven-year-old Edward Curry and several other boys were

sporting in a leaky boat on the saw-mill pond at Shelburne Falls, the boat filling with water capsized, and they were all in the water and in danger of drowning. A good swimmer being at the saw-mill immediately swam to their relief, and succeeded in saving all but Edward, who was drowned. His body was not found until 24 hours after.¹⁵⁹

Since the 1790s, there was a small mill located on the east side of the LaPlatte River, south of Falls Road. and had been the site of a mill. In 1814, Joshua Isham leased James Kinney this land. Kinney had rights to “all the land and privileges of using the water of the stream, there running, together with the buildings thereon standing where he used his water rights to power a trip hammer shop. Kinney, originally from Ellington, Connecticut, served as a captain during the War of 1812 and fought at the battle of Plattsburg. He lived on the north-south portion of Falls Road (outside the Shelburne Falls National Register District, in a c. 1815 brick, Federal style building.)

Architecture

Most of the older houses in the Falls village that exist today were built between the 1840s and 1880s. However, there is evidence that before the end of the eighteenth century, people had begun to settle around the falls at the La Platte River. The oldest extant house in Shelburne Falls, Burritt-Wheeler House (**HD #24**), was constructed circa 1794 by Captain

¹⁵⁷ Kilbourne, Payne Kenyon. *The history and antiquities of the name and family of Kilbourn (in its varied orthography)* Durrie & Peck: New Haven, 1856.

¹⁵⁸ Hemenway, Abby M. *Vermont Historical Gazetteer*.

¹⁵⁹ Ibid.

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Israel Burritt and is located just to the west from the bridge. It is a modest, Federal-style cottage built into a hill that was updated in the latter part of the nineteenth century with Victorian details, such as an oriel window and a porch.

One of the most common styles that the earliest houses at the falls were constructed in is Greek Revival, which was the dominant architectural style of New England from the period of 1825 to about 1860. The house at 1072 Falls Road (**HD#12**), was most likely constructed c. 1827, and its Greek Revival features, such as cornice returns and broad fascia boards below the eaves, express stylistic preferences popular during the period in which it was built.

Although Falls Road had been widely traveled and the bridge was replaced by a stronger covered bridge in 1848, it was still a far inferior transportation route than both the Stage Road (Route 7) that connected points south to Burlington, or the railroad that was constructed through Shelburne Village in 1849. Shelburne Village, about a mile northeast of Shelburne Falls, contained many important amenities beyond transportation, such as houses of worship, public offices, and a store. Thus, it made sense for the denser development in the Falls Village to happen in the westerly part of the falls area, closer to Shelburne Village, with most of the houses constructed on the north side of the road. The houses from this period are all constructed with wood in a vernacular Greek Revival style.

By the 1840s, numerous land transfers between farmers, investors, and new settlers in town led to a building boom around the falls in the 1840s and 1850s. Most of this development occurred to the west of the bridge, which was closer to the major transportation routes through Shelburne Village, while the lands east of the river remained farmland.

With the population of Shelburne between 1850 and 1930 remaining relatively consistent between 1000 and 1300 people, the small mills and stores at Shelburne Falls continued to cater to the immediate community despite the fact that Burlington rose as the regional center of Chittenden County and Shelburne Village grew as a commercial center for the town.

Agriculture

Growth of industry in the village was partially the outcome of wider national events. The early nineteenth century was a period in change for farming trends in Vermont. The land failed from years of improper uses during the pioneer period as they “mined it rather than cultivated it.”¹⁶⁰ Farms converted from the cultivation of cash crops to animal husbandry, specifically sheep raising.

The 1824 Tariff on Woolens stimulated woolen manufacturing in Vermont and woolen factories were established wherever sufficient water power existed. The construction of

¹⁶⁰ Norwich Woman's Club. “Know Your Town” 1940.

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the Champlain Canal in 1823 opened to Vermont farmers new markets for wool in southern urban centers. This was coupled with a boom in sheep farming in Vermont related to the introduction of Merino sheep to the state in 1811.

William Jarvis of Wethersfield, Vermont, the United States Consul to Lisbon, imported the first large number of Merino sheep to Vermont. Jarvis returned to Vermont with 400 sheep and he saw the state as an ideal location “because of its treeless hills, denuded by the pioneers’ need for firewood, building materials, and lumber for the potash markets.”¹⁶¹ The rocky soil was better suited for pasture grazing than growing wheat and corn. A popular tale in New England was that sheep flourished in Vermont for they had appropriately lengthy noses, “sharpened by nature,” in order to get between the rocks that strewn the countryside.¹⁶²

Merino sheep were prized for their long, soft wool and the animals’ grazing style was ideal for the rolling hills of Vermont. As Merinos and the related Saxony imports spread across the state, “the lengthy fleeces of these breeds offered a quality of wool that precisely met the needs of the increasing number of woolen mills, especially those producing high grade yarn and cloth.”¹⁶³ Over time, Vermonters perfected the sheep breed. Between 1812 and 1865, the weight of fleece compared to the total weight of the sheep expanded from 6% to 21%.

The exponential growth in Vermont’s sheep industry marked the state’s agricultural history in the 1840s. Shelburne’s population tripled between 1820 and 1840, yet the increasing number of sheep overshadowed the expanding human population.¹⁶⁴ In 1824 Vermont’s sheep population was 475,000, by 1836 it was 1.1 million and by 1840 there were over 1.5 million sheep in Vermont more per capita than any other place in the world. During this period, the number of woolen mills in Vermont tripled from 33 in 1836 to 100 by 1850. Carding and fulling mills benefitted immensely from this sheep craze, as some of their production was directed towards export, as well as for local wool processing.

Henry Morse was a prominent land owner in Shelburne Falls in the early nineteenth century. He owned a large tract of land on the western side of the Falls during the first three decades of the 1800s. This lot covered the area this house to the intersection of Bostwick Road and Shelburne Road. Best known for raising sheep, Morse specialized in French Merino Sheep, winning the highest prize for that breed at the 1853 Vermont State Fair. Morse also won the award for “best pair of two-year-old steers” at the 1848 Chittenden county Agricultural Fair and best four-year-old working steer and oxen at the 1863 Chittenden County Agricultural Fair. In 1868, Morse offered his 520-acre farm for sale. The farm was “well-watered, with plenty of wood and timber, and good fruit.”¹⁶⁵It

¹⁶¹ Balivet, Robert F. *Vermont History*. v. 33, No. 1, Montpelier: Vermont Historical Society, January 1965.

¹⁶² Wilson, Harold Fisher, *The Hill Country of Northern New England*.

¹⁶³ Russell, Howard S. *A Long Deep Furrow, Three Centuries of Farming in New England*.

¹⁶⁴ Thompson, Zadock. *History of Vermont, Natural, Civil and Statistical*

¹⁶⁵ *Burlington Weekly Sentinel*, August 14, 1868.

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consisted of well laid out lots, a large dwelling house, a cheese house, and three tenement houses. The farm was located on the Vergennes road "3/4 mile from Shelburne Depot and the same distance from Shelburne Falls."¹⁶⁶

Dr. Jonathan Taylor purchased land from Henry Morse in 1842. While focusing on a medical profession, he also maintained a small farm (**HD #37**). In 1850, he had 11 improved acres valued at \$3000. He had one horse, and one pig. The farm produced of fifty bushels of corn, seventy-five bushels of oats and 40 bushels of potatoes. His two cows produced three hundred pounds of butter. The fields yielded eight tons of hay. Ten years later, Taylor added two acres to the farm as well as an additional horse and cow. His farm yields remained approximately the same, with an increase of oats to 100 bushels. By 1860, Taylor added bees to his farm, producing 15 pounds of beeswax and 60 pounds of butter. In 1860, his small orchard produced \$40 worth of orchard products.

In a similar manner, Samuel Fletcher operated a farm (**HD #12**) while running the sawmill and gristmill. In 1850, Samuel Fletcher has 61 acres of improved and 61 acres of unimproved land. The farm was valued \$2400. The Fletcher farm had two horses, one mule, two oxen, and four swine. Their six cows 600 pounds of butter. The fields yielded 40 bushels of wheat, 100 bushels of corn, 75 bushels of oats, 150 bushels of potatoes, 20 bushels of buckwheat and ten tons of hay. The Fletchers maintained a small vineyard, producing ten gallons of wine.

Edward Towsley (**HD #26**) had 60 acres of improved and 13 acres of unimproved land in 1850. The value of the farm was \$1800. He had five horses, two cows, and two pigs. The farm produced 78 bushels of wheat, 150 bushels of corn, 220 bushels of oats, and 350 bushels of potatoes. With their modest flock of ten sheep, the Towsley farm produced forty pounds of wool. The two cows contributed to 800 pounds of butter and 100 pounds of cheese. The fields yielded 30 tons of hay. Ten years later, Towlsey added seven acres. Despite this slight increase in acreage, the value of farmstead increased significantly to \$6000, reflecting the construction of his new house. While the cows produced 600 pounds of butter, there was a significant decrease in cheese to ten pounds.

After he inherited the land of Joshua Isham, the Bliss ran the farm (no longer standing - **HD#4**) specializing in sheep. In 1850, Moses Bliss had 46 acres of improved and 5 of unimproved acres. The value of the farm was \$3,000. The farm had six horses, four cows, and four swine. The farm produced 100 bushels of corn, 200 bushels of oats, 50 bushels of peas, 200 bushels of potatoes. The value of the orchard products for the previous year was \$50. The farm produced 500 pounds of butter and 25 tons of hay. In 1860, George Bliss lived on the farm with his wife and three children. The Bliss farm had 100 acres of improved and forty acres of unimproved land. The Bliss farm was valued at \$8000. He had five horses, three oxen, and one pig. The fields yielded 65 bushels of rye, 150 bushels of corn, 150 bushels of oats, 30 bushels of peas, and 200 bushels of potatoes. The seven cows

¹⁶⁶ Ibid.

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produced 600 pounds of butter and 40 pounds of cheese. Bliss maintained a large apple orchard, producing \$150 worth of orchard products. He also had three Canadian farm hands who lived in the house with the Bliss family. At the 1863 Chittenden County Fair, he won recognition for best mutton sheep and best buck lambs. Bliss administered the sale of Isham estate. In 1864, the farm was offered for sale:

The place known as the Isham Homestead at Shelburne Falls, containing 105 acres of land, about 12 of wood. There are about 300 bearing fruit trees in this place, choices varieties of apples, pear, plum and cherries, together with a large assortment of all the best smaller fruits in the garden. Stock and tools will be sold with the farm if desired. Poor health, making a change of eliminate desired. is the reason the proprietor is selling. Also, a wood lot of 11 acres about a mile from the falls for sale.¹⁶⁷

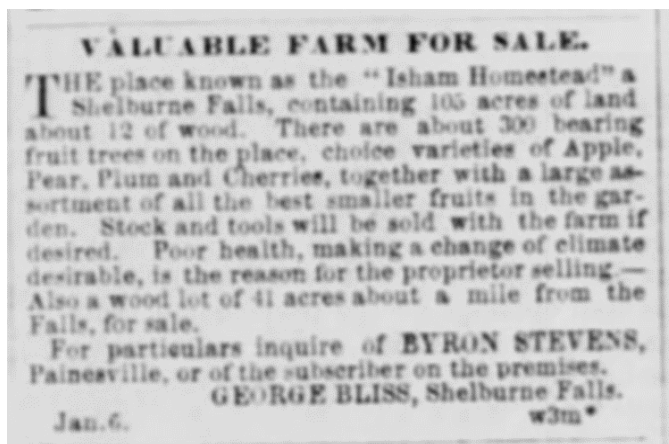


Figure 3 Bliss Farm Ad

In 1855, Bliss deeded to George Saxton "one undivided fifth part of the so-called Joshua Isham homestead."¹⁶⁸ Saxton operated a store shop in the vicinity of **HD#12** during the 1860s. In 1866, Julius Tracy entered into his diary: "harnessed up the horses and went down to Mr. Saxton's after some peas to sow."¹⁶⁹ Saxton also owned a 133-acre farm with 500 apples trees in west Shelburne. At the 1863 Chittenden County Fair, Saxton won second place for Autumn Dessert apples. He also maintained livestock and at the 1848

Chittenden County Agricultural Fair he won awards for Best Grade Cow and Best Grade Bull. In October 1866, Saxton visited the farm of Lee Tracy. Julius Tracy commented "A MR. Saxton came tonight – he is a man that father has been expecting to do something about some sheep marks."¹⁷⁰ A few days later, Saxton returned and "made a letter ... for marking sheep. Mr. Saxton, I think was the finest {marker} but we all did really well."¹⁷¹

Shelburne farmers drove their sheep east from the Falls up what is today Irish Hill Road to a sheep dip, known as the "sheep rocks," at the south end of Shelburne Pond, where the sheep would be scrubbed before shearing. After shearing, the wool was then processed at the Samuel Fletcher's woolen mill at the La Platte falls. Fletcher purchased the mill from

¹⁶⁷ *Burlington Free Press*, January 15, 1864.

¹⁶⁸ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

¹⁶⁹ Julius Tracy Diary, Tracy-Maeck Papers, University of Vermont Special Collections, Burlington, Vermont.

¹⁷⁰ *Ibid.*

¹⁷¹ *Ibid.*

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David Fish in 1805. Samuel Fletcher lived in a house in Shelburne Falls, 1072 Falls Road
(**HD #12**).¹⁷²

By 1836, the sheep population outnumbered humans. Shelburne had a total of 17,636 sheep in 1840.¹⁷³ As a result, manufacturing at the falls thrived, setting the stage for a wave of residential development in the 1840s. Transportation throughout Shelburne improved with new bridge construction. In 1820 a bridge was built spanning mouth of La Platte River, in 1824 a new bridge was constructed over the river on the stage road between Burlington and Middlebury (Rte. 7), and in 1827 there was a new bridge at the falls. The population of Shelburne had peaked in the 1830s, reaching 1100, and at the La Platte falls, a number of manufacturing operations were built.

In 1860, Ira Andrews (**HD #19**) had eight acres of improved and 45 acres of unimproved land. The farmstead was valued at \$3000. He only had a few animals – one horse, one cow and one pig. He only grew corn and potatoes, yielding 40 bushels and 200 bushels, respectively. The single cow produced 150 pounds of butter and three pounds of cheese.

In 1864, Smith Pierson purchased the house on Irish Hill Road (**HD #17**). Born in 1802, Smith Pierson “followed the vocation of farmer, and was a man who was highly respected by all who knew him.”¹⁷⁴ Pierson was a descendent of Moses Pierson, one the original family of settlers of Shelburne. Originally from New Jersey, Moses Pierson owned 1000 acres near Lake Champlain. During the Revolutionary War, Pierson

built a blockhouse, which was in an unfinished condition, for the security of his family. That section of the state being infested by Tories and Indians, and being unprotected by any military force, he was made acquainted with an expected incursion of Tories and Indians from Canada.¹⁷⁵

The state of Vermont experienced a sixty-four percent decline in sheep population between 1840 and 1870.¹⁷⁶ The 17,636 sheep recorded in Shelburne in 1840 dropped to 5,449 in 1850, and 713 in 1860, making the local decline rate between 1840 and 1860 nearly ninety-six percent.¹⁷⁷ Compared to the 36,677 pounds of wool Shelburne farmers produced in 1840, only 2,659 pounds were recorded in 1860.¹⁷⁸

Despite this fact, Samuel Fletcher’s carding and fulling mill stayed in operation until his death in 1852. The abrupt decline in the sheep industry, however, explains why Fletcher’s mill was left abandoned after his death. In 1857, a flood wiped out all of the dams at

¹⁷² Gilbertson, Elsa and Suzanne Jamele, *Agricultural Resources of Vermont Multiple Property Documentation Form*. US Department of the Interior, National Park Service

¹⁷³ Thompson, Zadock. *History of Vermont, Natural, Civil and Statistical*.

¹⁷⁴ Carleton, Hiram. *Genealogical and Family History of the State of Vermont*.

¹⁷⁵ *Genealogy and Biography of Ontario County, New York*, 2003.

¹⁷⁶ Wilson, Harold F. “The Rise and Decline of the Sheep Industry in Northern New England,”

¹⁷⁷ Zadock. *History of Vermont, Natural, Civil and Statistical*.

¹⁷⁸ Ibid.

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In 1840, Ira Andrews purchased property on Irish Hill Road (**HD#19**). Andrews was a wheelwright, wagon maker and coffin maker. He also cut clothing from the wool cloth finished at the fulling mill. Andrews had a large shop,

which afforded him a good business. In those days, he turned out ox carts, stone boats, wooden axle farm wagons (and later on iron axle), buggies, bobsleds, sleighs and cutters. He took pride in his work and had a business to feel proud of. He also made coffins on order cut to measurement. He never had more than two or three on hand and they were usually sizes for children. And furthermore, after the sheep shearing season was over and fleece delivered to the wooling factory and a 'toll taken', the balance was made into cloth and brought home. Families would come from far and near to have him cut their cloth for them, to measure.¹⁸⁶

Ira Andrews was married to Orillia Lake, an aunt of Hazelton Lake. Representing Shelburne in the legislature in 1843 and 1844, Andrews was

distinguished for his probity and uprightness. He was a man of strong religious convictions though not a member of the church. He also took interest in political affairs, always voted Republican ... he held various town offices and served as collector and constable for 16 consecutive years. ...¹⁸⁷

In 1847, Andrews sold the land and "the place where I now live" to John Nash and his son, Charles Nash.¹⁸⁸ Andrews eventually moved to Hinesburg to live with his son Curtis, where he continued to make sleighs and buggies. In the 1850s, Charles Nash, a wagon maker, lived on Irish Hill Road (**HD#19**) with his wife and child. He also had two boarders, who also worked as wagon makers. By 1870, Nash and his family moved to Hinesburg.

In 1841, Jonathan Taylor purchased 11 acres from Henry Morse and built a house on the western edge of the district (**HD#37**). Taylor practiced medicine in Champlain, New York and Georgia, Vermont before coming to Shelburne to establish a physicians' practice in the 1830s.

In those days, when you wanted a doctor, you had to go and tell him. He always went on horseback, and carried his supplies in saddlebags. The medicine then was in powder form.¹⁸⁹

¹⁸⁶ "history of the Lake Family Copied from Notebook of Hazelton Lake by Polly Spear, July 4, 1874." University of Vermont Special Collections, Burlington, Vermont.

¹⁸⁷ *Burlington Weekly Free Press*, May 7, 1886.

¹⁸⁸ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

¹⁸⁹ Simonds, Ida Monroe. "Reminiscences of Bygone Days." Found in Webster, Truman M. *Shelburne: Pieces of History*. Shelburne, VT: Shelburne Historical Sites Committee, 1994.

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Taylor was "a strictly honest, upright man, and when he found his patient's ailments were largely imaginary, he bluntly told him so, for the doctors of the day knew little value of psychologic treatment."¹⁹⁰ According to his patients, Taylor

gave pills 'as big as your two thumbs' and to pull a tooth, he sat the patient on the doorstep below him and apply the forceps. Being a large, powerful man, one can picture the result.¹⁹¹

Taylor was an early leader at the Shelburne Methodist Church. In 1845, he built a second home at Falls Road (**HD#36**). Dr. Jonathan Taylor practiced medicine "until compelled by the infirmities of age to desist."¹⁹² He worked from his home until 1869 when he sold the house to Joel B. Bartlett.¹⁹³

In the 1830s, Jirah B. Isham (brother of Joshua Isham) and William Russell, ran a store similar to Joshua Isham's operation that closed years earlier. Under the name Isham & Russell, they built a store on the west side of the river and kept a stock of goods there for some time. The building burnt after the Civil War."¹⁹⁴¹⁹⁵ Jirah Isham came to Shelburne with his brother in 1784. He

purchased a lot of land a few years after in the southeast corner of Shelburne. He was a man of enterprising habits and good moral character; but situated so remote from the business places of Shelburne and so much nearer Hinesburg village that his business associations were more in Hinesburg than in Shelburne, and hence he was not so much known in this town as many other business men. His energies and good fortune secured to him a real estate of several hundred acres and other accumulations of wealth. He raised up a large family, many of them now living.¹⁹⁶

Soon after opening his store with Russell, the younger Isham died on Shelburne Pond. Isham was

a man that was fond of hunting and fishing. On 09 December 1837 he took his gun in the afternoon, went into the woods near Shelburne Pond, which was but a short distance from his residence, in search of game; but not returning that night, search was made in the morning for him. His hat and gun were found on the ice that covered the pond, and his lifeless body at the bottom in about twelve feet of water. It was evident that he was attempting to cross a small bay, deeming it safe. The ice gave way under him, and laboring under the infirmities of age, he could not work his

¹⁹⁰ Harmon, Sophie Bartlett. "Shelburne Falls 1867." Found in Webster, Truman M. *Shelburne: Pieces of History*. Shelburne, VT: Shelburne Historical Sites Committee, 1994.

¹⁹¹ "The LaPlatte River's Falls were the Engine that Powered Industry at Shelburne Falls,".

¹⁹² Rann, W.S. *History of Chittenden County, Vermont*.

¹⁹³ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

¹⁹⁴ Rann, W.S. *History of Chittenden County, Vermont*.

¹⁹⁵ Child, Hamilton. *Business Directory and Gazetteer of Chittenden County*.

¹⁹⁶ Rann, W.S. *History of Chittenden County, Vermont*.

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way to the shore, which was but a few feet from where he was found. He had broken his gunlock in his efforts to reach the shore, but probably soon became exhausted, and left his hat and gun as a guide to where his body might be found and sank to the bottom.¹⁹⁷

In 1840, Samuel Fletcher leased E.A. Brownell a piece of land “for the purpose of erecting a building 20 by 24 feet for a paint shop, and the remainder for a yard or garden.” Despite agreeing to erect a new building, Brownell opened a new paint shop “in the building formerly occupied by William A. Tucker” in 1840(**HD #12**). Brownell offered house, sign and carriage painting in the neatest style and most reasonable terms.¹⁹⁸

In 1845, among the Justices of the Peace who lived in Shelburne Falls were Samuel Fletcher and William Harmon. Harmon was the grandson of Joshua Isham. In the 1880s, he leased a 230-acre farm on potter’s Point where he operated a cider mill, bred pureblood Poland China hogs and had a dairy farm of approximately 25 cows.

Upon his death, Samuel Fletcher’s estate included “the place where I now live,” and “also the factory buildings situated at Shelburne Falls together with the fixtures and machinery” including copper kettles, press plates, shearing machine, regulator, picking machine, and cording machines.¹⁹⁹

Harmon sold 30 acres in 1858 to Moses Degree in 1858. Degree was a butcher and he used the east cellar entrance as his shop and store (**HD #12**). In May 1866, Julius Tracy entered in his diary: “In the evening went down tot the falls ... got some beefstake (sic).”²⁰⁰In 1880, he lived here with his wife and five children. When Moses Degree died in 1902, *the Burlington Clipper* reported that Degree “resided for forty years at the old Fletcher homestead in Shelburne Falls. He became well known throughout the state as a successful, cattle buyer and dealer in livestock.”²⁰¹

In 1864, Enos Douglas purchased this piece of land from Moses Degree and built his home (**HD #9**). An immigrant from Canada, Douglass “learned the carpenter’s trade and followed that occupation until obliged to give up on account of increasing years.”²⁰² He was “possessed of unquestioned integrity and was always a man of marked industry.”²⁰³

Between 1875 and 1877, the population was 1190. The Shelburne businesses included E.L. Whitlock’s flour, grain and feed at the gristmill site. Bartlett & Smith sold lumber at the sawmill. Simon Curry (**HD #16**) and A.L. Hathaway (**HD #32**) were two of the town’s three

¹⁹⁷ *Vermont Historical Magazine*, No. XI, October 1867.

¹⁹⁸ *Burlington Weekly Free Press*, May 1, 1840.

¹⁹⁹ Spear Family Papers, University of Vermont Special Collections, Burlington, Vermont.

²⁰⁰ Julius Tracy Diary, Tracy-Maeck Papers, University of Vermont Special Collections, Burlington, Vermont.

²⁰¹ *Burlington Clipper*, April 2, 1902.

²⁰² *Burlington Free Press*, April 25, 1902.

²⁰³ Ibid.

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blacksmiths. The town's carpenters consisted of members of the Bassford family (**HD #28**), Enos Douglas (**HD #9**), and members of the Bacon family. Amos Lemerise (**HD #5**) was the village shoemaker. The wheelwrights were Samuel Bassford (**HD #28**) and Ian Andrews (**HD #19**). George Curry (**HD #31**) and Moses Degree (**HD #12**) were the merchants in town.

There was a schoolhouse on the Alpheas Fletcher site (**HD #35**) in 1801. The second school was built outside of the district. During the late nineteenth century, there was a school located in the living room of the Samuel Bassford House (**HD #28**).²⁰⁴ While there was no church in Shelburne Falls, the community was the home of two noted theologians. George Bliss (**HD #4**) was the father of Bishop George Yeomans Bliss and Reverend J. Isham Bliss, "a much loved and prominent clergymen in the northern part of our state."²⁰⁵ After graduating from the University of Vermont in 1855, he was ordained by Reverend Bishop J.H. Hopkins in 1859. He was rector of the Shelburne Trinity Church between 1860 and 1862 and then went on to be in charges of the parishes in St., George and Milton.²⁰⁶ Norris Miller was the steward and treasurer of the Methodist Episcopal church of Shelburne. Dr. Jonathan Taylor (**HD #37 & HD #36**) and his wife were early leaders at the Shelburne Methodist Church. Taylor "often sought his closet and wrestled mightily and prayer."²⁰⁷ John Dubuc, owner of the sawmill, blacksmith shop and livery, purchased land for the St. Catherine's Church Hall and a cemetery, located outside the district. In 1895, Dubuc, deeded the property to Bishop Louis DeGoesbriand, Bishop of Burlington.

Shelburne Falls: 1850-1900

There were several primary investors in Shelburne Falls during late nineteenth and early twentieth centuries. They included the Bacon family, the Tracy family, the Quinlan family, Joel Bartlett, Walter Palmer and Norris Miller. These names were involved in several different land transactions.

Born in 1861, Fred Bacon was a carpenter responsible for building many buildings including the homes of Frank Moran, Emerson Thorp, Mrs. John Coleman, James Gates, Bert Monitt and Edward Fredette; the store of Joseph Lemerise; the barns of Coman and Bartlett and the Shelburne Falls school. Bacon and his wife had five children. He was a selectman between 1905 and 1908, an alternate to the republican caucus in the Chittenden County convention in 1910, probate commissioner in 1915 and petit juror in 1927. He was a trustee of the Modern Woodmen of America in 1928.

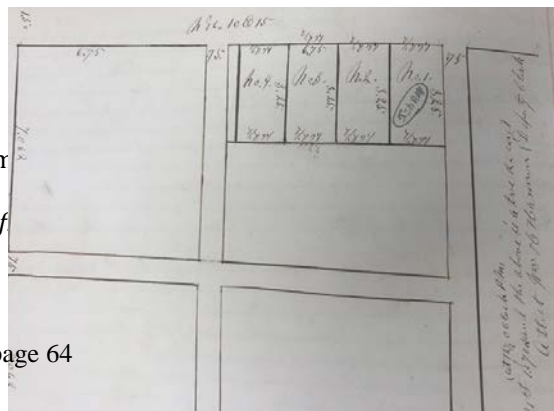
The son of Frederick Bacon, William Bacon worked as a day helper at the depot in 1905.

²⁰⁴ Interview with Kitty Noonan, November 22, 1981, Ton

²⁰⁵ Harmon, Sophie Bartlett. "Shelburne Falls 1867"

²⁰⁶ Bliss, John A. *Genealogy of the Bliss Family in America*, f Connecticut, 1881.

²⁰⁷ Harmon, Sophie Bartlett. "Shelburne Falls 1867"



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Figure 5 Tracy Subdivision Map of Lawrence Land

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He was a probate commissioner in 1925, a postal carrier in 1927 and an assistant steward for the Shelburne Grange. During the First World War, Bacon served with the UVM Mechanical Corps, and remained in Vermont during the war to train carpenters. He owned a farm outside of the falls district. He married Daisy Whiteside in 1912., who inherited much of his land in Shelburne Falls.

Lee Tracy was born in Shelburne in 1817, the grandson of Hezekiah Tracy, who settled in Shelburne in the 1780s. He married Amanda Peckham, a descendant of the Harrington family. They had three children – Julius Cyrus, Henry Warren and Charles Lee. He was a farmer, Morgan horse breeder and purchasing agent for the Burlington Woolen Mills. Tracy was “engaged in the merchandizing business in the brick store under the names of Mead & Tracy; Tracy, Van Vliet and Russell; and Tracy and Van Vliet.”²⁰⁸ In 1878, he built a brick house in the Shelburne Village National Register District. In 1863, he was a manager for the Chittenden County Agricultural Fair, where he won awards for his pears. In an 1869 letter to his son, Henry, Lee Tracy described some of his farming output:

We have a nice bed of onions, our peas are almost big enough to eat, our tomatoes are nice – some as large as a good-sized apple. The bugs are determined to eat the vines. I am resolved to fight them. Fruit is going to be plenty. Cherries are ripe on two or three trees. Rats are as plenty as ever although we gave them poison...Pat McGuire works here and a French man, getting along with our haying very well... [cow's name] is carrying on upon the farm has not had but two calves hung, yet,²⁰⁹

In his position as a real estate agent, he was involved in many land transactions in Shelburne Falls. Tracy was

prominently identified with public affairs and occupied numerous important offices. He was first selectman, a grand petit juror, and a justice of the peace. He also represented the town in the legislature.²¹⁰

Tracy's son, Henry Warren Tracy, was also involved with Shelburne Falls land transactions. Born in 1848, he attended schools in Cazenovia, New York and ran the mercantile firm of Tracy & Van Vliet in Shelburne. He was a member of the Methodist Episcopal Church and “was active in promoting its interests; for several years he acted as treasurer;” and was a class leader.²¹¹ Another son, Charles Lee Tracy, was a prominent organist and pianist living in New York City.

Walter Palmer lived at the Towsley House (**HD #26**) with his wife, Lucy, and two children. He purchased the gristmill property in 1904 and modernized the facility extensively. In 1909, Walter F. Palmer bought the Goodsell & Cowan store. In 1921, the Palmer family

²⁰⁸ Webster, Truman M. *Shelburne: Pieces of History*. Shelburne, VT.

²⁰⁹ Maeck-Tracy Papers, University of Vermont Special Collections, Burlington, Vermont.

²¹⁰ Carleton, Hiram. *Genealogical and Family History of the State of Vermont*.

²¹¹ Ibid.

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moved to Burlington where Walter entered into partnership with John Corbin, establishing the Corbin and Palmer funeral home. Palmer also owned a 214-acre farm on the Charlotte/Shelburne border. The farm remained in the Palmer family into the 21st century.

Norris Robinson Miller was born in Charlotte, Vermont, January 23, 1822. After attending schools in Vermont and New York, he purchased a farm in St. Lawrence County, New York and worked as a carpenter. In 1868 he moved to Shelburne, running a farm, outside of Shelburne Falls, with 16 dairy cows and 1,000 apple trees. In 1889, he sold his fruit farm to Dr. W. Seward Webb, and it became a part of Shelburne Farms. He represented the town of Shelburne in the state legislature in 1890 and he was elected Town Clerk in 1891. He served as justice of the peace for 22 years, and for 12 years acted in the capacity of trial justice. He was the steward and treasurer of the Methodist Episcopal church of Shelburne.



Figure 6 Quinlan House (HD #6). Image Courtesy of Tom Tompkins

Members of the Quinlan purchased several properties in Shelburne Falls, including a lot for their own home, several investment lots and the gristmill for a brief period of time.

The Quinlan family emigrated from Ireland in 1839 and lived in Charlotte for 50 years. The Quinlan Charlotte farm encompassed approximately 1200 acres. During the Civil War, Michael Quinlan served in Company A of the 1st Vermont Cavalry. He originally owned and operated a blacksmith shop in Charlotte before it burned in 1875. Between 1877 and 1880, he owned a wheelwright business in North Ferrisburgh and East Charlotte. In 1881, he and his son John, ran his father's large farmland plus the 600-acre Fletcher/Meech Farm, which had 40 dairy cows and 300 apple trees. In 1888, Quinlan won the election for state representative. The local paper reported

Michael Quinlan gets there at last from Shelburne, owed to ill advised and foolish completion among Republican aspirants. 'Mike' is everybody's friend, and will prove an honest and creditable member.²¹²

In 1888, Quinlan had a house near the depot in Shelburne. He then built a house in Shelburne Falls (**HD #6**). He also owned property in Charlotte, North Ferrisburgh and Burlington. In 1890, Quinlan was a town selectman as well as a candidate for state senator. Six years later, he was the Democratic nominee for sheriff and state's attorney and he was school director. Quinlan filed for bankruptcy in 1899. Three years later, he worked for the New Haven Mills Manufacturing company as machinist and chief engineer.²¹³

²¹² *Burlington Clipper*, September 6, 1888.

²¹³ *Burlington Free Press*, May 6, 1902.

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Born in Jericho, Joel Bartlett married Ascenith Taylor her father's house, Dr. Jonathan Taylor (**HD #36**). In 1865, they moved to her hometown. He owned a dairy farm in the proximity of present day Shelburne Museum "where followed agricultural pursuits, meeting with a well merited degree of success."²¹⁴ He was a breeder of pureblood and grade short horn Durham cattle and owned a saw, planing and shingle mill. He purchased Shelburne Falls properties for speculative purposes.

Industry

Farmers relied on the local gristmill to process their family's personal consumption of wheat. Additionally, by the mid-nineteenth century, wheat production and processing increased as livestock cultivation became more popular; thus, gristmills like that at the falls thrived as they milled high-quality grain for animal feed. From the outset, and throughout history, there was a constant turnover and change in the ownership of village properties and mill sites. For many years lumbering was a large part of the income for many people in Shelburne. Most farmers and large landowners depended on this industry to supplement their yearly income. Farmers usually lumbered during the winter months and the sawmills depended on this winter harvest for a large portion of the logs they sawed.

Despite the transition to animal husbandry, gristmills did not lose their importance in the nineteenth century.

Farmers still needed gristmills to grind their grain for personal use and for the local and regional trade. Since the seventeenth century, sawmills in southern New England had turned lumber into a valuable market commodity that was shipped to Britain. In the early nineteenth century, northern Vermont borderlands now provided tall, straight old-growth white pines that could be transported via Lake Champlain to Montreal for the trans-Atlantic market.²¹⁵

After the death of Joshua Isham in 1840, his land transferred to his descendants, members of the Wheeler family. In 1842, Horace Wheeler operated the mills and "offered cash for buckwheat, delivered at Shelburne Mills."²¹⁶ By 1851, the Shelburne Mill "has risen from its ashes, and is once more in successful operation, with all the modern improvements of the age."²¹⁷ In 1851, Wheeler offered coal tar, "of a superior quality constantly on hand, for sale. Also cotton cloth, suitable for covering buildings."²¹⁸ In 1857, Philo Percival, who lived at 82 Irish Hill Road (**HD #17**), was a miller at Horace Wheeler's mill.

²¹⁴ Carleton, Hiram. *Genealogical and Family History of the State of Vermont*.

²¹⁵ Carr, Jacqueline B., "Local History and the Vermont Borderlands, 1790-1820."

²¹⁶ *Burlington Weekly Free Press*, November 18, 1842.

²¹⁷²¹⁷ *Burlington Free Press*, August 9, 1851.

²¹⁸ *Burlington Free Press*, August 4, 1851.

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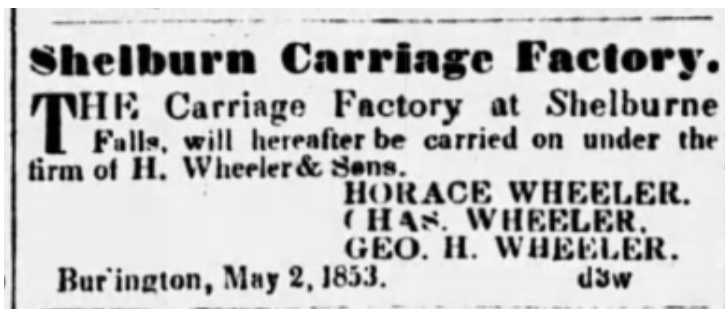


Figure 7 Wheeler Carriage Factory Ad

In addition to the gristmill, Horace Wheeler and his sons, Charles and George, ran the Shelburne Carriage Factory in the 1850s at the gristmill. In 1856, the Wheelers leased the land and buildings to George Marshall “for the purpose of manufacturing carriages and machinery, and for no other use” and the water “used for this manufacture shall at no time be used to interfere with the Grist Mill privileges.”²¹⁹

In 1859, Wheeler leased to Artetus Nash the “old grist mill building now used for manufacturing carriages – together with the sheds joining the same – also, the paint shop and blacksmith shop, together with all the machinery belonging to the same (except the engine lathe, for the purposes of manufacturing carriages.”²²⁰ The waterwheel “shall at no time be used so as to interfere with the grist mill privilege.”²²¹ Wheeler went on to live in Burlington where he was involved in myriad enterprises including real estate agent, landlord, inventor and builder. In 1860, Peter and Louis Gooslin gained possession of the gristmill property. In the early 1860s, Oscar D. Baldwin was the proprietor of the gristmill.

An 1862 freshet wiped out the mill buildings on both sides of the Falls bridge:

The spring exceeded “anything according to that ‘reliable gentleman,’ the oldest inhabitant that has occurred since 1830. In Shelburne, the La Motte River (sic) rose so prodigiously, that it carried away the machine shops at Shelburne (sic) Falls, owned by Horace Wheeler ... The force of the current also carried away an unoccupied factory at the same locality, known as the Fletcher factory.”²²²

In 1865, the Horace Wheeler deeded the “saw mill and dwelling house,” located south of Falls Road, to Philo D. Percival. Born in Keen, NY in 1827, Percival ran a 150-acre farm in North Ferrisburg raising pigs, making honey and growing strawberries, blackberries and apples. He received recognition for his swine at the 1860 Vermont State Agricultural Fair in Burlington. He was a member of the International Organization of Good Templars, a temperance organization similar in organizational structure to the Freemasons. In 1861, he served as Shelburne’s constable.

Percival was granted the privilege of using “said buildings for the manufacture of lumber, and also the privilege of using the building now standing between the saw mill and bridge

²¹⁹ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

²²⁰ Ibid.

²²¹ Ibid.

²²² *Burlington Daily News*, April 26, 1862.

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(lately purchased E.A. Towsley) for the manufacture of lumber and flax.”²²³ In the event that the mills below the sawmill needed more power, Percival’s water “will be shut off from said mill ... for the benefit of the rights below.”²²⁴ Percival eventually sold his farm and started a gristmill in North Ferrisburgh. He returned to Shelburne Falls in 1897 and re-engaged in the mill businesses around the Falls.

Starting in 1865, Hazelton Lake and David Moore purchased several parcels of land adjacent to the LaPlatte River. They bought large parcels of land from both E.A. Towsley **(HD#26)** and the Wheeler family. The latter transaction consisted of sixteen acres of land including “a grist mill, saw mill and other buildings – and mill privileges - and known as Shelburne Falls – said lands formerly owned by Joshua Isham, Esq., our honorable father”.²²⁵

David Moore immediately deeded the same sixteen acres to his new partner, Giles Andrews. Giles “was a farmer, except for a short time when he and David Moore owned and operated a grist mill and saw mill.”²²⁶ Two years later, Moore, representing Moore & Andrews, sold Hazelton Lake undivided half of the Shelburne Falls mill property. In March 1866, Julius Tracy, the son of Lee Tracy, “went over to the mill with a grist, waited for it to be ground.”²²⁷ The Tracy’s maintained a large sheep farm in which Julius Tracy made frequent entries pertaining to birthing lambs, cleaning out clover see, working on the woodpile and maple sugaring. In April 1866, Tracy dropped off his grist and “went back after my grist, tried to buy some oats but they are asking sixty cents a bushel, which I think is too much.”²²⁸ In June 1866, he “went over to the mill and got some provender for the horses as they have benefits for some time.”²²⁹ A few weeks later, Julius Tracy went to the sawmill and “brought back some locust posts that were have been sawed.”²³⁰ In July, he “loaded up a load of plank to the falls s we are having the threshing planks planed and I have to draw them over and back.”²³¹

In 1869, Moore & Lake established a plaster mill located by the gristmill. They furnished fresh ground Nova Scotia plaster “in large or small quantities, at the lowest rates, at their mills at Shelburne Falls, Vt, or will deliver it on the cars at Shelburne Depot, if desired, will furnish new bags if desired.”²³² At this time, Moore & Lake owned most of the mill properties north and south of the Falls.

²²³ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

²²⁴ Ibid.

²²⁵ Ibid.

²²⁶ “history of the Lake Family Copied from Notebook of Hazelton Lake by Polly Spear, July 4, 1874.” University of Vermont Special Collections, Burlington, Vermont.

²²⁷ Julius Tracy Diary, Tracy-Maeck papers, University of Vermont Special Collections, Burlington, Vermont.

²²⁸ Ibid.

²²⁹ Ibid.

²³⁰ Ibid.

²³¹ Ibid.

²³² *Burlington Free Press*, April 6, 1869.

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David Moore was a Shelburne delegate to the Chittenden County Republican Convention in 1872. He was also a sheriff, constable, petit juror and inspector of wood, lumber and shingle for Shelburne many years. He was a member of the Mason order and the Knights of Honor. In 1869, Moore owned a home south of the gristmill, closer to the road."²³³

Hazelton Lake was born in the house of his grandfather, Phineas Lake, on the Charlotte/Shelburne border.

married Deborah Miller on January 5, 1830 and they made their home in a log house on the cross road east of the Four Corners, known as 'Log Corners', where Hazelton was born. They lived there nearly two years ... After living there nearly two years, they moved a little west of his former log home into a house that he had built for his family, and they lived there four years ... Again, he moved, this time to a place he purchased of H.S. Morse in Shelburne where formerly Nathan Lake lived. After living there a few years, he retired and went to live in Shelburne Falls. Nevertheless, he succeeded Giles Andrews of Andrews & Moore, operating a grist mill and sawmill there under the name of Moor & Lake. Later on, he retired from all business and remained in Shelburne Falls and died there on March 8, 1894. At the age of 87.²³⁴

Hazelton Lake owned a farm situated on the boundary between Shelburne and Charlotte that produced 4,000 pounds of cheese with 18 milk cows.²³⁵ Lake, an innovator and inventor, gained recognition for his horsepower thresher and separator at the 1863 Chittenden County Agricultural Fair. He held patents for an ox Shoe (1867) and a combined washboard and clothes pounder (1882). In 1894, the 87-year-old Hazelton Lake died and Shelburne lost "its oldest citizen and one who in his day was prominent in business and official circles, and having at one time and another held many public offices of the town."²³⁶

Looking back in 1940, Sophie Bartlett Harmon recalled the northern grist mill site where "a dam north to the north turned the wheels of the gristmill, falling into a pleasant quiet stream through the meadows of Mr. Newell and Mr. Harrington."²³⁷ Newell and Harrington owned large parcels of land north of the district and west of the LaPlatte River. According to Harmon, "many a bushel of wheat and corn was ground there in those days when business was lively."²³⁸ Harmon also recalled the sawmill "on the west side of the wooden bridge. The LaPlatte River at the time was quite a stream, making a sizable pond just above the sawmill. A dam built back of the mill furnished the power."²³⁹ The sawmill "did a

²³³ *Burlington Free Press*, February 21, 1917.

²³⁴ "history of the Lake Family Copied from Notebook of Hazelton Lake by Polly Spear, July 4, 1874." University of Vermont Special Collections, Burlington, Vermont.

²³⁵ Noble, Deborah. *Multiple Property Documentation Form: Prehistoric and Historic Resources of Shelburne, Vermont*. US Department of the Interior, National Parks Service, 2004.

²³⁶ *Burlington Free Press*, March 17, 1894.

²³⁷ Harmon, Sophie Bartlett. "Shelburne Falls 1867"

²³⁸ *Ibid*.

²³⁹ *Ibid*.

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thriving business ... in sawing up the logs the farmers brought in. The mill yard on the side hill above the mill was often filled with logs, which furnished the farmers their home supply of lumber.”²⁴⁰ In 1871, Joseph Lavigne, an employee of Moore & Lake “carelessly reached over the circular saw, then running at full speed, and nearly severed the right arm from the body.”²⁴¹

The primarily water-powered gristmill and sawmill continued to operate into the twentieth century but never became large-scale operations. William Wallace Higbee recalled in 1897:

Various waterwheels have been hurrying around and around at this point these many years, turning the mill stones, the up-and-down saws of the fathers, the big circulars that now and then lop of a leg or cut a man plumb in two, and the numberless contrivances for cabinet and wheelwright work. Now, finally, the sawmill and grist mill alone remain to call up the energies of this ancient stream whose waters are forever new. ²⁴²

In 1874, Moore & Lake, owners of the mills on both sides of Falls Road, filed for bankruptcy and dissolved their partnership. Moore took full ownership of the company of its debts. In 1875, the “property belonging to the bankrupt estate of Moore & Lake, was sold at auction. “²⁴³The estate was a 13-½ acre parcel consisting of water privileges gristmill, saw mill and plaster mill. Other items included a Fairbanks scale, baskets, measurers, mill picks, bags, stove and pipe, corn sheller, saw mill tools, 100 feet of chain. L.D. Ainsworth of Middlesex purchased the equipment for \$9,000 and N.R. Tracy bought the farm for \$6950.

The mill property then went to Joel Bartlett, Edward Smith and Lee Tracy, who divided the land. The sawmill on the south side of the highway went to Bartlett & Smith. Tracy received the gristmill and land on the north side of the road, west of the river. Bartlett & Smith offered lumber for sale and did “custom sawing amounting to about 150,000 feet annually. It also does planing and manufactures hemlock and pine shingles.”²⁴⁴

In 1877, Henry W. Tracy, the son of Lee Tracy, deeded Daniel Spear the gristmill property north of Falls Road. Originally from Charlotte, Spear, “when first married went to California and lived there three years. Returning he went to Hinesburgh, Vt, and a little later, purchased the Newell Farm in Charlotte, where he lived and where his wife, Sarah, died. After her death he sold the farm and purchased the gristmill and sawmill at Shelburne Falls and did a thriving business there for several years.”²⁴⁵ Spear purchased several lots in the

²⁴⁰ Ibid.

²⁴¹ *Burlington Free Press*, May 5, 1871.

²⁴² Higbee, William Wallace. *Around The Mountains, Historical Essays About Charlotte, Ferrisburgh and Monkton*. Charlotte Historical Society: Charlotte, Vermont, 2001.

²⁴³ *Burlington Free Press*, April 16, 1875.

²⁴⁴ Child, Hamilton, *Business Directory and Gazetteer of Chittenden County*.

²⁴⁵ “history of the Lake Family Copied from Notebook of Hazelton Lake by Polly Spear, July 4, 1874.” University of Vermont Special Collections, Burlington, Vermont.

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vicinity of the LaPlatte River in the 1880s. This included the gristmill north of the road and the blacksmith shop and sawmill on the south of the road. Spear owned the Shelburne Flouring Mills, "lineally descended from the mills of Ira Allen and Joshua Isham."²⁴⁶ His mills did "the custom work of Shelburne, and the adjacent towns" and Spear was "also an extensive dealer in flour and feed."²⁴⁷ James Gribben, a miller for Daniel Spear, in 1881 lived at 1007 Falls Road (**HD #29**). Spear "finally sold the property and went northwest where he died."²⁴⁸

In 1881, Bartlett & Smith leased J.B. Dubuc "one shingle mill and cutting off saw and all the apparatus connected."²⁴⁹ Born in Quebec in 1851, Dubuc came to Vermont as a teenager and was a blacksmith's apprentice in both Burlington and Warren. Dubuc arrived in Shelburne at the age of eighteen and

here established himself in an independent business by opening a blacksmith shop on the site of his present headquarters, where he has ever since conducted operations. He began operations upon a capital of fifty-five dollars, but he threw the entire power of his strong and resourceful nature into his work, never slighting his duties and soon gaining the confidence and good will of the community, so that his patronage became cumulative and enabled him to gradually expand the scope of his enterprise and to eventually attain a definite and pronounced success, as is evident from the business which he now controls.²⁵⁰

In addition to his harness shop on Harbor Road, Dubuc also owned a blacksmith shop, meat market, club meeting room and tenement.²⁵¹ In the 1880s, Dubuc lived outside of the district on present day Spear Street. In 1882, Dubuc was a carriage manufacturer, blacksmith, farrier and operated a livery. He conducted "an excellent livery business, has a well-equipped blacksmith and carriage shop, carries in stock an excellent line of vehicles and farming implements and is one of the progressive and influential business men of his town."²⁵²

In 1883, Bartlett deeded Michael Quinlan "all the land on the south side of the highway leading across the river at Shelburne Falls ... on both sides of said river (being a portion of the Shelburne Falls Mill property)."²⁵³ The transaction included all the sawing and planning tools, wheels, pulleys and shafting belts and other tools."²⁵⁴ Quinlan immediately deeded Daniel Spear the same sawmill property. Three years later, Spear deeded James Denham

²⁴⁶ Rann, W.S., *History of Chittenden County, Vermont*.

²⁴⁷ Child, Hamilton. *Business Directory and Gazetteer of Chittenden County*.

²⁴⁸ "history of the Lake Family Copied from Notebook of Hazelton Lake by Polly Spear, July 4, 1874." University of Vermont Special Collections, Burlington, Vermont.

²⁴⁹ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

²⁵⁰ Carleton, Hiram. *Genealogical and Family History of the State of Vermont*.

²⁵¹ The Shelburne Museum purchased Dubuc's c. 1800 blacksmith shop in 1955.

²⁵² Carleton, Hiram. *Genealogical and Family History of the State of Vermont*.

²⁵³ Shelburne Land Records, Shelburne, Vermont, Shelburne, Vermont.

²⁵⁴ Ibid.

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"the saw mill property, so called." Denham was born in Quebec, Canada in 1834 and moved to Shelburne in 1852. He initially worked the Champlain Transportation Company as a machinist. In the 1880s, he was appointed chief engineer and then became appointed U.S. local inspector of steamboats of the district of Burlington. He then moved to Shelburne Falls and purchased the grist mill property.²⁵⁵ In 1888, Denham "sold his mill at Shelburne Falls, Vt. to Lee Tracy."²⁵⁶ Denham subsequently moved to Oregon.

In 1890, Tracy formed a partnership with Charles M. Russell. The two divided the saw mill and grist mill properties. In 1893, Lee Tracy "completed a new dam over the La Platt river in place of the former one used to run the saw mill at Shelburne Falls. Mr. Tracy will enlarge the milling business and insert a turning lathe and other appliances for a wheelwright shop."²⁵⁷ Tracy leased the sawmill to A.K. Moore who then formed a partnership with H.C. McNall of Milton. McNall formerly ran gristmills in Hinesburg and Vergennes. Moore moved his family from Vergennes in May of 1891. During March of 1896, the McNall & Moore gristmill ground "7000 bushels of grain and sold over 1800 bushels during the same time."²⁵⁸ In July of 1897, the mill was shut down to make repairs. Later that year, the gristmill was placed on the market.²⁵⁹

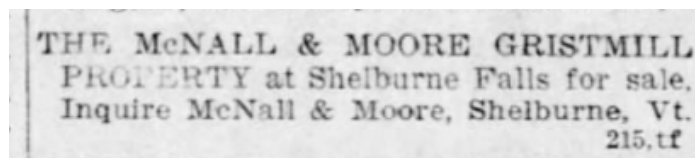


Figure 8 McNall & Moore Ad

Soon thereafter, McNall purchased A.K. Moore's share of the mill and rented the mill to Philo Percival. In 1897, the "sawmill and place recently occupied by A. K. Moore" was sold to Frederick Bacon. Years later, Bacon "while working at his sawmill met with

painful accident by the falling of a pile of oak planks on both legs pinning him to the ground."²⁶⁰ Another accident happened at a mill property in 1897 when "the mill of McNall & Moore was the scene of a horrible accident when one of the proprietors, A.K. Moore, was caught in the revolving shaft and horribly crushed and pounded to death."²⁶¹ The accident occurred on the second floor of the building when a portion of his clothing was caught in the machinery.

In 1898, Lewis and Fred Bacon "built a blacksmith shop near the sawmill and hired a blacksmith from Vergennes to run it."²⁶² Fred Bacon "had the misfortune to cut the forefinger and thumb of his right hand on a saw in his mill Monday while edging some lumber."²⁶³ In 1914, Fred Bacon had "a large stock of custom logs in his mill yard."²⁶⁴

²⁵⁵255 Rann, W.S. *History of Chittenden County, Vermont*. Syracuse, NY: D. Mason & Co. Publishers, 1886

²⁵⁶ *The Northwestern Miller*, Volume 26, Miller Publishing Company, 1888.

²⁵⁷ *Burlington Clipper*, August 25, 1893.

²⁵⁸ *Burlington Free Press*, April 1, 1896.

²⁵⁹ *Burlington Free Press*, October 9, 1897.

²⁶⁰ *Burlington Free Press*, June 1, 1905.

²⁶¹ *Burlington Free Press*, August 26, 1897.

²⁶² *Burlington Free Press*, December 1, 1898.

²⁶³ *Burlington Free Press*, May 30, 1912.

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In 1899, McNall "sold out his interest in the gristmill at Shelburne Falls to a D.J. Hunter of Essex Junction. Mr. Hunter has taken possession."²⁶⁵ Hunter, a thirty-year resident of Essex Junction, operated a paper mill and then a wood ware mill prior to purchasing the gristmill. Upon taking possession of the business, Hunter and his wife moved into the Russell home in Shelburne.²⁶⁶

Commerce: 1850-1900

During these years, there was an increased demand for finished goods ranging from dry goods to finished products. Commercial transactions in Vermont villages increasingly focused on villages where farmers from the surrounding area could purchase or trade for required goods. This led to a rise in village commerce and specialty stores and services. Because Vermont remained largely an agriculture-based economy, these commercial and industrial enterprises continued to remain small-scale and local in focus.²⁶⁷ In addition to retail stores, Shelburne Falls was home to other services such as blacksmiths, farriers and butchers. While many of Shelburne Falls' residents were involved in a variety of trades, they worked elsewhere in Shelburne.

Edward A. Towsley originally resided in a dwelling located close to 1037 Falls Road (**HD #27**), with a store owned by S.S. Nelson to the east of his home. In 1850, he lived at 1063 Falls Road (**HD #26**) with his wife, Nancy. He operated store in Shelburne with his brother D.B. Towsley, which sold everything from shoes to Brant's Pulmonary Balsam. They dissolved in January 1867. In April 1867, Towsley's store "was destroyed by fire about daybreak Wednesday morning. Nothing was saved. Mr. Towsley losing even his books and papers. He had just sold out, and his stock of goods which have been sold down, consisted of mainly boots and shoes, which were valued at \$500."²⁶⁸ He was an active member of the Chittenden County Democratic Convention. Towsley also had a meat shop on Church Street, across from the City Hall, in 1867.

In 1854, Samuel Bassford purchased **HD #28** in Shelburne Falls. Bassford came to Shelburne from Georgia, Vermont and "labored industriously for years to support his family."²⁶⁹ Bassford and his children were ship carpenters and lived in Shelburne. Bassford also operated a store. In August 1866, Julius Tracy entered into his diary: "Billie and I dug potatoes in the forenoon and in the PM took them over to Bassfords. There were 50 bushels of them."²⁷⁰ After the death of Samuel Bassford, "the widow and the boys were left with a precarious income, so they decided to seek their fortunes in the Western country....After selling part of their household possessions and purchasing tickets, little was left, but the

²⁶⁴ *Burlington Free Press*, March 30, 1914.

²⁶⁵ *Burlington Clipper*, July 16, 1899.

²⁶⁶ *Burlington Clipper*, October 1, 1898.

²⁶⁷ *North Calais Village Historic District, Calais, Washington County, Vermont*. United States Department of the Interior, National Park Service.

²⁶⁸ *Burlington Times*, April 13, 1867.

²⁶⁹ *Burlington Daily News*, February 10, 1917.

²⁷⁰ Julius Tracy Diary, Tracy-Maeck Papers, University of Vermont Special Collections, Burlington, Vermont.

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boys were stouthearted and unafraid, and the mother hopeful and trustful.”²⁷¹ In 1880, Joseph Bassford, a ship carpenter like his relatives, lived there with his wife, Anne, and five children.

John Papineau purchased the J. Digry house (**HD #30**) in 1864. Emigrating from Quebec in 1833, John and Mary Papineau used the carriage barn for a carriage and paint shop. Their son lived across the street. The Papineau’s daughter, Mary, and her husband, Alfred, inherited the property in 1925. Alfred, worked at the cheese factory in 1880 and then he became a painter for the Baldwin Refrigerator Company.

In 1867, Samuel Bassford owned a shop close to the east bank of the LaPlatte River. In 1867, Samuel Bassford quit claimed a property with a shop and machinery “a little south of the grist mill” to David Moore and Giles Andrews. In 1869, Bassford deeded to Lee Tracy “the shop and machinery at the east end of the dam at Shelburne Falls together with the Horse Power and all the machinery therein.”²⁷²

In the middle of the nineteenth century, several retail operations opened in Shelburne Falls. George Curry and his wife Rhoda purchased the property at 969 Falls Road (**HD #31**) in 1852. George was son of Samuel P. and Anna Curry. He built a home and general store and the house became known as the “Curry Place”.²⁷³ In 1881, Curry served as the inspector of leather and petit juror in Shelburne.

George Curry ran a carriage shop in 1866. In March of 1866, Julius C. Tracy, the son of Lee Tracy, wrote in his diary: “went over to the falls after the wagon I took over yesterday to be fixed.”²⁷⁴ Later in the month, Tracy “went down to the falls to get the carriage fixed. Curry told me I would leave it here, he would keep it in repairs.”²⁷⁵ Edward Smith, who was involved with the gristmill, also sold a carriage to Lee Tracy. In May 1866, Julius Tracy, the son of Lee Tracy, entered in his diary: “I went over to the Falls. I took a grist over and returning brought back a carriage which father has been buying of Ed Smith. It is stout-heavy and slightly dilapidated and I think will answer our purpose.”²⁷⁶

George Curry was the brother of Simon Curry, who leased the site with the trip-hammer mill from 1842 into the 1870s.²⁷⁷ In 1857, Simon and George owned a blacksmith shop on the east bank of the La Platte River.

Simon Curry also owned the land on the east bank of the La Platte River, south of Falls Road during the nineteenth century. He lived directly across the street at Irish Hill Road

²⁷¹ Ibid.

²⁷² Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

²⁷³ Ibid.

²⁷⁴ Julius Tracy Diary, Maeck-Tracy Papers, University of Vermont Special Collections, Burlington, Vermont.

²⁷⁵ Ibid.

²⁷⁶ Ibid.

²⁷⁷ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

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(HD#16). In the 1871, Curry leased this land to Horace Bassford who operated a wagon shop on the site. Five years later, Bassford quit claimed the land back to Curry including “the bare shop which stands on said land, not including any tools or benches or machinery.”²⁷⁸

In 1814, Joshua Isham leased a parcel on the east bank of the LaPlatte, north of Falls Road to Simon Curry. Upon the death of Isham, Horace Wheeler assumed ownership of the land²⁷⁹ Wheeler was a tanner and timber trader living in New Haven, Vermont. His family owned the 700 acres Preserved Wheeler farm in New Haven. In 1842, Horace Wheeler released the land to Simon Curry. In 1857, this was the site of the S & G Curry building. This was most likely a black smith shop operated by Simon and his brother, George or his son, George.

E.A. Towsley sold a two-acre parcel to Leander Chauvin and Francis Gosselin in 1852.²⁸⁰ When the Bassfords purchased the house at 1023 Falls Road **(HD #28)**, the deed stated that “the Bassfords will own one-half of the shoe shop and have privilege of using water from the well on the premises and also to own one half of the ash house.”²⁸¹ The other half of the shoe shop was most likely owned by Francis Gosselin, who was a shoemaker in 1850.

Albert Hathaway established a blacksmith shop with his son in Shelburne Falls in the late 1860s at 959 Falls Road **(HD #32)**. He sold his land and then lived “on his little place by the lake shore” on the present-day Shelburne Farms.²⁸² He opened a second blacksmith shop, “near his house on the main thoroughfare to Charlotte” which “was a landmark for many years.”²⁸³ In 1886, Hathaway sold his Lake Champlain acreage and returned to Shelburne Falls and continued his blacksmith business at 913 Falls Road **(HD #34)**.

In 1900, Lewis and Rose Abare “purchased the Hazelton Lake House **(HD #24)** at Shelburne Falls.”²⁸⁴ Abare was a blacksmith and farrier working for J.B. Dubuc who owned space at the gristmill. In 1905, he left the employ of J.B. Dubuc to become the blacksmith for Shelburne Farms.

Agriculture: 1850-1900

Dairying had always held an important place in early diversified Vermont farms, but by the middle of the nineteenth century it had become the primary focus of agricultural activity in the state. The railroad had a dramatic effect on the farmers of the town. At this time, dairying began to develop into a successful commercial operation due to the growth of

²⁷⁸ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont.

²⁷⁹ Ibid.

²⁸⁰ Ibid.

²⁸¹ Ibid.

²⁸² *Burlington Free Press*, July 19, 1915.

²⁸³ Ibid.

²⁸⁴ *Burlington Free Press*, February 10, 1900.

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large urban areas in southern New England and New York City. When the Hoosac Tunnel was opened up through the Berkshire Mountains in Western Massachusetts in the 1875, this opened up a railroad route to Boston. Access to markets outside of the state provided by the railroad allowed dairying to become a full-fledged industry. The development of the refrigerated railroad car in 1854, facilitated shipment of butter and cheese, and later bulk milk, to these urban markets. Cheese was the least perishable of the dairy products and the demand for a standardized product grew during the 1860s. Cheese was the primary product shipped in the 1850s and 60s, but butter began to replace cheese as the leading commercial dairy product by 1870. By 1900 Vermont was the leading butter producing state in the country. With changes in transportation technology, by 1910 fluid milk was the main product shipped from Vermont.

Though always a part of the agricultural landscape in Vermont, the mid-nineteenth century's increased demand for dairy products necessitated in production being moved off the farm and into specialized facilities. Vermont developed a factory system for the production of cheese, resulting in the state becoming one of the leading cheese producers in the country.

In 1860, Philo Percival (**HD #17**) had 60 acres of improved and ten acres of unimproved land. The farm was valued at \$4000. He has two horses, and six pigs. The field yielded 18 bushels of wheat, 50 bushels of corn, 100 bushels of oats, 150 bushels of potatoes. The orchards produced \$30 worth of products. The two sheep produced eight pounds of wool. The six cows underproduced compared to neighboring farms as they only produced 150 pounds of butter and ten pounds of cheese.

Moses Degree (**HD #12**) had a modest farm of 34 improved acres in 1860. Despite the small size of the farm, it was valued at \$3000, reflecting the buildings on the property. Degree had one horse, one ox and four pigs. The small acreage produced modest amounts of rye, wheat, corn, peas and potatoes but an impressive 500 bushels of oats. His orchard produced \$30 worth of products. Degree's single cow produced 150 pounds of butter and ten pounds of cheese. By 1880, Degree had 38 acres of tilled land. The value of his farm was \$3000. He paid \$35 in labor for the 1879 season. He had five cows, and one ox. As a butcher, Degree dropped five calves, purchased 30 heads of cattle and slaughtered 20 cattle. He also purchased 50 sheep, slaughtering the same amount. His five cows produced 650 pounds of butter. He had one pig and twenty chickens that produced 50 dozen eggs. He grew modest amounts of buckwheat, corn, oats and potatoes. He dedicated five acres for 100 apple trees. He maintained a 20-acre woodlot.

After George Bliss moved to Brandon, W.B. Johnson of Essex Junction bought the property (**HD #4**) and converted the house into creamery.²⁸⁵ On the opening day in 1899, the creamery received 9000 pounds of milk and the next day, 27 patrons delivered over 11,000 pounds of milk.²⁸⁶ Johnson hired W.C. Woodworth to manage the creamery. Johnson closed

²⁸⁵ Bliss eventually moved to Santa Barbara California to become a fruit grower.

²⁸⁶ *Burlington Free Press*, June 15, 1899.

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the creamery in July 1899.”²⁸⁷ In 1900, Fred Bacon “sold the ice house and the old creamery to J.C. Tracy, who will use it for a silo.”²⁸⁸

In 1870, N.A. Newell leased a ½ acre of land to Henry Morse, William H. Roberts, Giles Andrews, George Roberts, McNeil, Andrew Burritt. While the Laplatte River served as the southern boundary for many of the parcels in Shelburne Falls, the lands of Henry E. Newell abutted the majority of the properties on the north side during the nineteenth century. Newell owned a 160-acre farm with approximately 400 hundred fruit trees. He was also overseer of the poor and clerk of the Vermont House of Representative. The leased land was for the purpose of building a cheese and butter factory. They were also granted the use of Newell’s springs. This was located outside the district, on the east side of Falls Road as it turns northward to Shelburne Village.

In 1870, William Lawrence had sixty acres of improved and ten acres of unimproved land. The farmstead was valued at \$5000. He paid \$300 in wages. Lawrence owned two horses, two oxen, and one other cattle. The farm produced 50 bushels of corn, 300 bushels of potatoes and 30 tons of hay. Lawrence maintained a large orchard, selling \$400 worth of orchard products. Lawrence’s three cows produced 300 pounds of butter. In 1880, Lawrence had 75 acres of improved land, 20 acres of pastures and orchards and ten acres of woodland. The value of the farm was \$4000. He purchased \$20 worth of fertilizer and paid \$202 in wages for twenty weeks of labor in 1879. By 1880, Lawrence reduced his dairy herd to a single cow that made 100 pounds of butter. He also had a horse and four pigs. He dedicated 17 acres to buckwheat yielding 25 bushels. He used five acres for corn which yielded 75 bushels. His five acres of oats produced 175 bushels. Lawrence dedicated two acres which produced 30 bushels. By 1880, he also grew peas and beans, producing 10 and 12 bushels, respectively. He dedicated the largest proportion of his land, five acres, to apple orchards. He had 500 bearing trees that yielded 150 bushels. He sold \$250 worth of produce at market garden.

In 1870, George Curry (**HD #31**) had six improved acres of land with his property valued at \$5000. He had one cow and two oxen. His modest fields produced 15 bushels of corn, 50 bushels of potatoes and \$200 worth of orchard products. Curry’s single cow produced 150 pounds of butter. His brother, Simon Curry (**HD #16**) had ten acres of improved land valued at \$1000. He had one horse and one cow. His fields produced 15 bushels of peas, 50 bushels of potatoes, and three tons of hay. The cow produced 100 pounds of butter.

During the early 1870s, the use of refrigerated rail cars opened a year-round trade for butter in southern New England, which eventually surpassed cheese as the leading dairy export. Prior to the development of the refrigerated railroad car, milk processing and production of butter and cheese was conducted on the farm. With the increased demand for these products resulting from the new railroad shipping option and the opening of southern New England markets, creameries had opened in most communities in the state

²⁸⁷ *Burlington Clipper*, July 15, 1899.

²⁸⁸ *Burlington Clipper*, May 19, 1900.

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by the 1880s. While initially producing butter and cheese, the creameries processed bulk milk for shipping in the early decades of the twentieth century.

In the 1890s, a man by the name of Willard ran the primary creamery in Shelburne Falls. An 1892 flood destroyed the Shelburne Falls dam, necessitating farmers to take their products to Charlotte.²⁸⁹ In 1894, the Shelburne area farmers met to discuss the formation of a co-operative creamery. Amongst the farmers, there was a "general dissatisfaction as to the price paid for milk by Willard this past season in comparison to other creameries."²⁹⁰ The farmers formed a committee consisting of Eli Palmer, Martin Tracy, J.C. Ray, Michael Quinlan and Joel B. Bartlett and "a perfect separator could be established at Shelburne Falls at small expense, comparatively, and it is probable some definite action will be taken at a later day."²⁹¹ In 1899, The *Burlington Daily News* reported:

The new creamery project is still alive and it seems likely to stay among us. About \$1500 has been so far subscribed, a large quantity of ice has been stored and now it is reported that the bee hive at Shelburne Falls has been leased for a term of five years, to be used as a creamery and butter factory. Alterations costing several hundred dollars are about to be made and by summer we expect to have a new industry right here at our doors. A large flowing spring is near at hand and the river is not far away.²⁹²

In 1899, the estate of Lee Tracy leased to the Shelburne Cooperative Creamery "a portion of the Bliss or Lawrence property, so called, being and situated at Shelburne Falls."²⁹³ Around 1900, the co-operative creamery moved to a remodeled house on the south side of Shelburne Falls Road **(HD #4)**.

One of the best-equipped creameries in the State for the manufacture of butter has been started at Shelburne Falls by the Shelburne Co-Operative Creamery Association. The organization was perfected in the early spring to further the interests of a large number of farmers in this section who support heavy dairies.

The creamery is located in a large building owned by the Lee Tracy estate. It is comprised of six rooms, finished mostly in natural wood, shellacked and with Georgia pine flooring, laid in lead and oiled. Power is furnished by a 15-horse power engine and a 20-horsepower boiler. The plant is also equipped throughout with the 'marsh steam pumps.' The capacity of the churn is 600 to 800 pounds of butter and the double cream vat holds 600 gallons. The receiving vats will contain 600 gallons of milk.

²⁸⁹ *Burlington Clipper*, July 28, 1892.

²⁹⁰ *Burlington Clipper*, August 30, 1894.

²⁹¹ Ibid.

²⁹² *Burlington Daily News*, March 29, 1899.

²⁹³ Shelburne Land records

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A well was dug a little distance away on the same property, which yields over 30 barrels a day. The icehouse holds 30 tons. The capacity of the creamery is 30,000 pounds of milk a day. On separator is running and another will be installed in a few days²⁹⁴

The cooperative creamery burned in 1919, caused by a boiler mishap. According to the Burlington Free Press, "the creamery building was one of the oldest in the vicinity, and one time, was the residence owned by the late Reverend Isham Bliss of Burlington."²⁹⁵ As the co-operative was already planning to relocate the operations to Shelburne Village, they built a temporary structure and the new building was rushed to completion.

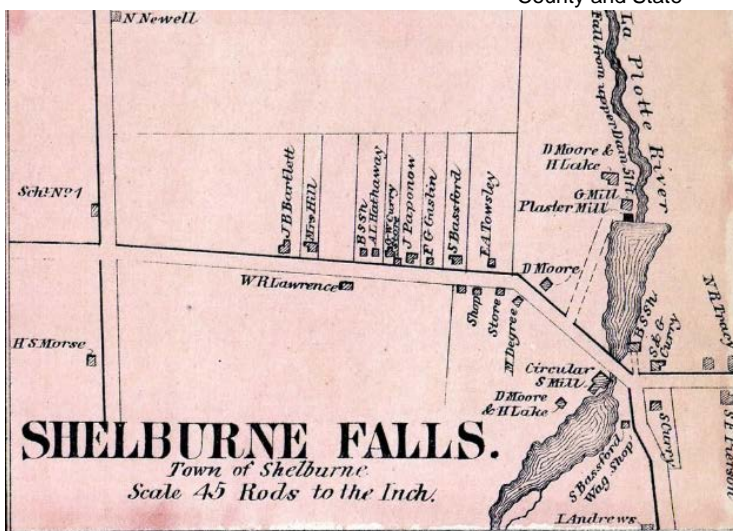


Figure 9 1869 Beers Atlas

Architecture: 1850-1900

The Falls Village community continued to grow in the latter half of the nineteenth century. New house construction was centered around the commercial operations of the mills. By 1880, the number of houses grew in the Falls Village area. In 1867, there were 27 structures in Shelburne Falls including houses, the gristmill, plaster mill, two blacksmith shops, wagon shop, saw mill, a store, and the Falls Village school. The town's population declined between 1870 and 1880, but the number of dwellings in the Falls and Village areas seems to have doubled. Each area contained about 30 dwellings. This suggests that fewer people were working on the farms and opting instead to work in Shelburne's manufactories and shops."²⁹⁶

By 1880, there were 30 houses plus the mills and a creamery. The latter half of the nineteenth century saw a boom in home building. Many houses, usually smaller with little ornament, were built on land converted from farmland into building lots.

During the last two decades of the nineteenth century, Shelburne Falls experienced its largest building boom. Land formerly used as farmland or pasture was sold off for building lots. The majority of these houses are mid-sized, Queen Anne style, built late nineteenth-early twentieth century. In the 1890s, both Lee Tracy and Michael Quinlan bought large parcels of land and subdivided the former farmland. Subsequent houses were the Lemerise

²⁹⁴ *Burlington Free Press*, June 15, 1899.

²⁹⁵ *Burlington Free Press*, May 26, 1919.

²⁹⁶ "Shelburne Vermont History Celebrating Shelburne's 250th in 2013," *Vermonters.Com*, 2013.

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House **(HD #5)**, the Quinlan House **(HD #6)** and McGee House **(HD #8)**. Additional houses from this period include the Brando House **(HD #11)**. And Hathaway House **(HD #34)**. The vernacular Queen Anne style buildings built in Shelburne Falls are not as ornate as the high style Queen Anne that was very popular in New England between 1880 and 1910, but they share many similar features, such as shingled gables, asymmetrical massing, bay windows, front façade porches, sheltered primary entrances, steep roof pitches, elaborate bracketing at junctions of roof and wall plane, and decorative detailing. Many of the earlier houses in the district were updated with Queen Ann details, reflecting the popularity of the style. This included porches, bay windows and entry porticos.

The early twentieth century was a period of many investment properties. The census data between 1900 and 1930 reflects many large families living in Shelburne Falls who were not building owners. Twelve houses were constructed in the district between 1880 and 1900 with eight being built on the south side. These were all constructed as single-family dwellings in a tri-gable ell or cruciform plan.

Shelburne Falls: 1900-1927

When the citizens of Shelburne Falls petitioned establish a post office in the village in 1899, the community

had a population of several hundred and over fifty residences. A sawmill, gristmill wheelwright shop, barbershop, shoe shop, two creameries and a store are among the business places located there. In fact, nearly all the manufactories of Shelburne are located at the Falls.²⁹⁷

In 1904, Shelburne boasted

a blacksmith shop and wheelwright shops, and the old-time country stores where one can satisfy his every want, be it only tack or furniture, or a lunch of crackers and cheese, or even the country gossip, for there is still the proverbial row of nail kegs which nightly do duty for the neighboring farmers to sit upon as they discuss the latest political news, or prospect of future crops.²⁹⁸

Citizens of Shelburne Falls met at Thompson's Hall in 1913 and created the Shelburne Falls Progressive Club. The directors included many individuals who owned homes in the district including Enos Douglass, Sr. **(HD #9, HD #28)**, Louis Abare **(HD #24)** and Thomas Thompson **(HD #16)**. The object was "to improve Shelburne Falls Village" and it "was voted at once" to improve sidewalks.²⁹⁹ In the years following, the club held fish chowder

²⁹⁷ *Burlington Clipper*, July 1, 1899.

²⁹⁸ *Expansion Magazine*, November 1904. Sheldon Press: Burlington, Vermont.

²⁹⁹ *Burlington Free Press*, October 27, 1913.

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suppers, oyster dinners, dances and strawberry festivals at Thompson's Hall as well as Woodmen's Hall.

In 1914, the Modern Woodmen of America purchased the c. 1845, Greek Revival style house built by Dr. Jonathan Taylor (HD #36). The Modern Woodmen of America was fraternal society founded in 1883 to protect a family's finances in case of the



Figure 10 1919

death of the family breadwinner. The organization reached a total of one million members in 1910. Before 1913, the Modern Woodmen of Shelburne met in a carriage barn behind 969 Falls Road (HD #31). The building's interior was altered with the removal of first floor partitions and installation of square columns.³⁰⁰ The meeting room on the second floor of the hall hosted many weddings, political rallies, dances, and parties. The first-floor dining room was filled with long tables and there was a kitchen for the various functions. The second floor consisted of a lodge meeting room with a stage and dance floor. Florence Horsford recalled the Woodsmen's Hall in 2002:

I remember Woodsmen Hall because they had dances there. Mother always went down with us and allowed us to dance with certain people, but we had to stay up on the dancehall we couldn't go down where the food was or stuff like that. I knew some of the Woodsmen. And the Noonan's and the Mackenzie's I remember being there. Very kind. Edwin actually taught me to waltz. I didn't know how to waltz and he taught me how to waltz.³⁰¹



Figure 11 1919

The building then became a social center of the Falls. In 1913, the stockholders of the Shelburne Co-Operative Creamery held their annual meeting and chicken pie dinner at Woodmen's Hall. During World War One, the ladies of Shelburne Falls

used the building for a fundraising for the American Red Cross. When America entered the war, there was a farewell party at Woodmen's Hall for the young men who were going to Europe to fight. Amongst the Shelburne Falls servicemen were William, Bacon, William Sheridan, and Robert Burbo. When the Shelburne Village School and Town Hall burned in 1926, the students from the Village moved to the Woodmen's Hall for classes. The hall also served as the polling place and town meeting hall until both the new Village School and Town hall opened in 1927 in Shelburne Village.

³⁰⁰ Webster, Truman M. *Shelburne: Pieces of History*. Shelburne, VT.

³⁰¹ Interview with Florence Horsford, *Shelburne Oral History Project*, March 2002.

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With the advent of the automobile, several new car related businesses opened in Shelburne Falls. In 1909, G.M. Russell ran a store and a gas station at the 935 Falls Road **(HD #33)**. Between 1916 and 1921, Howard Peterson operated a garage at 879 Falls Road **(HD #36)**. In 1918, Peterson moved his family to Shelburne Falls, living in the Dubuc House, outside of the district. Peterson was the venerable consul of the Modern Woodmen of America. He sold eggs for hatching for well-known poultry such as Thomas' Barred Plymouth Rocks, White Wyandottes, and White Leghorns. He was avid outdoorsman who often went camping on Lake Champlain and was an avid skeet shooter. He sang in a quartet and often acted in church plays. In 1922, Peterson moved to his parent's home in Charlotte. This move coincided with opening a new garage on the George Eddy estate on present day Webster Road. During the twentieth century, there were gasoline pumps located at 928 Falls Road **(HD #4)** and 935 Falls Road **(HD #33)**.

In 1919, Allen Bacon "sold his house and building recently used by Howard Peterson for a garage to Fenwick Estey and Milton Clark of Charlotte."³⁰² They continued to use the premises for an auto related business. By 1923, Estey had moved with his uncle to Orange, Massachusetts to work in his auto repair shop.

Amidst the business of the mills and the stores, Shelburne Falls and the LaPlatte River offered recreational opportunities. Gladys Morrill recalled in March 2002:

When we lived in the Falls, every Spring they would go spearing in that river. Quite a site to see – a whole mess of men with spears stabbing fish. My mother had a washtub running over with fish. She loved fish. She would clean them.³⁰³

Robert Noonan recalled that his mother and father "used to have skating parties down there on the river. It depends on how much snow you get. Luckily, the river is not too deep."³⁰⁴ Tut Coleman recalled fishing at night:

Well, one guy would be carrying a torch, a big burlap bag put it around a pole, and wire one bag on and wire the next bag on top of that and wire the next bag on top of that and soak it in Kerosene. So, one guy is walking down the middle of the river with that. There would be about a half of dozen guys spearing, throwing the fish on the banks. And I'm telling you that we put a fence up one time and a big one came through took the fence right down.³⁰⁵

Commerce: 1900-1927

³⁰² *Burlington Free Press*, November 6, 1919.

³⁰³ Interview with Gladys Morrill, *Shelburne Oral History Project*, March 2002.

³⁰⁴ *Ibid*.

³⁰⁵ Interview with Tut Coleman, *Shelburne Oral History Project*, March 2002.

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In the 1890s, Thomas Thompson rented a store in the proximity of the Moses Degree House (**HD #12**). In January of 1898, the "store and stock of Thomas M. Thompson was completely destroyed by fire."³⁰⁶

The news of the fire was brought by teams, the town hall bell was rung, but very little outcry was made, so comparatively few people went to the Falls from the village. Adjoining houses were occupied by Mr. Thompson and by Mr. Percival and in both cases the household goods were removed by hard work both homes were saved but the Percival house caught fire. The house and store occupied by Mr. Thompson were owned by Moses Degree of Burlington. Mr. Thompson is a young man and has only been in business in Falls for about one year.³⁰⁷

Following the fire, Thompson purchased George Curry's home and store (**HD #31**). Over the next thirty years, Thompson owned several homes and stores in Shelburne Village and Shelburne Falls. His stores were a primary fixture in the community. When the village petitioned to have a post office established within its borders in 1899, it was recommended that Thompson be the postmaster.³⁰⁸ The New England Telephone and Telegraph Company established a pay station at Thomas Thompson's store in 1901.³⁰⁹ The Shelburne Gun Club held its first meeting at the Thomson Store."³¹⁰ Before moving to their building, the Modern Woodmen of Shelburne met in a carriage barn behind the Curry place. The informal meeting place had a kitchen added to the north side of the garage structure. The store itself was destroyed.

Thompson, a member of Shelburne Grange, won first place for best squashes at the 1910 Chittenden County Fair.

In 1901, the *Burlington Free Press* announced Thompson "will have an auction of his household goods and horse and carriage."³¹¹ He sold Philo and Sarah Percival the "George W. Curry Place." Percival occupied the Thompson House and rented the store to Henry Goodsell, "who has bought Mr. Thompsons's stock of goods and will continue to sell all kinds of general merchandise and fresh and salt meats."³¹² Henry Goodsell was a produce dealer and lived with his wife and two children. The Goodsell family then moved into the Brando house (**HD #11**). After leasing the store for two years, Henry Ira and wife Nellie Belle Goodsell purchased the property on April 13, 1903.

The Goodsells leased the property to a relative, George F. (Frederick) Peet, in 1903. Born in Bristol, Vermont, Peet was educated in Shelburne and Highgate and lived in Starksboro.

³⁰⁶ *Burlington Free Press*, January 28, 1898.

³⁰⁷ Ibid.

³⁰⁸ *Burlington Clipper*, July 1, 1899

³⁰⁹ *Burlington Free Press*, July 6, 1901.

³¹⁰ *Burlington Free Press*, March 2, 1901.

³¹¹ *Burlington Free Press*, September 25, 1901.

³¹² Ibid.

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George F. Peet lived on a farm on Hinesburg Road in East Shelburne with his second wife Clara, and six children. He operated a dairy farm and sold veal, grew potatoes and was a dealer in pelts and furs. He was a representative for Shelburne in Montpelier between 1901 and 1904.

In 1903, Peet and William Laprese applied to the Town of Shelburne for a license of the second class to sell intoxicating liquors in the old Curry store in Shelburne Falls.³¹³ He also applied to the City of Burlington, under the name Laprese and Co., for a liquor license a month earlier. William Laprese was born in Shelburne and lived on a farm near the Charlotte border until 1910. Upon his death in 1917, the *Burlington Free Press* stated that Laprese was

A kind neighbor and friend, always willing to aid and lend a kind hand to all those in need and trouble. The community has lost a true friend, gone to a home of rest after three years of suffering ... he was highly respected, a kind and loving husband...³¹⁴

After a brief stint in operating a tavern/liquor store and selling furs, Peet returned to dairy farming and bought a farm in St. George.

In 1908, James Cowan bought half interest in Henry I. Goodsell's store and formed the partnership of Goodsell & Cowan."³¹⁵ Cowan was a Shelburne native and "a man of admirable characteristics" who first worked for Shelburne Farms, then purchased his father's 125-acre farm before getting into the mercantile business. ³¹⁶ Cowan "ran a farm successfully for some years and subsequently conducted a store at Shelburne Falls."³¹⁷

In 1910, Cowan "sold his store at Shelburne Falls to Mr. Thompson. Mr. Thompson does not take possession until Oct. 11. Goodsell has sold the stock of goods he recently purchased to Mr. Redmond of Hinesburg."³¹⁸ The October 1910 transaction between Cowan and Thompson was for \$1680 "for my stock of goods and fixtures in store vacated by me."³¹⁹ The Hinesburg deal most likely fell through as a week later, Cowan sold "his stock of goods in his store to Thomas Thompson."³²⁰

In June of 1916, the Thompson's eighteen-year-old son, Mark, died when he was buried in gravel side at the Sheridan gravel pit south of the Falls. A week later, Thomas Thompson placed the following ad in the paper:

³¹³ *Burlington Free Press*, May 5, 1903.

³¹⁴ *Burlington Free Press*, August 20, 1917.

³¹⁵ *Burlington Daily News*, October 3, 1908.

³¹⁶ *Burlington Free Press*, June 19, 1912.

³¹⁷ Ibid.

³¹⁸ *Burlington Free Press*, August 4, 1910.

³¹⁹ Shelburne Land Records, Shelburne Town Offices, Shelburne, Vermont

³²⁰ *Burlington Daily News*, August 10, 1910.

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FOR IMMEDIATE SALE, my entire property at Shelburne, Vt. Including store and tenement, stock and fixtures, two tenement houses and home property. Caused by death in family. Thomas Thompson, Shelburne, Vt.³²¹

Brothers Allan Frederick and William Bacon "bought the Thomas Thompson property at the Falls and have taken immediate possession of the store.³²² Allan Bacon had been living on Railroad Street since 1909. In 1904, Allan Bacon set up a butcher business in H.I. Goodsell's store. Two years later, he partnered with George Peet in the meat business together. In 1915, he worked for Smith & Webster and a year later, he established a butcher shop in the Deyette Block in Shelburne village. Bacon was a town auditor in 1908, 1909 and 1913.



Figure 12 Thompson's Store. Image Courtesy of Tom Tompkins

Originally from Underhill, Vermont, Hollis C. Woodworth moved to the Curry House (**HD#31**) to operate the newly opened Edgar Johnson Creamery in town. He left his previous town of Underhill under a cloud of controversy as he was arrested in 1894 for burglarizing the general store fourteen different times.³²³ In addition to running the creamery, Woodworth worked as a wheelwright and his wife, Nancy E. Woodworth, ran a millinery store in the building. Woodworth also had a small farm. *The Burlington Clipper* reported:

We have a little potato story to tell this week, which will make the prize potatoes raised in Hinesburg, Milton or other towns seem like marbles. H.C. Woodworth of Shelburne Falls has one exhibition a full bushel of potatoes which he grew this summer from seed potatoes. One potato weighed two and a half pounds and four weighed eight and a half pounds. Beat it if you can.³²⁴

Joseph Lemerise came to Burlington with his parents from Quebec in 1870. His father was a saddler. Several members of the Lemerise worked for Burlington's C.A. Hibbard Boot and Shoe Company in the 1890s. In May 1899, H.W. Tracy was building "a shop and dwelling house for Joseph Lemerise house near the Lawrence House."³²⁵ In 1899, Lemerise "moved

³²¹ *Burlington Free Press*, June 20, 1916.

³²² *Burlington Free Press*, June 27, 1916

³²³ *Vermont Phoenix*, June 1, 1894.

³²⁴ *Burlington Clipper*, October 13, 1900.

³²⁵ *Burlington Free Press*, May 8, 1899.

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into the new Tracy house near the creamery at Shelburne Falls. **(HD #5)**³²⁶ That same year, "J.E. Tracy has been painting the house at Shelburne Falls occupied by Joseph Lemerise."³²⁷ In 1899, Lemerise

moved into his new shop and is now ready to mend your harness or repair your shoes. Mr. Lemerise is supplied with all modern tools and appliances and can do a good cheap job. He has been employed by the Hibbard shoe company of Burlington as an expert repairer and maker of shoes. Shelburne is fortunate in having such an experienced man in town and he is sure to do well.³²⁸



Figure 13 Thompsons Store (HD #33) and Hathaway Blacksmith Shop

After renting Tracy's building, Lemerise decided to build his own store. In September 1901, Joseph Lemerise "purchased a lot of A.L. Hathaway and will build a store and shoe shop. **(HD #33)**"³²⁹ In October 1901, he "commenced the building of a new store at Shelburne Falls" and "begun digging a cellar."³³⁰ The builder was Fred Bacon. A month later, the wall "was all completed for his new building and will build the frame as soon as the lumber arrives."³³¹ In April 1902, Lemerise put up "a large addition to his new store. When completed, his store will be occupied by Goodsell and Smith."³³²

In 1902, George E. Smith and Henry Goodsell "bought Joseph Lemerise's stock of goods and rented Mr. Lemerise's store ... They will move into the new store and use the old one for storage."³³³ The new firm of Goodsell & Smith opened in May of 1902. George Smith formerly ran the D.C. Smith & Son butcher store. The firm sold items such as Foley's Honey and Tar cough syrup. By 1904, Goodsell & Smith had opened a store in East Charlotte and that same year, the partnership dissolved, Goodsell bought out Smith's interest in the store and Smith opened a store in Essex Junction. By the 1920s, Lemerise returned to Burlington to continue to run a shoe repair store.

³²⁶ *Burlington Clipper*, July 8, 1899.

³²⁷ *Burlington Clipper*, August 26, 1899.

³²⁸ *Burlington Clipper*, June 24, 1899.

³²⁹ *Burlington Clipper*, September 7, 1901.

³³⁰ *Burlington Clipper*, October 12, 1901; *Burlington Free Press*, October 4, 1901

³³¹ *Burlington Clipper*, November 16, 1901.

³³² *Burlington Clipper*, April 5, 1902.

³³³ *Burlington Free Press*, March 6, 1902

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In 1909, G.M. Russell purchased the store at 935 Falls Road **(HD #33)** and operated a store and a gas station. The building was then sold to Walter Palmer and then the Bacon family. In July of 1912, William Bacon "moved into house in the falls and is running the store."³³⁴

Albert Hathaway continued to run a blacksmith shop throughout the late nineteenth century. In 1905, Albert Hathaway leased his blacksmith shop to Webster Possession. In 1914, Joseph Bedard and Charles Guilette "bought out Louis Abare at Shelburne Falls and will run a blacksmith and wheelwright shop at that place" **(HD #24)**.³³⁵

The newspapers during this time often announced new arrivals in the village such as "Charles Bigelow has moved to Joseph's house at Shelburne Falls;" "Emil Lefevre has bought the Riendeau place at Shelburne Falls and will move his family there December 1;" "B.W. Busier is moving into the upper tenement of Frank Macomber's house at Shelburne Falls;" "Charles LaClair has moved his family from Burlington to Shelburne Falls;" and "Wallace Colman has moved his family from William Bacon's farm to William Woolner's house in Shelburne Falls."³³⁶

The Brando house **(HD #11)** had a variety of occupants who represented different trades in the community. In November 1901, Jud Blow, a farm laborer, "moved his family to Shelburne Falls into the Brando House."³³⁷ In 1902, Canadian immigrant, Leon Henes, a farm laborer "bought the Brando place at Shelburne Falls."³³⁸³³⁹ The house then went to Clayton Shortsleeves, a carpenter who previously worked and boarded on a farm in Charlotte. Clayton Shortsleeves Jr., worked at the nursery.

Commercial stores continued into the second half of the twentieth century. In 1928, Allan Bacon sold William Stacy the Goodsell Store property **(HD #33)** consisting of "a store and ¼ acre" and the "general merchandize and fixtures."³⁴⁰ In 1938, Cecily B. Stacy sold the "Stacy Story" to William and Della Kellogg.

During the 1940s, Henry and Thelma Gervia ran a grocery store in the front part of Woodmen's Hall. There was Galipeau's Market at 935 Falls Road **(HD#33)**. Ruth Morrow, a long-time resident of Shelburne Falls, recalled:

And then the building next to the store here in the Falls, that was a blacksmith shop too. Joe White was the blacksmith. I don't remember which place he worked. Elmer

³³⁴ *Burlington Free Press*, July 12 1916

³³⁵ *Burlington Free Press*, June 22, 1914.

³³⁶ *Burlington Daily News*, January 28, 1911, November 25, 1912, *Burlington Daily News*, February 17, 1919, *Burlington Free Press*, March 6, 1917.

³³⁷ *Burlington Free Press*, November 2, 1901.

³³⁸ *Burlington Clipper*, March 1, 1902.

³³⁹ *Burlington Daily News*, Dec. 1914.

³⁴⁰ Shelburne Land Records, Shelburne Town Office, Shelburne, Vermont

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Smith's Meat Market. And then Gervia had a grocery store in the back of Woodsmen Hall.³⁴¹

William Fenwick operated a tavern at Woodmen's Hall during the twentieth century. He owned a house near Manley Hill in Shelburne. He lived on the Chittenden Farm in 1912 and by 1920, he lived on King Street in Burlington.

Shelburne Falls' strong relationship with the mills at the falls ensured its demise as a manufacturing center. The construction of the railroad through Shelburne Village around 1848, the subsequent move toward mass production of goods for use in long-distance markets, and Burlington's emergence as a regional manufacturing center all contributed to the lessening in importance of the mills at Shelburne Falls. When the 1927 flood wiped out the mill buildings at the falls, therefore, no one bothered to rebuild them.

Industry: 1900-1927

D.J. Hunter owned the gristmill in the late 1890s. In 1900, he sold the gristmill to Walter Palmer:

Another Shelburne boy has gone into business. Walter Palmer has recently purchased of D.J. Hunter the gristmill property at the Falls, and will carry on the general milling business. Mr. Palmer is very popular in town and he desires and deserves the unstinted patronage of the townspeople.³⁴²

Palmer served the community as Road Commissioner, Selectman, school Board Director, Tax Collector, and juror. He was a member of the Modern Woodmen of America, which met in the building behind Thomas Thompson's store **(HD #16)**.

Palmer hired Philo D. Percival to be the miller.³⁴³ After running a gristmill and sawmill at Shelburne Falls in the 1860s, Percival moved to Middlebury and then Hinesburg. Percival returned to Shelburne in 1897 to work at the McNall & Moore mill. In 1899, Percival was "talking of putting up a feed store ... in the near future."³⁴⁴ In 1901, he purchased Thomas Thompsons house and store **(HD #16)**. He then moved to Shelburne Village and in 1907, they put their one-acre property on the market including eight room cottage, hennery, icehouse and barn. They moved to Columbus, Ohio.

³⁴¹ Interview with Ruth Morrow, *Shelburne Oral History Project*, March 2002.

³⁴² *The Earth*, January 27, 1900.

³⁴³ *Burlington Free Press*, January 25, 1900.

³⁴⁴ *Burlington Clipper*, July 8, 1899.

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Walter Palmer intended "to do first class work ... keep an assortment of high grade feeds.³⁴⁵ He had the building completely overhauled and installed new grinding machinery. Palmer did significant repairs to the mill, "which is an old landmark of the Falls, has been completely overhauled, re-modled (sic), and arrangements for much larger business."³⁴⁶ Palmer installed a "new and up-to date Robinson Grinding Mill, with capacity of from three to five thousand pounds per hour ... to the already well-equipped plant."³⁴⁷ With Palmers massive investment in the facilities, the improvements made

it possible to turn out daily about four times the previous output and making tedious waits while the grist is being ground unnecessary, as ten to twenty minutes will suffice for grinding of any ordinary grist. This machine marks the limit of advance and is in great contrast to the first slow stones which once took the better part of a day to grind a small grist.³⁴⁸

Over a century since Ira Allen first identified the power of the LaPlatte, the river continued to be a great resource. W.F. Palmer and Co. owned

excellent water power which has a head of thirty-two feet and runs four wheels of forty horse power each. This power is utilized in running the different departments in their three-story grist mill which is situated in the falls. The dam is a solid stone structure and one of the most substantial in Vermont. The water power, fed by hundreds of small streams from foot hills, is more uniform than is found on many streams.³⁴⁹

Palmer also established a partnership with William J. Sheridan. They leased additional mill buildings at the falls. The son of Irish immigrants, Sheridan grew up on his father's farm in Shelburne. After a brief stint in Chicago, he returned to Shelburne and started his own 104-acre dairy farm. Sheridan,



Figure 14 Grist Mill, Following 1927 Flood. Image Courtesy of Tom Tompkins

³⁴⁵ *The Earth*, February 10, 1900.

³⁴⁶ *Expansion Magazine*, November 1904. Sheldon Press: Burlington, Vermont.

³⁴⁷ *Ibid.*

³⁴⁸ *Ibid.*

³⁴⁹ *Ibid.*

Shelburne Falls Historic District

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Figure 15 Sawmill. Image Courtesy of Town of Shelburne

in the agnatic line he comes of
staunch old Irish stock, and in his
personality abide those sterling
traits which have ever made the true
type of the race count for the best
citizenship, conserving
advancement through alert
mentality, independence,
consecutive application and
inflexible integrity of purpose. ³⁵⁰

In 1905, Palmer & Sheridan
announced "having leased the grist
mill and saw mill at Shelburne Falls,
we are ready to receive all grist mill
work." ³⁵¹ The new mill had a

grinding capacity of 3000 to 5000 pounds an hour. A year later, Dr. Seward W. Webb
purchased "

the power plant and mills at Shelburne Falls, purchased by him some months ago of the
Palmer Brothers and W.J. Sheridan. It is understood that Dr. Webb will utilize the plant
to furnish power for the electric lights at Shelburne Farms in place of the steam power
plant used at present. Mr. Flynn abandoned this original plan to use Shelburne Falls'
power for an electric car line between Burlington and Shelburne. ³⁵²

Webb, a native of New York City, graduated as a surgeon from Columbia College in 1875.
He married Lila Vanderbilt in 1881. In 1883, Seward entered the Vanderbilt family railway
businesses as President of both the Wagner Palace Car Company and the St. Lawrence &
Adirondack Railroad. In 1886, the Webbs began acquiring farmland on the shores of Lake
Champlain to create a model agricultural estate. By the early 1900s, the Webb's 3,800-acre
farm was renowned for its innovative practices, hackney horse breeding enterprise, and
grand family residence.

During the early twentieth century, Charles Ball operated a gas-powered sawmill on the
east side of the river nearby **HD #21**. He experienced a boom in business during the
construction of Shelburne Farms.

In 1905, the saw mill property and grist mill property came once again under single
ownership when John J. Flynn acquired both the sawmill and gristmill parcels. Flynn then
conveyed the land to William Seward Webb both the saw mill property and the grist mill

³⁵⁰ Carleton, Hiram. *Genealogical and Family History of the State of Vermont*.

³⁵¹ *Burlington Daily News*, November 10, 1905.

³⁵² *Burlington Free Press*, May 5, 1906.

Shelburne Falls Historic District

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property on both sides of Falls Road. Cyril Jones and Vanderbilt Webb transferred the Trinity Episcopal Church in 1952. Robert and Catherine Noonan purchased the property from Trinity Church in 1963. Mary Arthur was the owner until 1975 when it returned to the Noonan family.

In 1921, William Bacon announced that "I am going into the grain business at Shelburne Falls, Vt... your patronage will be appreciated."³⁵³ Bacon installed a two 20 horsepower electric motors "for grinding and can turn out your grist at a rate of a bag a minute, 'while you wait.'"³⁵⁴

The Flood of 1927 destroyed the fulling mill, one of the gristmills and other buildings. Despite the widespread damage, some of the buildings survived. In 1931, "the feed store and grist mill owned and operated by William Bacon at Shelburne Falls has been rented to the A. P. Pease Feed Company of Burlington. The Queen City concern will continue the operation of the building as a feed store and mill."³⁵⁵

The mills continued to serve the local farmers until the early 1920s when the gristmill shut down. In 2002, Gladys Morrill recalled the gristmill:

It used to be awfully noisy there. I could not have been very old when I had to go down there for my grandmother to buy some chickenfeed. She gave me a handful of change to go get some grain for her hens. It was noisy, I was scared stiff.³⁵⁶

The 1927 flood began with rains on the 2nd of November and continued for thirty-six hours. Eight to ten inches fell on an already saturated landscape. When the flooding began, all of Vermont was affected. Eighty-five people lost their lives, 1285 bridges were swept away, and countless roads were wiped out.³⁵⁷ The Flood of 1927 the gristmill, the gristmill dam, and the sawmill dam were all swept way along with the bridge over the La Platte River. The dams were not rebuilt due to the replacement cost and the sawmill turned to gasoline to power its saw.

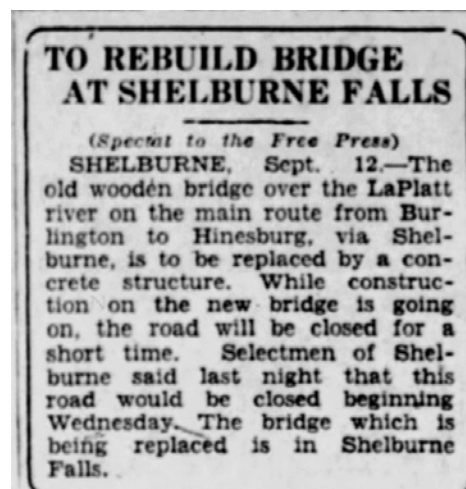


Figure 16 1927

Conclusion

³⁵³ *Burlington Free Press*, August 4, 1921.

³⁵⁴ *Burlington Daily News*, February 9, 1922.

³⁵⁵ *Burlington Free Press*, June 15, 1931.

³⁵⁶ *Ibid.*

³⁵⁷ In the 1950s stones from the grist mill were used to construct the Vermont House at the Shelburne Museum.

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Following the Flood of 1927, which essentially ended the industrial use of the LaPlatte River, Shelburne Falls steadily evolved into a residential neighborhood. Commercial enterprises continued to function at the Lemerise Store **(HD# 33)** with different retail stores occupying the space throughout the twentieth century. A new building occupied the former creamery site **(HD #4)**, with H.P. Hood operating a store on the site as well as other commercial operations. The distinction between Shelburne Falls and Shelburne Village became less clear as post World War Two houses infilled the space between the two hamlets. Today, the Town of Shelburne raises awareness of Shelburne Falls' industrial past by opening the LaPlatte Nature Park, comprising approximately 145 acres of town-owned open space with trails accessing open agriculture fields and the woods alongside the LaPlatte River. There is an interpretive sign and overlook near the former site of the gristmill providing visitors insight on Shelburne Fall's past.

Shelburne Falls Historic District
Name of Property

Chittenden Vermont
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Shelburne Falls Historic District

Name of Property

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Tom Tompkins Collection, Shelburne, VT.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: Town of Shelburne Town Offices

Historic Resources Survey Number (if assigned): _____

3. Geographical Data

Acreage of Property 40 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- A. Lat: 44.37058° N Lon: 73.22222° W
B. Lat: 44.36991° N Lon: 73.22220° W
C. Lat: 44.36997° N Lon: 73.22111° W
D. Lat: 44.37022° N Lon: 73.22115° W
E. Lat: 44.37028° N Lon: 73.22031° W
F. Lat: 44.37042° N Lon: 73.22030° W
G. Lat: 44.37043° N Lon: 73.21975° W

Shelburne Falls Historic District

Name of Property

Chittenden Vermont
County and State

H. Lat: 44.36941° N **Lon:** 73.21954° W
I. Lat: 44.36930° N **Lon:** 73.21813° W
J. Lat: 44.36937° N **Lon:** 73.21701° W
K. Lat: 44.37009° N **Lon:** 73.21653° W
L. Lat: 44.37051° N **Lon:** 73.21546° W
M. Lat: 44.37074° N **Lon:** 73.21422° W
N. Lat: 44.36983° N **Lon:** 73.21389° W
O. Lat: 44.36987° N **Lon:** 73.21360° W
P. Lat: 44.37052° N **Lon:** 73.21323° W
Q. Lat: 44.37062° N **Lon:** 73.21293° W
R. Lat: 44.37134° N **Lon:** 73.21358° W
S. Lat: 44.37141° N **Lon:** 73.21329° W
T. Lat: 44.37182° N **Lon:** 73.21393° W
U. Lat: 44.37106° N **Lon:** 73.21526° W
V. Lat: 44.37105° N **Lon:** 73.21570° W
W. Lat: 44.37187° N **Lon:** 73.21536° W
X. Lat: 44.37175° N **Lon:** 73.21756° W
Y. Lat: 44.37202° N **Lon:** 73.21758° W
Z. Lat: 44.37195° N **Lon:** 73.21851° W
AA. Lat: 44.37288° N **Lon:** 73.21887° W
BB. Lat: 44.37283° N **Lon:** 73.21943° W
CC. Lat: 44.37253° N **Lon:** 73.21934° W
DD. Lat: 44.37230° N **Lon:** 73.22152° W
EE. Lat: 44.37161° N **Lon:** 73.22153° W
FF. Lat: 44.37158° N **Lon:** 73.22183° W
GG. Lat: 44.37121° N **Lon:** 73.22189° W
HH. Lat: 44.37116° N **Lon:** 73.22228° W
II. Lat: 44.37078° N **Lon:** 73.22219° W

A.

Shelburne Falls Historic District

Name of Property

Chittenden Vermont

County and State

Or

UTM References

Datum (indicated on USGS map):

☐

1927 or

☐

NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The nominated district begins extends easterly along the southern edges of the properties on Falls Road beginning at 872 Falls Road (**HD #1**) fronting Falls Road to the south and across the Falls Bridge over the La Platte River, at which point the road becomes Irish Hill Road, to the southeast corner of 82 Irish Hill Road (**HD #17**). The boundary then turns northerly and westerly as it crosses Irish Hill Road and extends around the eastern and northern edges of 97 Irish Hill Road (**HD # 18**). Continuing west along the northern edges of the properties lining Falls Road to the north, terminating at 863 Falls Road (**HD #37**).

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the nominated district follow the historic, linear pattern of growth of the Shelburne Falls area. They are determined by that of the present lots currently fronting the westernmost one-tenth of a mile of Irish Hill Road and the area of Falls Road west of the Falls bridge. The boundaries include all houses and outbuildings constructed during the period of significance plus the historic locations of the mills around the falls of the La Platte River as it intersects with Falls Road/Irish Hill Road. The western boundary terminates before there is a large collection of post-World War Two housing. The boundaries as established are sufficient to convey the Shelburne Falls District's historic significance.

4. Form Prepared By

Shelburne Falls Historic District

Name of Property

Chittenden Vermont

County and State

name/title: Brian Knight
organization: Brian Knight Research
street & number: PO Box 1096
city or town: Manchester state: VT zip code: 05254
e-mail brianknight@fastmail.fm
telephone: 201-919-3416
date: August 28, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

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

Photo Log

Name of Property: Shelburne Falls National Register District
City or Vicinity: Shelburne
County: Chittenden State: Vermont
Photographer: Brian Knight
Date Photographed: June 2018

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

Shelburne Falls Historic District

Name of Property

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VT_Chittenden County_ Shelburne Falls National Register District_001: Building #1
from the northwest

VT_Chittenden County_ Shelburne Falls National Register District_002: Building #2
from the northwest

VT_Chittenden County_ Shelburne Falls National Register District_003: Building #2
from the northeast

VT_Chittenden County_ Shelburne Falls National Register District_004: Building #2a
and 2b from the north

VT_Chittenden County_ Shelburne Falls National Register District_005: Building #3
from northeast

VT_Chittenden County_ Shelburne Falls National Register District_006: Building #4
from the northwest

VT_Chittenden County_ Shelburne Falls National Register District_007: Building #4a
from the north

VT_Chittenden County_ Shelburne Falls National Register District_008: Building #5
from the north

VT_Chittenden County_ Shelburne Falls National Register District_008a: Building #5a
from the east

VT_Chittenden County_ Shelburne Falls National Register District_009: Building #6
from the northwest

VT_Chittenden County_ Shelburne Falls National Register District_010: Building #6
from the north

VT_Chittenden County_ Shelburne Falls National Register District_011: Building #7
from the northeast

VT_Chittenden County_ Shelburne Falls National Register District_012: Building #8
from the northeast

VT_Chittenden County_ Shelburne Falls National Register District_013: Building #9
from the north

Shelburne Falls Historic District

Chittenden Vermont

Name of Property

County and State

VT_Chittenden County_ Shelburne Falls National Register District_014: Building #10
from the northeast

VT_Chittenden County_ Shelburne Falls National Register District_015: Building #10a
from the north

VT_Chittenden County_ Shelburne Falls National Register District_016: Building #11
from the northeast

VT_Chittenden County_ Shelburne Falls National Register District_017: Building #12
from the northeast

VT_Chittenden County_ Shelburne Falls National Register District_018: Building #13
from the north

VT_Chittenden County_ Shelburne Falls National Register District_019: Building #14
from the northwest

VT_Chittenden County_ Shelburne Falls National Register District_020: Building #14a
from the northeast

VT_Chittenden County_ Shelburne Falls National Register District_021: Building #15
and #15a from the northeast

VT_Chittenden County_ Shelburne Falls National Register District_022: Building #16
from the northwest

VT_Chittenden County_ Shelburne Falls National Register District_023: Building #17
from the northeast

VT_Chittenden County_ Shelburne Falls National Register District_024: Building #18
from the southeast

VT_Chittenden County_ Shelburne Falls National Register District_025: Building #19
from the southeast

VT_Chittenden County_ Shelburne Falls National Register District_026: Building #20
from the southwest

VT_Chittenden County_ Shelburne Falls National Register District_027: Building #21
from the southwest

VT_Chittenden County_ Shelburne Falls National Register District_028: Structure #22
from the northeast

Shelburne Falls Historic District

Name of Property

Chittenden Vermont

County and State

VT_Chittenden County_Shelburne Falls National Register District_029: Building #23
#23a from the south

VT_Chittenden County_Shelburne Falls National Register District_030: Building #24
from the southwest

VT_Chittenden County_Shelburne Falls National Register District_031: Building #25
from the south

VT_Chittenden County_Shelburne Falls National Register District_032: Building #26
and #26a from the south

VT_Chittenden County_Shelburne Falls National Register District_033: Building #27
from the southeast

VT_Chittenden County_Shelburne Falls National Register District_034: Building #27a
from the southeast

VT_Chittenden County_Shelburne Falls National Register District_035: Building #28
from the southwest

VT_Chittenden County_Shelburne Falls National Register District_036: Building #29
from the southwest

VT_Chittenden County_Shelburne Falls National Register District_037: Building #30
from the southwest

VT_Chittenden County_Shelburne Falls National Register District_038: Building #30a
from the south

VT_Chittenden County_Shelburne Falls National Register District_039: Building #30b
from the south

VT_Chittenden County_Shelburne Falls National Register District_040: Building #31
and #31a from the southeast

VT_Chittenden County_Shelburne Falls National Register District_041: Building #31a
and #31b from the southeast

VT_Chittenden County_Shelburne Falls National Register District_042: Building #32
from the southwest

Shelburne Falls Historic District

Chittenden Vermont

Name of Property

County and State

VT_Chittenden County_ Shelburne Falls National Register District_043: Building #32
from the south

VT_Chittenden County_ Shelburne Falls National Register District_044: Building #32a
from the south

VT_Chittenden County_ Shelburne Falls National Register District_045: Building #33
from the southwest

VT_Chittenden County_ Shelburne Falls National Register District_046: Building #34
from the southeast

VT_Chittenden County_ Shelburne Falls National Register District_047: Building #35
from the southeast

VT_Chittenden County_ Shelburne Falls National Register District_048: Building #36
from the southeast

VT_Chittenden County_ Shelburne Falls National Register District_049: Building #37
from the southeast

VT_Chittenden County_ Shelburne Falls National Register District_050: Building #37a
from the south

VT_Chittenden County_ Shelburne Falls National Register District_051: LaPlatte River
and Structure # 22 from the north

VT_Chittenden County_ Shelburne Falls National Register District_052: Gristmill
building foundation

VT_Chittenden County_ Shelburne Falls National Register District_053: LaPlatte River
and bridge

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this

Shelburne Falls Historic District

Name of Property

Chittenden Vermont

County and State

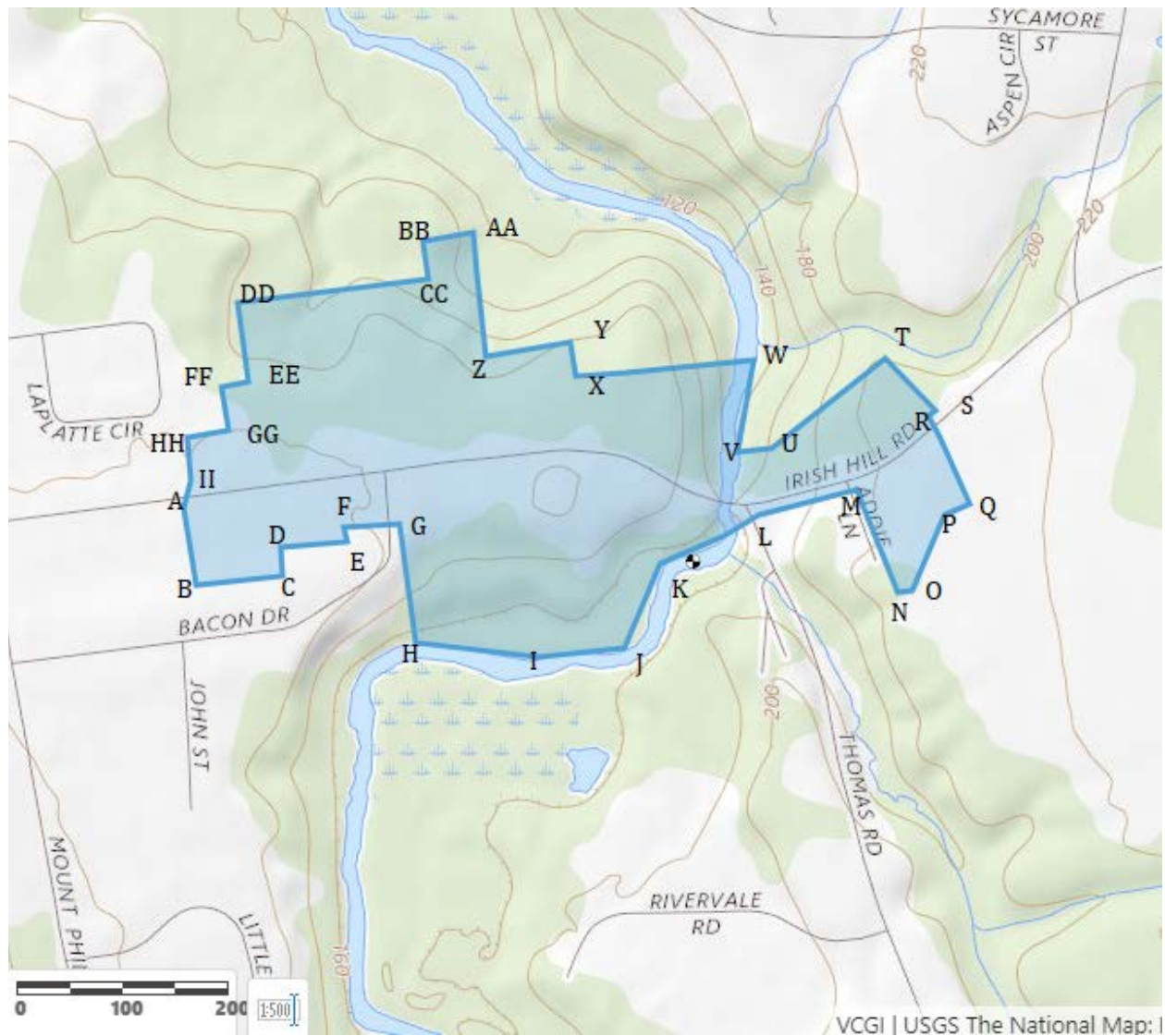
burden estimate or any aspect of this form to the Office of Planning and Performance
Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Shelburne Falls Historic District

Name of Property

District Map

Chittenden Vermont
County and State



Historic Maps

Shelburne Falls Historic District

Name of Property

Chittenden Vermont
County and State

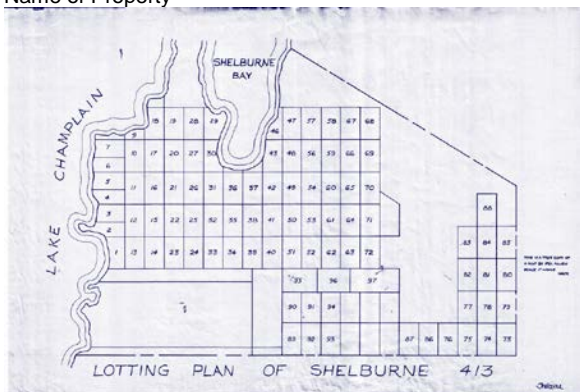


Figure 17 Reproduction of
Shelburne Lot Plan

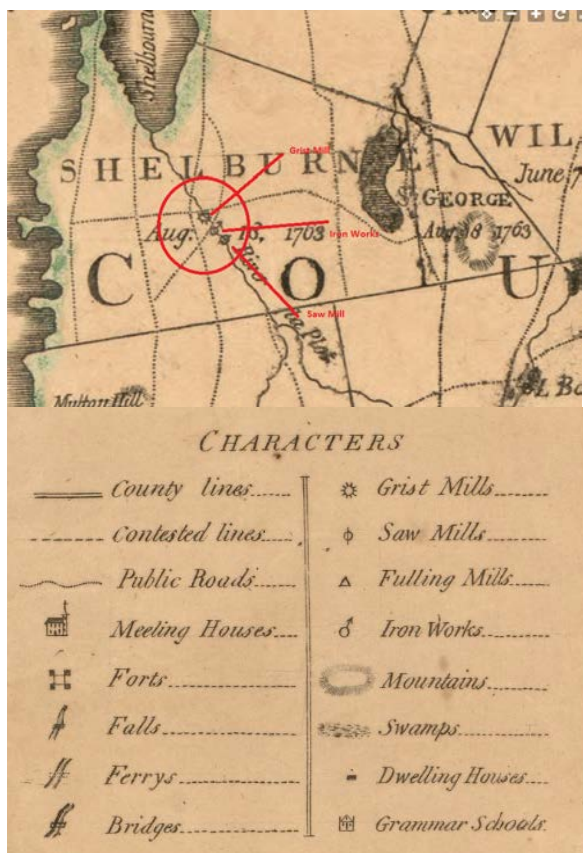


Figure 18

Shelburne Falls Historic District

Name of Property

Chittenden Vermont
County and State

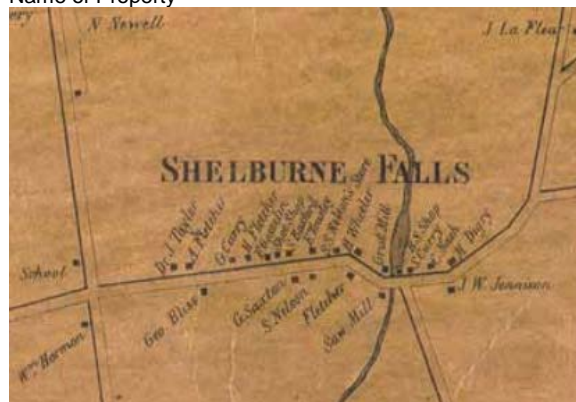


Figure 19 1856 Wallings Map

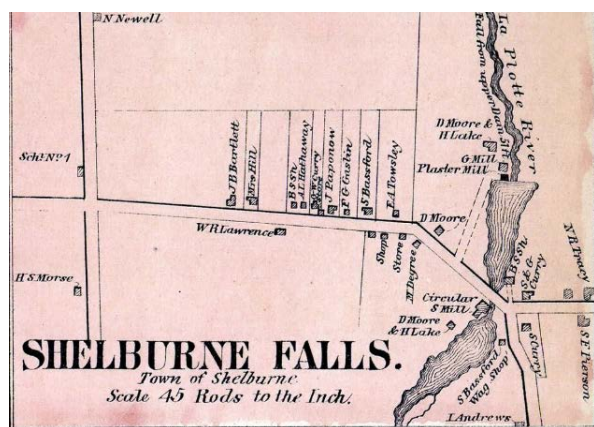


Figure 20 1869 Beers Atlas



Figure 21 1869 Beers Atlas

Shelburne Falls Historic District
Name of Property

Chittenden Vermont
County and State

Owners List

1	Lawrence House	872 Falls Road	c. 1890	C	Bonnie MacGregor PO Box 237 Vermont 05482
1a	Outbuilding	872 Falls Road	c. 1988	NC	Bonnie MacGregor PO Box 237 Vermont 05482
2	Burbo House	888 Falls Road	c. 1891	NC	Paul and Sabine Budnitz PO Box 2586674 Sioux Falls, SD 57186
2a	Garage	888 Falls Road	c. 1960	NC	Paul and Sabine Budnitz PO Box 2586674 Sioux Falls, SD 57186
2b	Studio	888 Falls Road	c. 2000	NC	Paul and Sabine Budnitz PO Box 2586674 Sioux Falls, SD 57186
3	Ready House	910 Falls Road	c. 1965	NC	David and Susan McClellan 910 Falls Road Shelburne, Vermont 05482
4	Office Building	928 Falls Road	c. 1940	NC	Jeffrey Small PO Box 336 Charlotte. VT 05445
4a	Garage	928 Falls Road	c. 1940	NC	Jeffrey Small PO Box 336 Charlotte. VT 05445
5	Lemerise House	954 Falls Road	c. 1900	C	Morrish Family Trust 954 Falls Road Shelburne, Vermont 05482
6	Quinlan House	270 Bacon Drive	c. 1893	C	Margaret Coan and Jack Pricer 270 Bacon Drive Shelburne, Vermont 05482
6a	Shed	270 Bacon Drive	c. 1893	C	Margaret Coan and Jack Pricer 270 Bacon Drive Shelburne, Vermont 05482
6b	Garage	270 Bacon Drive	c. 1893	C	Margaret Coan and Jack Pricer 270 Bacon Drive Shelburne, Vermont 05482

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7	Stebbins House	992 Falls Road	c. 1953	NC	John and Darlene Sweeney 992 Falls Road Shelburne, Vermont 05482
8	McGee House	1004 Falls Road	c. 1897	C	Maria Cimonetti 1004 Falls Road Shelburne, Vermont 05482
8a	Garage	1004 Falls Road	c. 1960	NC	Maria Cimonetti 1004 Falls Road Shelburne, Vermont 05482
9	Enos Douglas House	1022 Falls Road	c. 1890	C	Frank Talbott and Michaela Ryan 1022 Falls Road Shelburne, Vermont 05482
9a	Garage	1022 Falls Road	c. 1970	NC	Frank Talbott and Michaela Ryan 1022 Falls Road Shelburne, Vermont 05482
10	Saxton House	1036 Falls Road	c. 1850	NC	John and Aileen Stephens 1036 Falls Road Shelburne, Vermont 05482
10a	Barn	1036 Falls Road	c. 1890	C	John and Aileen Stephens 1036 Falls Road Shelburne, Vermont 05482
11	Brando House	1066 Falls Road	c. 1890,	C	Carol Smith Trust 1066 Falls Road Shelburne, Vermont 05482
11a	Garage	1066 Falls Road	c. 2009	NC	Carol Smith Trust 1066 Falls Road Shelburne, Vermont 05482
12	Tucker-Degree House	1072-A Falls Road	c. 1827	C	1072-A Falls Road Shelburne, Vermont 05482
13	Noonan House	1072 Falls Road	c. 1989	NC	1072 Falls Road Shelburne, Vermont 05482
13a	Garage	1096 Falls Road	c. 1990	NC	1096 Falls Road Shelburne, Vermont 05482
14	Kathryn Noonan House	1116 Falls Road	c. 1961	NC	1116 Falls Road Shelburne, Vermont 05482
14a	Barn	1116 Falls Road	c. 1890,	C	1116 Falls Road Shelburne, Vermont 05482
15	Robert Noonan House	1138 Falls Road	c. 1965	NC	Michael and Michelle Noonan '1138 Falls Road Shelburne, Vermont 05482

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15a	Garage	1138 Falls Road	c. 2000	NC	Michael and Michelle Noonan '1138 Falls Road Shelburne, Vermont 05482
16	Simon Curry House	16 Irish Hill Road	c. 1865	C	Lee and Edward Coleman 16 Irish Hill Road Shelburne, Vermont 05482
17	John Jennison House	82 Irish Hill Road	c. 1846	C	Keith and Margaret Coutu 82 Irish Hill Road Shelburne, Vermont 05482
18	Benjamin Irish House	97 Irish Hill Road	c. 1820	C	Donald Bean Trust/Patricia LaForce 97 Irish Hill Road Shelburne, Vermont 05482
18a	Outbuilding	97 Irish Hill Road	c. 1980	NC	Donald Bean Trust/Patricia LaForce 97 Irish Hill Road Shelburne, Vermont 05482
19	Ira Andrews House	69 Irish Hill Road	c. 1840	C	Scot Swanborn and SueAnne Campbell 69 Irish Hill Road Shelburne, Vermont 05482
19a	Shed	69 Irish Hill Road	c. 1900	C	Scot Swanborn and SueAnne Campbell 69 Irish Hill Road Shelburne, Vermont 05482
20	Mobile Home	39 Irish Hill Road	c. 1990	NC	39 Irish Hill Road Shelburne, Vermont 05482
21	Ball Outbuilding,	25 Irish Hill Road	c.1900	C	25 Irish Hill Road Shelburne, Vermont 05482
22	Falls Road Bridge		c. 1927	NC	Shelburne, Vermont 05482
23	Moulton House	1115 Falls Road	c.1946	NC	Christina Jensen 1115 Falls Road Shelburne, Vermont 05482
23a	Garage	115 Falls Road	c. 1946	NC	Christina Jensen 1115 Falls Road Shelburne, Vermont 05482
24	Burritt-Wheeler House	1101 Falls Road	c.1794	C	Christopher Kent 1101 Falls Road Shelburne, Vermont 05482
24a	Shed	1101 Falls Road	c. 1860	C	Christopher Kent 1101 Falls Road Shelburne, Vermont 05482

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24b	Outbuilding	1101 Falls Road	c. 1860	C	Christopher Kent 1101 Falls Road Shelburne, Vermont 05482
25	Martin House	1077 Falls Road	1983	NC	William and Tracy Monell 1077 Falls Road Shelburne, Vermont 05482
25a	Outbuilding	1077 Falls Road	c. 2006	NC	William and Tracy Monell 1077 Falls Road Shelburne, Vermont 05482
26	Towsley House	1063 Falls Road	c.1869	C	Jefferson and Wendy Jo Hildebrand 1063 Falls Road Shelburne, Vermont 05482
26a	Outbuilding	1063 Falls Road	c. 1990	NC	Jefferson and Wendy Jo Hildebrand 1063 Falls Road Shelburne, Vermont 05482
27	Elkins House	1037 Falls Road	c.1956	NC	Russell Elkins 1037 Falls Road Shelburne, Vermont 05482
27a	Barn	1037 Falls Road	c. 1850	C	Russell Elkins 1037 Falls Road Shelburne, Vermont 05482
28	Samuel Bassford House	1023 Falls Road	c.1850	C	Lila Webb 1023 Falls Road Shelburne, Vermont 05482
29	Gosselin House	1007 Falls Road	c.1850	C	Lauren Lawson Trust 1007 Falls Road Shelburne, Vermont 05482
29a	Outbuilding	1007 Falls Road	c.1870	C	Lauren Lawson Trust 1007 Falls Road Shelburne, Vermont 05482
30	J. Digry House	985 Falls Road	c.1850	C	Barbara Comeau 985 Falls Road Shelburne, Vermont 05482
30a	Barn	985 Falls Road	c. 1850	C	Barbara Comeau 985 Falls Road Shelburne, Vermont 05482
30b	Cottage	985 Falls Road	c.1870	NC	Barbara Comeau 985 Falls Road Shelburne, Vermont 05482
31	George W. Curry House	969 Falls Road	c.1852	C	Thomas and Sara Tompkins

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					969 Falls Road Shelburne, Vermont 05482
31a	Outbuilding	969 Falls Road	c.1852	C	Thomas and Sara Tompkins 969 Falls Road Shelburne, Vermont 05482
31b	Outbuilding	969 Falls Road	c.1900	C	Thomas and Sara Tompkins 969 Falls Road Shelburne, Vermont 05482
32	A. Hathaway House	959 Falls Road	c.1865	C	Chloe Junge and Neil Berger 959 Falls Road Shelburne, Vermont 05482
32a	Outbuilding	959 Falls Road,	c.1865	C	Chloe Junge and Neil Berger 959 Falls Road Shelburne, Vermont 05482
32b	Coop	959 Falls Road	c.1868	C	Chloe Junge and Neil Berger 959 Falls Road Shelburne, Vermont 05482
32c	Brooder	959 Falls Road	c.1868	C	Chloe Junge and Neil Berger 959 Falls Road Shelburne, Vermont 05482
32d	Granary	959 Falls Road	c.1868	C	Chloe Junge and Neil Berger 959 Falls Road Shelburne, Vermont 05482
33	Lemerise Store	935 Falls Road	c.1880	NC	935 Falls Road Shelburne, Vermont 05482
34	Macomber House	913 Falls Road	c.1890	C	Sandra and Richard Lewis 913 Falls Road Shelburne, Vermont 05482
35	Fletcher House	897 Falls Road	c.1850	C	Charles Ambler PO Box 1135 Williston, Vermont 05495
36	Woodmen's Hall	879 Falls Road	c.1846	NC	Edwin St. Marie 31 Parker Ledge North Hero, 05474
37	Jonathan Taylor House	863 Falls Road	c.1850	C	Jennifer Haydock 863 Falls Road Shelburne, Vermont 05482
37a	Outbuilding	863 Falls Road	c.1850	C	Jennifer Haydock 863 Falls Road Shelburne, Vermont 05482