

5 Home Farm Way

Montpelier, Vermont

Historic Resource Documentation Package

February 2025

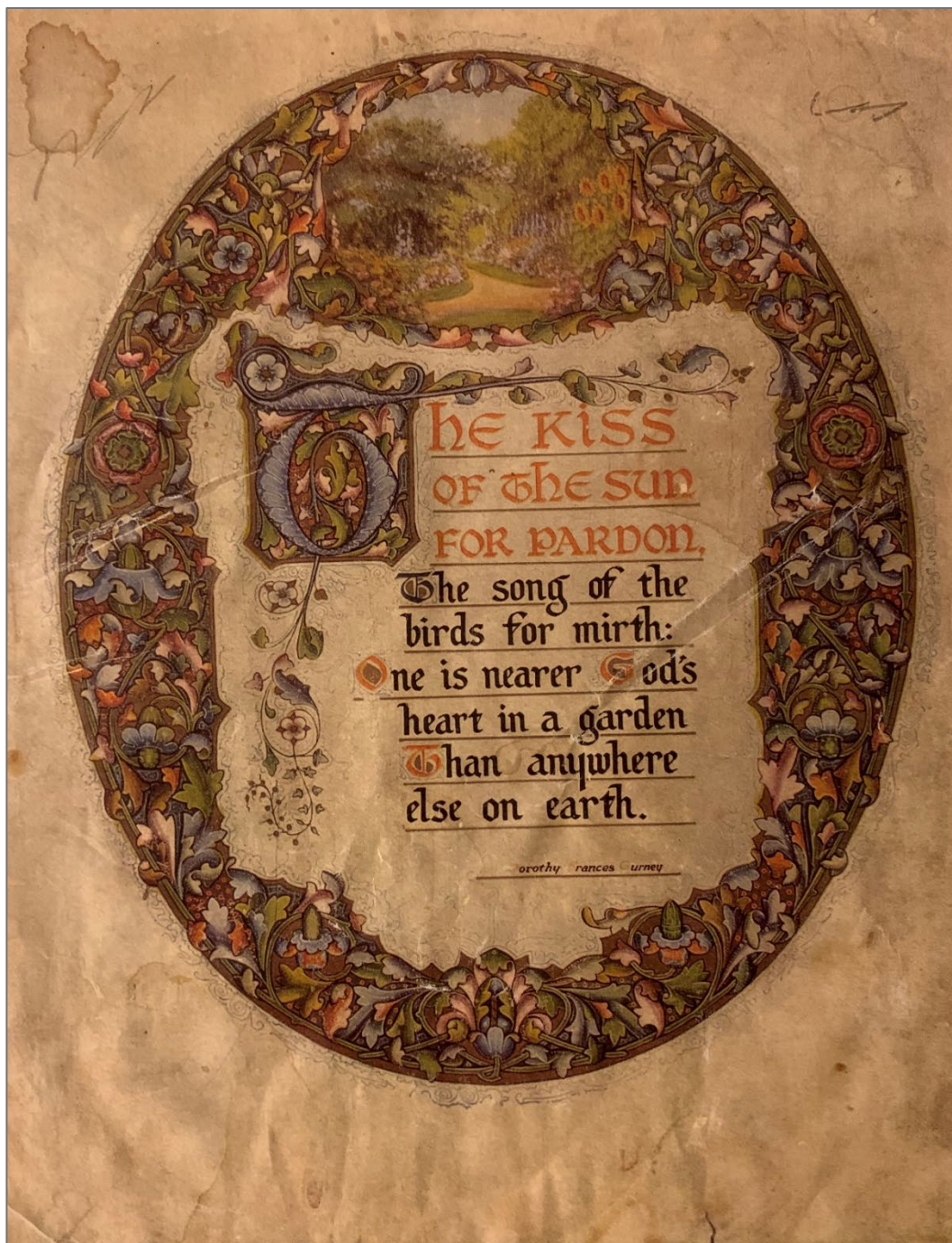


PROJECT SPONSOR:

Preservation Trust of Vermont
90 Main Street, Suite 304
Montpelier, VT 05602

AUTHOR:

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P.O. Box 215
Craftsbury Common, VT 05827



Inset: Nineteenth Century Greeting Card found in the Attic of 5 Home Farm Way, personal collection of former resident Kathy Hoare Duprey

PROJECT SUMMARY

This Historic Resource Documentation Package (HRDP) has been prepared to document an 1830s Greek Revival residence at 5 Home Farm Way, in Montpelier, Vermont (see **Location Maps**). The residence is located on the flood plain of the Winooski and Stevens Branch rivers, and has been subjected to repeated flooding events that have precipitated the planned deconstruction of the building and restoration of the site to support flood mitigation planning.

The residence at 5 Home Farm Way was constructed in 1836 and was continuously occupied as a residence through 2001, when it was sold to the non-profit Food Works for proposed use as an environmental education center and local food hub, the Two Rivers Center. In the early 2000s, Food Works initiated select rehabilitation activities at the site, including the placement of a raised perimeter concrete foundation; however, largescale rehabilitation efforts failed to come to fruition during the period. In 2013, Food Works dissolved and the building has been largely vacant from 2013 to the present, with extensive material decay at present from lack of ongoing maintenance and vacancy, and moisture damage. In 2023 and 2024, flooding events impacted the property and surrounding lands, and a consortium of stakeholders including Preservation Trust of Vermont (PTV) and the City of Montpelier have determined that planned deconstruction of the property and restoration of the surrounding flood plain is a critical facet of flood mitigation planning for the downstream Montpelier region. The deconstruction of the residence will preserve significant material features of the property, including timber framing, decorative fixtures and mantles, and other period material elements of the property and is planned for 2025.

The residence at 5 Home Farm Way is listed in the Vermont State Register (VSR) (Survey Number 1211-154, listed March 15, 1990) and was documented on a Vermont Architectural Resource Inventory (VARI) Form as part of this HRDP. Based upon the previous findings and the updated analysis undertaken as part of this project, the property is a historic property that conveys significance under Criteria A and C of the VSR and in turn the National Register of Historic Places (NRHP). Accordingly, this HRDP has been developed to address the adverse effects associated with deconstruction of the property by recording the physical characteristics and historic themes of significance for the property. The documentation has been developed under the sponsorship of PTV, and in consultation with a number of key stakeholders including former occupants of the residence and members of the Montpelier Historical Society. The summary information provided in this HRDP document is supplemented by detailed VARI recordation that is appended to this document that contains extensive historic context discussion, photographic documentation, and archival documentation.

PHYSICAL DESCRIPTION

The Greek Revival residence at 5 Home Farm Way stands on an 18.4 acre property embedded within a sharp bend of the Winooski River at its confluence with the Stevens Branch, approximately 1 ½ miles southeast of central Montpelier (see **Location Maps**). The property was developed in 1836 on a nearly 200 acre agricultural assemblage and features a lofty Greek Revival form, with a symmetrical five-bay south-facing façade featuring a centered entry flanked by pairs of orderly 12-light windows at the first and second levels. The residence's east gable end features a soaring portico, with a second-level balcony framed by square, full-height columns. A 1 ½-story ell runs to the west, connecting the residence with a two-story horse barn. The barn conveys a spare Greek Revival form mirroring that of the main residence, with a gable form featuring corner returns and anchoring cornerboards.

Primary materials are generally consistent throughout the three sections and reflect a high degree of integrity to the historic period of development, with a nineteenth century timber-frame structure, augmented by limited circa 2000s structural augmentation; wood clapboard cladding; and corrugated metal roofing, supplemented by some areas of rolled roofing on the ell. The foundation of the entire structure was rebuilt circa 2006, with the building raised on a concrete perimeter foundation to address structural failure of the original stone foundation and flooding concerns. The foundation and limited structural work was part of largescale rehabilitation plans for adaptive use of the property that were never completed.

As designed, the residence was accessed through a central hall from the centered south-side entry, leading to a primary staircase to the second level and an orderly arrangement of framing rooms, with a generally circular plan of interconnected rooms accessed through cased openings. In keeping with the exterior hierarchy of the residence, the rooms on the east side, portico end, were generally of a higher order, comprising parlors and sitting rooms at the first level and bedrooms at the second, with the spaces on the west side of a lower order, comprising secondary spaces, the kitchen wing in the ell, and the functional space of the horse barn. At present, this original design is somewhat difficult to discern, with interior finishes, including virtually all plaster walls, removed and key functional and decorative elements stripped, including all plumbing and light fixtures. Nevertheless, the original plan remains largely in place, along with a scattering of intact material features that convey important elements of the building's historic period of development, including several fireplaces, original wood floors, a variety of wood trim and detailing, several built-in cabinets and shelving types, and multiple styles of wood panel doors, some of which remain hung and most of which have been removed from their openings.

Like the exterior of the residence, the interior generally reflects material and spatial integrity to the historic period of development, with a largely original floor plan and generally uniform use of materials, including original wood floors and trim, original plaster and split lath walls, and original timber framing. In the same manner as the exterior, however, the building's vacant status has led to comprehensive deterioration of interior features, with most plaster walls and

ceilings in high states of disrepair, numerous areas of exposure to the elements, and interior doors, fireplace mantles, and other design fixtures and functional elements removed and / or damaged.

The 1836 residence was the focal point for successive eras of agricultural use, owned by at least seven families, some multigenerational, who farmed the surrounding lands in Montpelier's hinterland. At present, the property has been vacant for over a decade and exhibits severe material deterioration from exposure to elements and accompanying structural decay. Despite this, the property retains strong material integrity, with the property's location, design, materials, workmanship, setting, feeling, and association reflecting significant strands of multiple periods of continuous use. Please refer to the accompanying VARI for a detailed description of the property and the accompanying photographs that document the major characteristics and character defining features of the property.

STATEMENT OF SIGNIFICANCE

The residence at 5 Home Farm Way is listed in the Vermont State Register (Survey Number 1211-154, listed March 15, 1990) for its significance as a representative of the City of Montpelier's early community and agricultural development under Criterion A and as a significant expression of 1830s Greek Revival residential design under Criterion C. Within this context, the property stands as a throughline linking two centuries of community evolution in Central Vermont, with the residence developed and occupied by at least seven successive—and sometimes multigenerational—family occupancies, and witness to transformative framing cultural, economic, and environmental change.

Developed on the lands of founding settler Jacob Davis in the 1830s, the residence at 5 Home Farm Way and its surrounding agricultural outbuildings and lands, since largely removed from the property, evolved as a prominent agricultural assemblage through the nineteenth and twentieth centuries, defined by successive strands of farming including stock raising, crop farming, and dairying. While the agricultural functions of the farmstead remained in place through the nineteenth and much of the twentieth century, the property was shaped by successive waves of community development in surrounding Montpelier, with the arrival of railroads, vehicular transportation, and twentieth century roadside commerce doing much to physically and contextually shape the evolution of the property. Within this dynamic framing context, the significant Greek Revival material and stylistic form of the residence has remained a steady physical presence in a changing contextual tide; standing as rivers rise and fall, rail lines bend and recede, bridges come and go, farm's plant and lie fallow, and occupants live and die.

The detailed historic context in the accompanying **VARI Record** presents this throughline, following a strand of ownership and occupation that shaped the site at Montpelier's "Great Bend in the River," over more than two centuries of change. While a detailed portrait of the building itself, the context weaves major Vermont themes into a narrative of change and continuity—with

transportation, agricultural modernization, economic diversification, and inexorable environmental pressures all laying claim to this significant story of place.

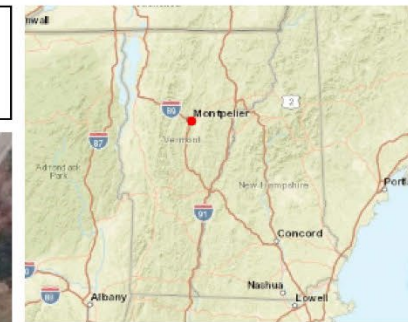
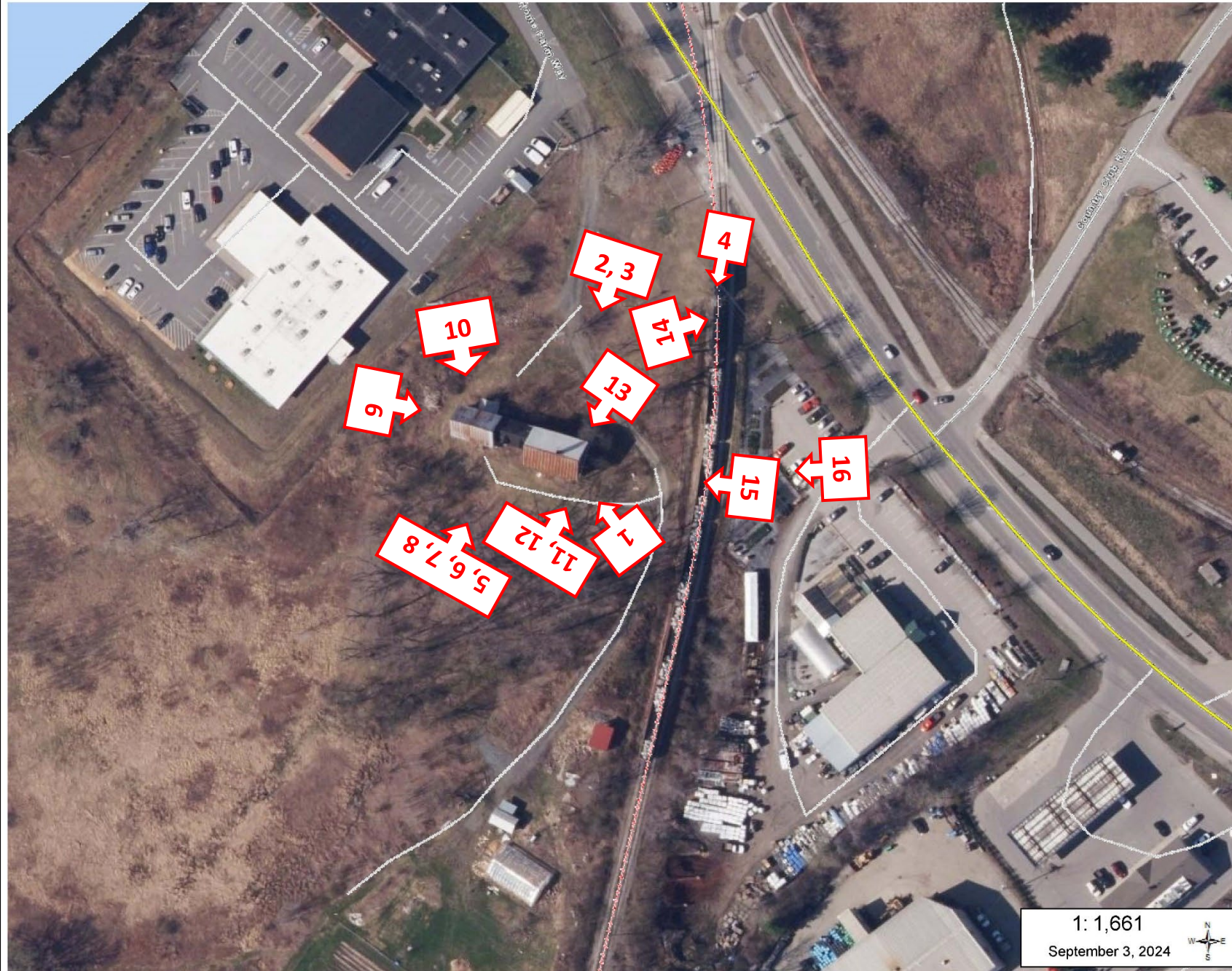
PHOTOGRAPHS

PHOTOGRAPHIC INDEX: EXTERIOR All Photographs taken by author April and May 2024, except where noted.	
PHOTO NUMBER	DESCRIPTION
001	Overview of primary façade of 5 Home Farm Way, facing northwest.
002	Overview of north side of 5 Home Farm Way, facing south. Photograph in April 2024.
003	Overview of north side of 5 Home Farm Way, facing south. Photograph in late May 2024, with obscuring vegetative growth.
004	Looking south from access drive to 5 Home Farm Way along railroad tracks. Residence at immediate west (right) of photograph fronting tracks.
005	Detail of main body, south side, of 5 Home Farm Way.
006	Detail of ell and barn, south side, of 5 Home Farm Way.
007	Overview of main body, south side, of 5 Home Farm Way.
008	Detail of barn, south side, of 5 Home Farm Way.
009	Detail of barn end, west side, depicting ghost of roofline of additional agricultural buildings, removed circa 1970s. Photograph courtesy Preservation Trust of Vermont (Meg Campbell).
010	Detail of north side of barn depicting covered entry to root cellar, added by Food Works in early 2000s. Photograph courtesy Preservation Trust of Vermont (Meg Campbell).
011	Detail of portico porch on east end of 5 Home Farm Way.
012	Detail of second level of portico porch on east end of 5 Home Farm Way.
013	Detail of east end of 5 Home Farm Way, obscured by encroaching vegetation.
014	Looking east from entry drive of 5 Home Farm Way toward Gallison Hill, former lands of this property used as pasture from period of Jacob Davis through the 1960s.
015	Looking west across railroad tracks, former tracks of Montpelier and White River Junction Railroad, toward 5 Home Farm Way.
016	Looking west from Montpelier Agway to 5 Home Farm Way, standing on former farm lands, now roadside strip development.

<p align="center">PHOTOGRAPHIC INDEX: INTERIOR</p> <p align="center">All Photographs taken by author May 2024, except where noted.</p>	
PHOTO NUMBER	DESCRIPTION
001	Central entry hall of 5 Home Farm Way. Photograph courtesy Preservation Trust of Vermont (Meg Campbell).
002	Entry door of 5 Home Farm Way, with sidelights. Photograph courtesy Preservation Trust of Vermont (Meg Campbell).
003	Library / Den of 5 Home Farm Way, back stair at right. Photograph courtesy Preservation Trust of Vermont (Meg Campbell).
004	Southeast parlor / front room of 5 Home Farm Way.
005	Northeast front room / kitchen of 5 Home Farm Way. Photograph courtesy Preservation Trust of Vermont (Meg Campbell).
006	Northeast front room / kitchen of 5 Home Farm Way. Note portion of fireplace surround, removed from fireplace in residence. Photograph courtesy Preservation Trust of Vermont (Meg Campbell).
007	Detail of ell interior of 5 Home Farm Way. Original kitchen area.
008	Detail of barn and former horse stall area of 5 Home Farm Way.
009	Detail of barn of 5 Home Farm Way.
010	Second level overview between bedrooms of 5 Home Farm Way.
011	Second level front bedrooms 5 Home Farm Way.
012	Southeast front bedroom facing into hall, 5 Home Farm Way.
013	Southwest bedroom 5 Home Farm Way, note fireplace mantle.
014	Hall leading to attic, 5 Home Farm Way.
015	Central stairs at 5 Home Farm Way, second level.
016	Second level over ell, 5 Home Farm Way. Note new structural framing area.
017	Hay loft over barn, 5 Home Farm Way.
018	Attic, with original brick chimney and framing, 5 Home Farm Way.
019	Timber joinery in attic, 5 Home Farm Way. Plaster and lath ceiling at second level below.
020	5 Home Farm Way basement, with original stone rubble and concrete raised foundation added.
021	Detail of typical woodwork on door surround, first level 5 Home Farm way



5 Home Farm Way Photographic Key



LEGEND

- Airports
- Rail Lines
- Town Boundaries
- County Boundaries
- Buildings
- Village Boundaries



NOTES

This map was created with the VT Interactive Map Viewer.

0.05 0 0.03 0.05 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Center For Geographic Information

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


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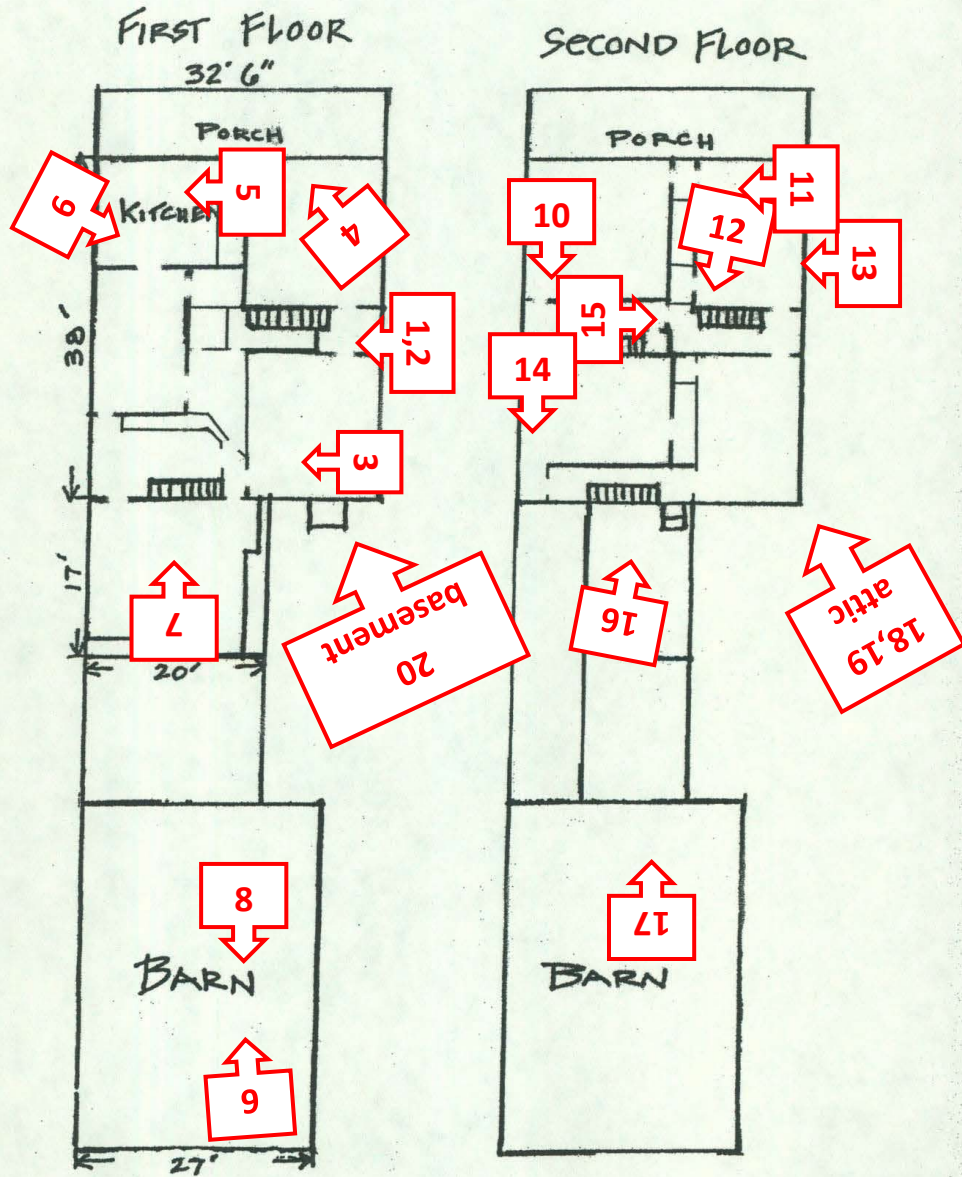
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September 3, 2024



Overview Plan of the residence at 5 Home Farm Way. Source: Kerry Davis, "Jacob Davis, Jr. Farmstead: An Architectural Conditions Assessment and Treatment Analysis," University of Vermont Historic Preservation Program, October 2000. Residence remains as documented.

SCALE: $\frac{1}{16}" = 1 \text{ FT.}$ 

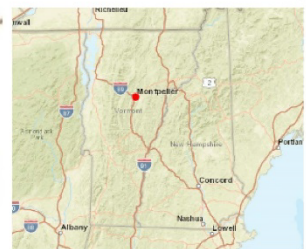
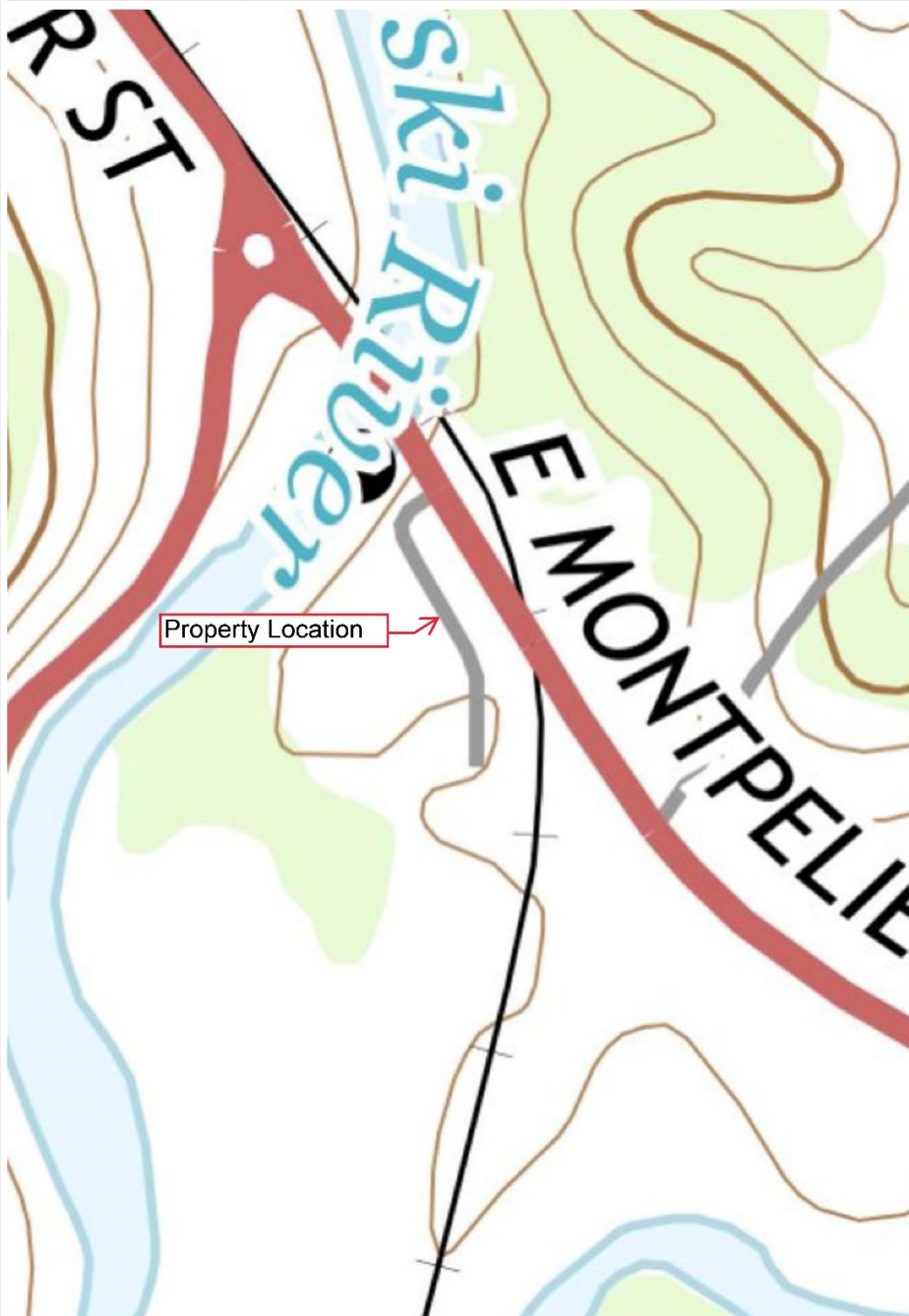


LOCATION MAPS



5 Home Farm Way Topographic Map

5 Home Farm Way, Montpelier, VT 05602



LEGEND

NOTES

This map was created with the VT Interactive Map Viewer.

0.11 0 0.05 0.11 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 285 Ft. 1cm = 34 Meters
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1:3,416

July 28, 2024



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5 Home Farm Way Parcel Map

5 Home Farm Way, Montpelier, Vermont 05602



LEGEND

 Parcel Boundary, 18.4 acres

NOTES

This map was created with the VT Interactive Map Viewer.

0.22 0 0.11 0.22 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 569 Ft. 1cm = 68 Meters
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July 28, 2024



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5 Home Farm Way Site Map

5 Home Farm Way, Montpelier, Vermont 05602



LEGEND

— Property Site

SPAN:
405-126-11062

NOTES

This map was created with the VT
Interactive Map Viewer.

0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 95 Ft. 1cm = 11 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 1,142

June 10, 2024



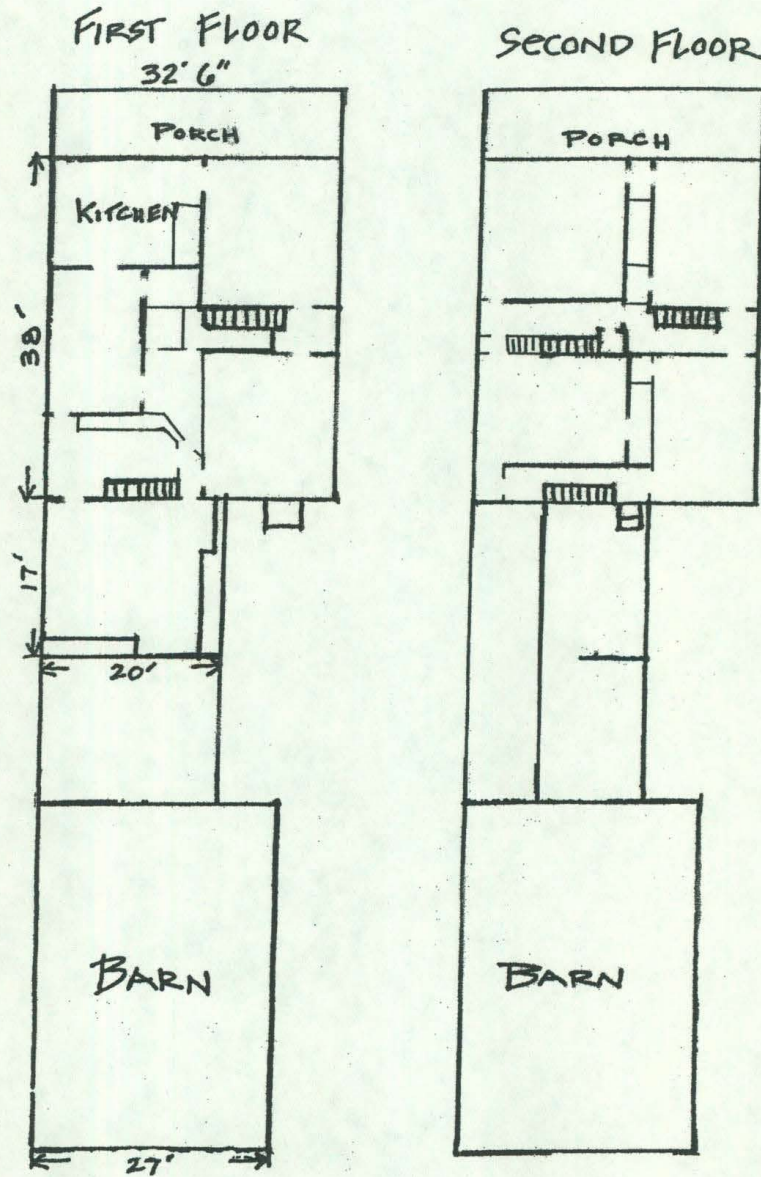
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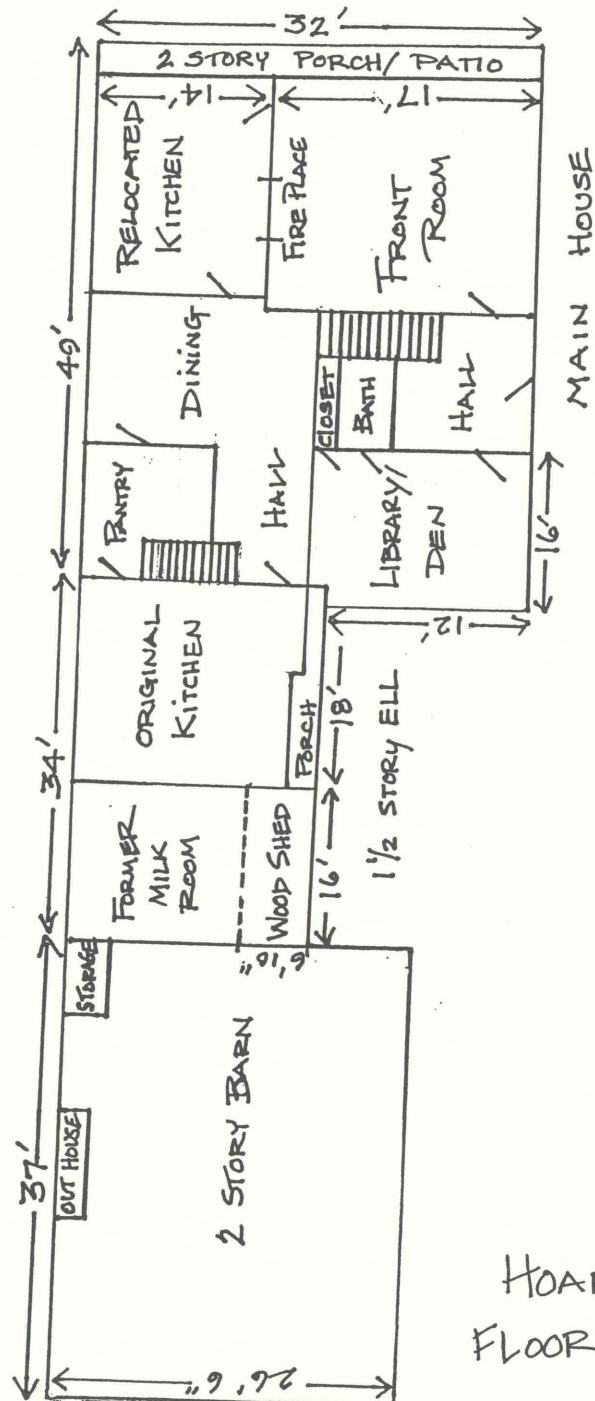
ADDITIONAL DOCUMENTATION
(See Accompanying VARI Record for Detailed Archival Documentation)

Overview Plan of the residence at 5 Home Farm Way. Source: Kerry Davis, "Jacob Davis, Jr. Farmstead: An Architectural Conditions Assessment and Treatment Analysis," University of Vermont Historic Preservation Program, October 2000. Residence remains as documented.

SCALE: $\frac{1}{16}" = 1 \text{ FT.}$ (N)



N. EXTERIOR SKETCH



HOARE FARM
FLOOR PLAN #2

**5 HOME FARM WAY
VERMONT ARCHITECTURAL RESOURCE INVENTORY RECORD
(VARI)**

STATE OF VERMONT Division for Historic Preservation VERMONT ARCHITECTURAL RESOURCE INVENTORY Individual Property Survey Form	SURVEY NUMBER: Previously Surveyed: 1211-154 (April 27, 1979) (Assigned by VDHP) Listed in State Register <input checked="" type="checkbox"/> Eligible for State Register Yes <input type="checkbox"/> -or- No <input type="checkbox"/> Date: March 15, 1990 PRESENT FORMAL NAME: 5 Home Farm Way ORIGINAL FORMAL NAME: Hoare Farm / Tabor Farm / Marsh & Dimock Farm / Davis Jr. Farm
COUNTY: Washington	PRESENT USE: Vacant
TOWN: Montpelier	ORIGINAL USE: Residential, Agricultural
ADDRESS: 5 Home Farm Way	ARCHITECT/ENGINEER: Unknown
COMMON NAME: 5 Home Farm Way	BUILDER/CONTRACTOR: Unknown
PROPERTY TYPE: Residential w/ agricultural assoc.	DATE BUILT: 1836
OWNER: Food Works ADDRESS: PO Box 286, Montpelier, Vermont 05601	
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>	PHYSICAL CONDITION OF STRUCTURE: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>
	STYLE: Greek Revival
<p>GENERAL DESCRIPTION:</p> <p>Structural System:</p> <ol style="list-style-type: none"> <u>Foundation:</u> Stone <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Concrete Block <input type="checkbox"/> <u>Wall Structure</u> <ol style="list-style-type: none"> Wood Frame: Post & Beam <input checked="" type="checkbox"/> Plank <input type="checkbox"/> Balloon <input type="checkbox"/> Platform <input type="checkbox"/> Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Metal: Iron <input type="checkbox"/> Steel <input type="checkbox"/> d. Other: <u>Wall Cladding:</u> Clapboard <input checked="" type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/> Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Other: <u>Roof Structure</u> Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other: <u>Roof Covering:</u> Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Sheet Metal <input checked="" type="checkbox"/> Built Up <input type="checkbox"/> Rolled <input checked="" type="checkbox"/> Tile <input type="checkbox"/> Standing Seam <input type="checkbox"/> Other: <u>Engineering Structure:</u> Other: <p>Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input checked="" type="checkbox"/> Chimneys <input checked="" type="checkbox"/> Sheds <input type="checkbox"/> Ells <input checked="" type="checkbox"/> Wings <input type="checkbox"/> Bay Window <input type="checkbox"/> Other: Attached Barn</p> <p>Roof Styles: Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/> Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/> Other:</p> <p>Number of Stories: Two with attic and partial basement Entrance Location: Primary entrance centered on south side of residence, secondary entry through barn and ell. Number of Bays: 5 bays south side, 3 bays east side, three-part residence with front house, ell, horse barn. Approximate Dimensions: East-to-West: 120 feet, North-to-South: 35 feet.</p>	

<p>ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:</p> <p>The Greek Revival residence at 5 Home Farm Way stands on an 18.4 acre property embedded within a sharp bend of the Winooski River at its confluence with the Stevens Branch, approximately 1 ½ miles southeast of central Montpelier. The property was developed in 1836 on a nearly 200 acre agricultural assemblage (see Figure 1) and features a lofty Greek Revival form, with a symmetrical five-bay south-facing façade featuring a centered entry flanked by pairs of orderly 12-light windows at the first and second levels. The residence’s east gable end features a soaring portico, with a second-level balcony framed by square, full-height columns. A 1 ½-story ell runs to the west, connecting the residence with a two-story horse barn. The barn conveys a spare Greek Revival form mirroring that of the main residence, with a gable form featuring corner returns and anchoring cornerboards.</p> <p>The 1836 residence was the focal point for successive eras of agricultural use, owned by at least seven families, some multigenerational, who farmed the surrounding lands in Montpelier’s hinterland. At present, the property has been vacant for over a decade and exhibits severe material deterioration from exposure to elements and accompanying structural decay. Despite this, the property retains strong material integrity, with the property’s location, design, materials, workmanship, setting, feeling, and association reflecting significant strands of multiple periods of continuous use. Please refer to Continuation Sheets for a detailed description of the property and a discussion of its two centuries of physical development.</p>
<p>RELATED RESOURCES ON THE PROPERTY: The property is embedded within an 18.4 acre open space that is defined at the south by the confluence of the Winooski River and Stevens Branch, the east by the Washington County Railroad (WACR), the north by the vehicular corridor of Vermont State Route 2, and the west by the Winooski River. This 18.4 acre parcel is a remnant of a larger agricultural assemblage that was dismantled over the twentieth century. Accompanying this loss of framing agricultural lands, associated outbuildings and barns that once characterized the property have been removed over time, except for an attached horse barn. As such, the only resources documented as part of this VARI are the primary residence and attached ell and horse barn.</p>
<p>HISTORICAL OVERVIEW: See Continuation Sheets</p>
<p>REFERENCE CITATIONS: See Continuation Sheets</p>
<p>SURROUNDING ENVIRONMENT: Open <input checked="" type="checkbox"/> Woodland <input type="checkbox"/> Scattered Buildings <input type="checkbox"/> Moderately Built Up <input type="checkbox"/> Densely Built Up <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed Use <input checked="" type="checkbox"/> Roadside Strip Development <input checked="" type="checkbox"/> Other: Flood Plain: Winooski River and Stevens Branch</p>
<p>RECORDED BY: Polly Seddon Allen, Senior Architectural Historian</p>
<p>ORGANIZATION: Independent Consultant on behalf of Preservation Trust of Vermont</p>
<p>DATE RECORDED: Field Documentation on May 31, 2024, research conducted June through July 2024. VARI Completed September 2024</p>

SEE CONTINUING PAGES FOR ATTACHMENTS

ADDITIONAL ARCHITECTURAL DESCRIPTION (CONTINUATION)

Site Description

The 18.4 acre parcel framing the residence at 5 Home Farm Way is embedded between the Vermont Route 2 vehicular corridor and the curve of the Winooski River. The parcel is largely characterized by open space, with riverine meadow, shrubs, and several mature trees framed by the bend in the surrounding river. The naturalistic assemblage stands in strong contrast to the surrounding built environment landscape framing the parcel, which is characterized by dense mixed use roadside development and a complex array of rail and vehicular transportation corridors, all of which have developed over time on lands that were formerly associated with this subject property as it transitioned from a sprawling eighteenth century agricultural tract to a remnant parcel embedded within twenty-first century Montpelier.

Access to the parcel is provided by a paved Right of Way, "Home Farm Way," that extends from Route 2 just south of the Winooski River, passing through a mid-twentieth century office complex that was developed on former lands associated with this property that were sold in 1954. After passing through this mid-century development, the access road turns to a dirt drive, which winds through overgrown meadow and shrubs to access the subject Greek Revival residence. The residence has been vacant for over a decade, and is framed by a dense array of small shrubs, saplings, and successional growth that has emerged untended, with several mature eastern cottonwood trees also scattered around the residence. From the residence, the dirt access drive continues south through the property toward the lower-lying lands fronting the river, accessing former agricultural plots that have largely ceded to flood plain from seasons of successive summer flooding, particularly in July of 2023 and 2024.

Exterior Description

The subject property is characterized by a long, three-part form, with a primary residential main body that features a stylized Greek Revival form, an inset ell developed as a kitchen and additional living quarters, and an attached barn, developed as a carriage and horse barn (see **Floor Plans** in **Additional Documentation**). It is important to note that because of the building's vacant status, conditions vary widely throughout, with missing and boarded windows and entry doors and a range of deteriorated structural elements, cladding, and trim. This architectural description notes these areas of deterioration while also seeking to convey the building's original design intent as a nineteenth century residence.

Primary materials are generally consistent throughout the three sections and reflect a high degree of integrity to the historic period of development, with a nineteenth century timber-frame structure, augmented by limited circa 2000s structural augmentation; wood clapboard cladding; and corrugated sheet metal roofing, supplemented by some areas of rolled roofing on the ell. The foundation of the entire structure was rebuilt circa 2006, with the building raised on a concrete perimeter foundation to address structural failure of the original stone foundation and flooding concerns. The foundation and limited structural work was part of largescale rehabilitation plans for adaptive use of the property that were never completed, discussed further in the **Historical Overview**.

Main Body

The main body of the residence is rectangular and spare in form, with a gable roof punctuated by a single brick chimney, moderate boxed eaves with a wood cornice board, framing cornerboards with simple wood capitals, and a clapboarded body punctuated by multi-light windows in slender wood frames. As developed in 1836, the subject residence was located at the juncture of two prominent nineteenth century transportation corridors: the road leading from Montpelier to East Montpelier, and the road leading from Montpelier to Barre (see **Figure 2**). As such, the main body of the

residence features two prominent sightlines oriented to these corridors, with the building's east side defined by a soaring gable-end portico that once faced the Montpelier-East Montpelier Road, and the building's south side defined by a rhythmic fenestration pattern featuring a regular array of 12-light windows framing a prominent centered entry with sidelights and transom, now boarded over, that once faced the Barre-Montpelier Road.

The east gable end portico is the aesthetic focal point of the residence, with a full pediment in the gable and four muscular boxed columns extending from ground to the second story, 1959 replacements to original fluted columns of the same scale.¹ While the first level portico porch was removed when the building was raised on a concrete foundation circa 2006, the second level features a full-length porch running along the gable end, protected by a low wood railing. The first level windows in the portico have been boarded over in the modern period; however, they are characterized by a distinctive triple-hung form, with three 18-light sashes providing ample light and perspective for the residence's parlor within. At the second level, 12-light windows remain intact, one of which is hinged to allow for second level porch access. A single window opening is centered in the gable at the attic level, with the window missing and the opening exposed to the elements.

The south side of the residence served as the primary entry, with a centered door embedded within a wood frame surround featuring sidelights and transom. The door was historically accessed by granite steps, since removed. The door and sidelights have been boarded over. Characteristic of the Greek Revival-style, this primary façade is orderly in form, with vertically-aligned windows at the first and second levels providing a rhythmic arrangement. Windows at the first level have been boarded over, with windows at the second level intact, featuring a 12-light arrangement. Some lights are broken and missing. The north elevation of the building is a subservient reflection of that of the south, with a smattering of 12-light windows, all of which are boarded over at the first level. In contrast to the highly regular south façade, this secondary elevation reflects a more prosaic form, with fewer windows placed in a somewhat irregular fashion. This northerly elevation is also notably overgrown with vegetative growth, somewhat obscuring a cohesive sense of the overall design.

Ell

A recessed 1 ½ story ell extends from the west side of the residence, developed as a kitchen wing that connected the residence to the horse barn. Structural investigation conducted as part of previous cultural resource studies addressing the property indicated that this wing was constructed after the original main body of the residence, although research undertaken for this study did not yield further information to confirm this.² The ell is of a gable roof design punctuated by two dormers at the south side of the roofline. Several wood frame multi-light windows line the section, with offset entries on both the north and south sides. Portions of the original wall are boarded over, obscuring the original design intent, though photographs from circa 2006 depict a functional arrangement of multilight windows in various shapes and sizes (see **Figures 30-35**).

Horse Barn

The horse barn extends from the ell with a two-story, timber-frame, gabled form. Like the ell, the barn's fenestration has been obscured by plywood in the modern period, though a regular arrangement of windows on the south side with an offset sliding barn door and hay loft opening is evident. On the north side, a gable roof entry extension extends from the barn's main body, accessing a root cellar that was added by then-owner Food Works in support of farming operations in the early 2000s. Several original windows also line the north side, also boarded over.

¹ Interview with Kathy Hoare Duprey, June 2024. Sam Hoare replaced the columns in 1959.

² Kerry Davis, "Jacob Davis, Jr. Farmstead: An Architectural Conditions Assessment and Treatment Analysis," University of Vermont Historic Preservation Program, October 2000.

The west wall of the horse barn is unpainted vertical barn board, clearly exhibiting the roofline imprint of a since-removed attached outbuilding. As detailed by previous owners: the Hoare family, and corroborated by aerial imagery and historic period site plans, the horse barn was once attached to a series of additional barns that formed a generally U-shaped complex around the residence (see **Figures 4-6**). The historic record indicates that the barns dated to the circa 1830s period of development, or potentially earlier to the period of Jacob Davis Jr., and consisted of an English-style cow barn, a heifer barn, as well as various smaller outbuildings. These agricultural structures were demolished circa 1970s, with the timber from the cow barn salvaged and removed from the site, potentially adapted for use elsewhere in the Central Vermont region.³

Interior Description

Like the exterior of the residence, the interior generally reflects material and spatial integrity to the historic period of development, with a largely original floor plan and generally uniform use of materials, including original wood floors and trim, original plaster and split lath walls, and original timber framing. In the same manner as the exterior, however, the building's vacant status has led to comprehensive deterioration of interior features, with most plaster walls and ceilings in high states of disrepair, numerous areas of exposure to the elements, and interior doors, fireplace mantles, and other design fixtures and functional elements removed and / or damaged.

As designed, the residence was accessed through a central hall from the centered south-side entry, leading to a primary staircase to the second level and an orderly arrangement of framing rooms, with a generally circular plan of interconnected rooms accessed through cased openings. In keeping with the exterior hierarchy of the residence, the rooms on the east side, portico end, were generally of a higher order, comprising parlors and sitting rooms at the first level and bedrooms at the second, with the spaces on the west side of a lower order, comprising secondary spaces, the kitchen wing in the ell, and the functional space of the horse barn. At present, this original design is somewhat difficult to discern, with interior finishes, including virtually all plaster walls, removed and key functional and decorative elements stripped, including all plumbing and light fixtures. Nevertheless, the original plan remains largely in place, along with a scattering of intact material features that convey important elements of the building's historic period of development, including several fireplaces, original wood floors, a variety of wood trim and detailing, several built-in cabinets and shelving types, and multiple styles of wood panel doors, some of which remain hung and most of which have been removed from their openings. See Floor Plans in **Additional Documentation** for detailed depiction of the residence's spatial arrangement.

First Level

The central hall is framed by two flanking rooms, with additional living spaces accessed from these spaces in a generally circular manner of interconnected rooms. These living spaces contain a number of heightened features, including molded wood window and door framing anchored by corner medallions, inset wood shelves underlying some windows, and a soapstone and brick fireplace in the southeast parlor. Though the wood mantle and surround have been removed from the fireplace, the fireplace surround can be found leaning on an adjacent wall, with other fireplace mantles also remaining *in situ* in the building. The parlor at the northeast corner was converted into a kitchen in the 1960s by the Hoare family, though few indications of this remain in place.⁴

To the west of the central entry hall, a large room leads to rear portions of the building, including a secondary staircase leading to the second level, and the attached ell. Like the front living spaces, ceiling and wall finishes have been stripped, with exposed split lath walls. Areas of wood

³ Interview with Kathy Hoare Duprey, June 2024.

⁴ Interview with Kathy Hoare Duprey, June 2024.

baseboard and molded door and window trim remain in place, along with several built in wood shelves and drawers.

The attached ell is accessed through a cased opening on the building's west end. This area of the building is of a generally open plan, once housing a kitchen. At present, it is somewhat modified, with partial renovation in the early 2000s introducing new areas of stick framing, and select new wood interior partition walls. Original wood floors and timber framing remain in place, along with the brick chimney wall. The horse barn extends from the ell, with an open plan and heavy timber construction. Original timber framing has been supplemented by select placement of wood posts. While the original horse stalls were reported to have remained in place into the early 2000s, they have since been removed and the barn floor is entirely open in plan. Other original features have also been removed, including a "three seater" privy that once lined the north wall as well as a milk room / cooler and woodshed which spanned the space between the barn and the original kitchen (see Floor Plans in **Additional Documentation**).⁵

Second Level

Two staircases access the second level of the residence, with a primary stair extending from the central hall and a secondary back stair from the northwest corner of the first level. Both are original, with original treads, risers, turned balusters, and rails. Of note, as detailed by mid-twentieth century occupant Kathy Hoare, the primary wood staircase from the hall has a pencil notation recording the level of Winooski River water in the residence during the Flood of 1927, though this notation was not located in the field. The second level of the residence consists of four primary bedrooms. The east two front the portico end, with access to the upper level porch from the southeast room. All of the rooms feature wood floors, baseboards, and wood window and door molding, with a variety of paneled doors accessing the rooms. The southerly rooms each have fireplaces. Several areas contain small portions of original intact plaster on the lath walls, with select areas of wallpaper fragments remaining (see **Photograph 59**).

The gable attic space of the 1 ½ story ell extends from the west gable end of the primary building, consisting of an open space with exposed rafters. Much of the roof framing in this section is new, part of the circa 2006 rehabilitation work. The ell accesses the barn hay loft from a hole cut in the wall boards. The hay loft is an open expanse characterized by exposed timber framing, with sturdy post and beam framing and bracing. Some modern alterations are evident, including cross bracing at the gable rafters. Vestige elements of the site's early 2000s Food Works venture remain in place, including wood drying racks for onions and garlic.

Attic and Basement

The attic is accessed through a central stairwell at the second level. The open space provides an evocative vantage of the timber framed structure, with entirely original framing and roof structure. Two brick chimneys rise through the space, though only one of these extends above the roofline. As described by Kathy Hoare, a water tank once filled a portion of the attic, pump fed by a spring on Gallison Hill, this has since been removed.

A partial basement is accessed through a concrete and metal bulkhead on the building's west side. The space is unfinished, with a dirt floor, original fieldstone foundation walls, and a raised concrete perimeter foundation structure that was developed in 2006. A pile of original bricks that once lined the original foundation are stored in this space. The basement space is very damp from repeated water incursion in the summers of 2023 and 2024.

⁵ Kerry Davis, "Jacob Davis, Jr. Farmstead: An Architectural Conditions Assessment and Treatment Analysis.

Integrity Analysis

While the subject property exhibits severe material deterioration from exposure to the elements and neglect through vacancy, the integrity of the resource remains intact and expressive of the property's historic period of development. The *location* of the residence remains as constructed in 1836, standing at the juncture of key waterways and transportation corridors in the periphery of Montpelier. The property's *design* as a Greek Revival residence and farmstead remains clear and discernible, even as associated agricultural buildings have been removed and the acreage has been diminished. *Materials* are largely original to construction or to the historic period of development, with a purity of material form consisting of timber framing, wood cladding, and wood finishes and detail work. The composition of *Design* and *Material* lend a sense of *Workmanship* that provides an important vantage to the nineteenth century construction period. While the larger agricultural *Setting* has been undermined by comprehensive twentieth and twenty-first century transition within the surrounding landscape, the immediate 18.4 acre setting allows for an understanding of the agricultural context of development. Through the intact integrity of *materials*, *design*, *workmanship*, and *setting*, the property is able to convey an evocative sense of *feeling* and *association* as a nineteenth century residence and agricultural property.

HISTORICAL OVERVIEW (CONTINUATION)

*Col. Davis's first pitch embraced what is now the village of Montpelier, from the river against Colonel Reed's house, near the lower end of the village, extended up the river to the Old Arch Bridge, and back from the river, parallel with town and lot lines, far enough to embrace the Waterman Falls on the Branch and contain 186 acres. **His second, or upper pitch, embraced the same number of acres within the great bend of the river, two miles above, and was long known as the Jacob Davis, Jr. Farm.***

History of the Town of Montpelier, Thompson

*I, Burrage B. Dimock, of Montpelier, on May 24, 1837, for \$2,000 paid to my satisfaction by Frederick Marsh, deed a certain piece of land in the town of Montpelier, part of the Davis Farm—so called, to said Marsh, "being the same land which I bought of said Marsh on 11th of May 1836, together with the buildings thereon, viz. **a new dwelling house and barn and outbuildings.***

Town of Montpelier Land Records (Old Series), Vol. 10, p.191

*Nathaniel C. Tabor died at one o'clock Monday morning after a long and distressing illness...Few men in Montpelier had more friends than had Mr. Tabor. **During many years past his spacious farm house and sugar orchard have been scenes of many joyful gatherings. Dearly loving the society of his friends, both young and old, and possessed of a generous hospitality, nothing pleased him more than to fill his house with a merry company.***

Vermont Watchman and State Journal, Sep. 26, 1900

Now here come Harvey J. and Pauline Pilette...Regarding the property consisting of approximately 117 acres with buildings thereon standing, formerly known as the Tabor Farm at the Barre transfer, and hereby appeal to said Commissioner:

- 1. That the tax on said property is greatly in excess of what is fair and reasonable under existing conditions.*
- 2. That said Pilettes purchased the farm February 1938 for the purchase price of \$5,000.*
- 3. That the said property was in a run-down condition.*
- 4. That a cement plant adjacent thereto greatly depreciates said property.*
- 5. That said property has neither city water, fire protection, or sewer facilities.*

Town of Montpelier Land Records, Vol. 53, pg.131

*We always called the farm "The Island," like we were living on an island. Both because the rivers that flowed around us but also how it was, **we were in Montpelier but the farm was on its own, apart from everything as time passed and everything kept changing.***

Kathy Hoare Duprey, 2024

Contextual Overview

The vacant Greek Revival residence at 5 Home Farm Way in Montpelier, Vermont stands as a throughline linking two centuries of community evolution in Central Vermont. With the property developed and occupied by at least seven successive—and sometimes multigenerational—family occupancies, and witness to transformative framing cultural, economic, and environmental change, the residence has been a steady physical pulse in a changing contextual tide; standing as rivers rise and fall, rail lines bend and recede, bridges come and go, farm's plant and lie fallow, and occupants live and die. The following historic context presents this throughline, following a strand of ownership and occupation that has shaped the site at Montpelier's "Great Bend in the River," over more than two centuries of change. While a detailed portrait of the building itself, the context weaves major Vermont themes into a narrative of change and continuity—with transportation, agricultural modernization, economic diversification, and inexorable environmental pressures all laying claim to this story of place.

Colonel Davis's Second Pitch: Foundational Origins of 5 Home Farm Way

*Voted, that Colonel Jacob Davis have the privilege of pitching (within the lands above described for a Second Division, previous to said Second Division being laid out) the quantity which he would have...186 acres, in good form...*⁶

As Montpelier transformed from a largely theoretical proprietorship on paper to a nascent Euro-American settlement in the 1780s and 1790s, the administrative and organizational hand of Proprietor Colonel Jacob Davis played a defining role, surveying and laying out much of the unsettled lands, and—in equal measure—amassing substantial acreage for himself and his extended family network. Born in 1741 in Oxford, Massachusetts, Davis was heralded in nineteenth century accounts as “emphatically chief among Montpelier’s founders,” turning his, “attention to the selection and purchase of wild lands in the new state of Vermont,” following service “as an active patriot,” in the Revolutionary War. By the late 1780s, Davis had secured three rights—or *Pitches*—in Montpelier; with his first 186 acre Pitch encompassing much of central Montpelier including the lands that would be developed with the Vermont Statehouse, which were donated by Jacob’s son, Thomas Davis, at construction of the first Statehouse in 1808.⁷

While Davis’s efforts largely focused upon Montpelier’s central core, clearing and developing the lands of his First Pitch with construction of a sawmill, grist mill, and the village’s first frame-house along present-day Elm Street; by 1787, he had secured his Second Pitch: 186 acres of lands rising from a great bend of the Winooski (Onion) River southeast of central Montpelier, at the river’s confluence with the Stevens Branch, a smaller tributary flowing from Barre (see **Figure 1**). As noted in Proprietors’ accounts of the Second Division of Montpelier’s lands, Davis had largely secured the benefit of “first dibs” on this Second Pitch, acting as surveyor for the Town’s Second Division and also authorized to select his Pitch lands prior to the formal laying out of the Division. With its location at the confluence of two important river valleys connecting the nascent communities of Barre and Montpelier, rich riverine agricultural soils, and timbered hardwood slopes rising up present-day Gallison Hill, Jacob Davis’s Second Pitch certainly served as a key material resource for the Davis family, adding lands for farming and timber harvesting at a critical hinterland juncture linking Montpelier to a range of newly-forming communities and economic markets.⁸

⁶ D.P. Thompson, *History of Montpelier* (Montpelier, VT: E.P. Walton Printer, 1860), 31.

⁷ D.P. Thompson, *History of Montpelier*, 169-173; State of Vermont Buildings and General Services, *The Vermont State House*, accessed online July 14, 2024 at [THE VERMONT STATE HOUSE](https://www.vermont.gov/buildings-and-general-services/the-vermont-state-house).

⁸ D.P. Thompson, *History of Montpelier*, 30-31.

By 1795, Colonel Davis had deeded the lands of this Second Pitch to his son Jacob Davis, Jr., as detailed in Montpelier Land Records:

In consideration of the love and good will that I have I do bear unto my son Jacob Davis, Jr....That tract of land in the Town of Montpelier known by the name of "Colonel Davis's Upper Pitch," containing 186 acres more or less...⁹

Jacob Davis, Jr., born in 1768 in Massachusetts, had arrived in Montpelier with his father and has also been endowed in the historic record of Montpelier with notable firsts in the community's development. He was noted as groom in the first marriage conducted in Montpelier, marrying Caty Taplin of Berlin in 1791. Davis Jr. also reputedly served as the first teacher in Montpelier, serving as headmaster, "in a log house near the Winooski River not far from the Middlesex line," in the late 1780s. By the first decades of the 1800s, United States Census Records indicate he was a farmer. While the historic record reveals little granular specificity about Jacob Davis Jr.'s development and occupancy of the subject lands at 5 Home Farm Way during this period, by the first decades of the nineteenth century the large tract of land was commonly referred to in the record as the "Jacob Davis Jr. Farm," and Montpelier Land Records indicate that he likely resided at the farm with his wife Caty and several of his grown children. While he appears to have lived at the farm, it does not appear that he resided in this subject residence; however, which appears to have been constructed later, as detailed later in this context. United States Census Records list Davis as a resident of Montpelier through 1830, after which he seems to have retired and resided in Berlin, where he remained through his 1851 death at the age of 83.¹⁰

Although the historic record reveals little pertaining to the development of the farm under Jacob Davis Jr.'s ownership, it is clear that the lands of the farm were steadily being incorporated into a rapidly complexifying regional economic and settlement pattern in the first decades of the nineteenth century. By 1804, at a March Town Meeting in Montpelier, the Roads Committee, represented by Jacob Davis Jr.'s cousin Parley Davis, determined that, "Montpelier, in conjunction with Barre and Berlin, would provide for building a new bridge across the river at the Jacob Davis, Jr. Farm, on the road to Barre." This increasingly formalized and inter-connected transportation network represented a broad regional cohesion developing in the early nineteenth century, as isolated settlements like Montpelier, Barre, Berlin, and communities beyond, increasingly became part of complex market-based networks. As described in Daniel P. Thompson's 1860 *History of Montpelier*, in large, this evolutionary process followed the dense network of river valleys extending from Montpelier, with agricultural assemblages like that of Jacob Davis Jr. existing within a larger patchwork of trade and production across the region:

*The natural position of Montpelier Village, which was the part of the town first settled, and which, in point of population and trade, has ever since continued to maintain its ascendancy, over all other parts, is, in almost all respects, an unusually central one—more so, perhaps, than any other interior village in New England. Besides the numerous hill roads, the great thoroughfares of five or six productive valleys center at this favored location—the first coming in along the Winooski upward from Middlesex, where it is united with Mad River Valley, and thus made the conduit for the products and trade of seven good agricultural townships; the second passing down the Valley of the Dog River, and bringing in those of a territory equaling at least three good townships; the third coming in down the Worcester Branch, with those of two or more townships; **the fourth entering from the Valley of the Stevens Branch, with those of about five towns, some of which are among the***

⁹ Montpelier Land Records (Old Series), Volume 1, Page 204.

¹⁰ "Montpelier," *The Burlington Free Press*, February 7, 1890; Vermont Vital Records: Marriage Certificate, Jacob Davis and Caty Taplin, October 3, 1791 (accessed on Ancestry.com); United States Census Records 1810-1850, (accessed on Ancestry.com).

best farming towns in the state; and the fifth coming down the Valley of the Winooski, from the borders of Danville, with those of five or six more towns of almost equal thrift and productiveness. These valleys are not limited to Washington County, but, extending into the borders of Orange, Caledonia, and Lamoille Counties, form natural inlets to this village, radiating out from the place to an average extent of nearly twenty miles in every direction around, and comprising an area of about 700 square miles of **highly productive agricultural territory**, whose trade Montpelier must always mainly control.¹¹

Within this evolving market context, Montpelier's Grand List rose from a paltry \$2,141 in 1792 to over \$25,000 in 1806, with a corresponding surge in population rising from 113 persons in 1791 to nearly 3000 by 1830. Much of this growth can be attributed to the town's agricultural and extraction-based resource economy, with agricultural assemblages like that of the Davis family framing the village center and driving economic growth.¹²

By 1817, Jacob Davis Jr. had deeded the farm and all its lands to his sons, Ezra, John Q., and Jacob Davis (III), reserving for himself supplies of firewood from the farm's forested slopes extending up from the river valley and "house room" for the remainder of his and his wife Caty's natural life. In contrast to the largesse of his relatively more land-rich father, Colonel Davis, who had deeded the tract in consideration of "love and good will," Jacob Davis Jr. relayed the lands to his sons in consideration of \$3,000, as detailed in Montpelier Town Land Records:

*In consideration of the sum of three thousand dollars paid to my full satisfaction...I absolutely remiss, release, and forever quit claim all right, title, and interest to a certain piece of land...Known by the name of Colonel Davis' Upper Pitch, containing 186 acres...Reserving the right to cut wood for market and to burn and also suitable house room during the natural life of myself and my wife Caty, and not exceeding 60 cords a year for market.*¹³

In 1827, one of Davis's sons, John Q. Davis, deeded his 1/3 share of the farm to Chester Hubbard and Elisha Jewett. This Land Record provides the first explicit citation located in the Montpelier Land Records that indicates the Davis family was living on the farm at the time, though—as detailed later in this context, it does not appear that it was within this subject residence:

*I grant a certain piece of land...one undivided third of the land and appurtenances, being the farm that my father Jacob Davis deeded me and my brothers, Jacob Jr. and Ezra Davis, **being the same farm on which my father, my brother, and myself are now living on and occupying**, lying in the bow of Onion River lying in said Montpelier and the same which Colonel Jacob Davis deeded my father.*¹⁴

In 1833, the remaining Davis family landholders sold the farm in entirety to Frederick Marsh, a Vermont newcomer who had arrived in the state from Hartford, Connecticut in the early 1830s. By this time, the Jacob Davis Jr. Farm had expanded to 250 acres from additional land purchases that augmented the original 186 acre Pitch, as documented in Montpelier Land Records:

We Jacob Davis, Isaac J. Davis, and E. W. Farwell of Barre (then-holder of the 1/3 share), accept \$3600 from Frederick Marsh, for a certain piece of land beginning at the west fence of the bridge crossing the Onion River near Jonas Goodnow's then running up said river on the bank thereof, until it strikes the line of land owned by James Gallison, thence on said Gallison's line to the brook, thence on said Gallison's line partly up the brook, until it meets the line of land owned by David

¹¹ D.P. Thompson, *History of Montpelier*, 18, 73.

¹² D.P. Thompson, *History of Montpelier*, 18, 73.

¹³ Montpelier Land Records (Old Series), Volume 4, Page 519.

¹⁴ Montpelier Land Records (Old Series), Volume 7, Page 72.

*Cutler thence westerly on said Cutler's line until it meets the line of land owned by Wing...250 acres, more or less...To convey all the lands of said farm to Marsh.*¹⁵

The arrival of Frederick Marsh, and business partner and in-law relation Burrage Dimock, heralded a noted period of change for the property, with the agricultural underpinnings of the Davis family's Second Pitch ceding to a two decade period of site development that appears to have resulted in construction of the subject Greek Revival residence that is the focus of this documentation.

A New Dwelling House: The Dimock and Marsh Period

In contrast to Colonel Jacob Davis and son Jacob Jr., who both cleared and tilled largely unsettled lands as part of the first wave of Euro-American settlement in Montpelier, Frederick Marsh appears to have followed a different trajectory, moving to Vermont in the early 1830s after stewarding a merchant tailor firm in Hartford, Connecticut for several decades in the early 1800s. The Marsh family arrived in Montpelier with the family of Burrage B. Dimock, with Marsh and Dimock both in-laws and business partners in the tailoring firm of Dimock & Marsh. The two operated Dimock & Marsh from 1815 through the 1830s, reportedly doing a brisk trade in southern cotton from their Hartford headquarters, with period advertisements extolling a range of fine goods including, "clothing cut and made in the latest London fashion," (see **Figure 19**). By the early 1830s, advertisements in Hartford periodicals indicate the dissolution of the firm, with multiple advertisements for the sale of Dimock & Marsh's shops and residential buildings in the city.¹⁶

While Frederick Marsh was the sole listed grantee of the Davis land assemblage in 1833, by 1836 Marsh had deeded a small portion of the lands to Burrage Dimock for \$585, with this site the land upon which this subject property was constructed. This 1836 land sale provides the first explicit vantage to the nature of built structures on the property at the time, and was described in the Montpelier Land Records as follows:

*A certain piece of land in Montpelier being part of the Davis Farm so-called and bounded as follows being on the road leading from Montpelier Village to the town of Barre being 15 acres more or less, together with the **old barn** thereon standing, preserving to myself the **new, or horse barn, which I shall move off in a reasonable time.***¹⁷

It is likely that the old barn referenced in the 1836 record dated to the Davis period of occupation, with the new barn likely constructed following Marsh's purchase of the site. It is possible if not probable that this "new horse barn" is the extant barn that remains on site, attached to the residence. Importantly, the following year in 1837, Burrage Dimock deeded these same lands back to Frederick Marsh—with one crucial and evocative difference—the sale price had ballooned to a \$2000 valuation that stood in lofty contrast to the \$585 noted in the exchange the year before, and included **a new dwelling house**, described in the 1837 Montpelier Land Record as follows:

*Being the same land which I bought of said Marsh on the 11th of May 1836, together with the buildings thereon viz. **a new dwelling house** and barn and outbuildings.*¹⁸

Based upon these details in the historic record and the lofty and ambitious Greek Revival composition of the residence, it appears almost entirely certain that the documented property at 5 Home Farm Way was constructed in 1836-1837 under the ownership of Burrage Dimock and was the basis for the \$1500 appreciation in the value of the lot as it was deeded back from Dimock to Marsh. In addition to the corroborating details provided by the Montpelier Land Records, at a

¹⁵ Montpelier Land Records, (Old Series), Volume 8, Page 339

¹⁶ Montpelier Land Records, (Old Series), Volume 8, Page 339; "Dimock & Marsh," *Hartford Courant*, July 5, 1815; United States Census Records 1810-1850, (accessed on Ancestry.com); "For Sale," *Hartford Courant*, January 29, 1833.

¹⁷ Montpelier Land Records, (Old Series), Volume 9, Page 501.

¹⁸ Montpelier Land Records, (Old Series), Volume 10, Page 191.

broad level, the expansive nature of the residence, with a prototypically-spare Greek Revival form coupled with a surprising and emphatic soaring portico, *au courant* in the period, seems to reflect an ambitious and architecturally sophisticated design, perhaps reflecting the mores of two Hartford merchant transplants, well-versed in the latest sartorial styles of London, more than the predilections of the pioneer farming son of Jacob Davis. While some level of conjecture surrounds this finding, based upon the historic record and architectural typology, it appears almost certain that the residence was born of Dimock and Marsh in the mid-1830s.

From the 1830s to 1857, members of the Dimock and Marsh family occupied the property, with the residence at 5 Home Farm Way owned by the Marsh family for much of the period, and another residence standing adjacent on the other side of the road to Montpelier occupied by the Dimock family. It is possible, though uncorroborated, that this proximate residence could have dated to the Davis period of ownership, although no details were found to support this supposition. In any event, the interwoven nature of the Dimock and Marsh families is evident in the historic record, with Marsh deeding his property back to Burrage Dimock in 1842, and Dimock, in turn, deeding the property back to his nephew Burrage D. Marsh through his 1850 Last Will and Testament. The 1858 Henry Francis Walling *Map of Washington County* corroborates the familial intimacy of the land records, depicting B.D. Marsh, nephew of Burrage Dimock and son of Frederick Marsh, living at the subject property site on the west side of the “Barre-Montpelier Y,” and Frederick Marsh living in a directly adjacent property on the east (see **Figure 2**).¹⁹

Of a historical side note, the two proximate Dimock and Marsh residences appear to have introduced a discrepancy in the historic record relating to this subject property that bears consideration and clarification. In the Vermont State Register listing for this subject property, documented April 27, 1979 and listed in the Vermont State Register on March 15, 1990, the residence is detailed as follows:

*This could very well be one of the oldest extant houses in Montpelier. It is also an excellent example of Greek Revival design. It is situated on the second pitch given to Montpelier's first permanent settler, Jacob Davis, in 1787, and was very likely built by his son, Jacob Davis, Jr. **Although intended as a farmhouse, this became a hotel known as the "Coffee House" during the mid-19th century when the road to Barre then ran southeast along the rear and southeast elevations. It is a substantial house with several nice details and a rich local history.***²⁰

Based upon review of Montpelier Land Records and local periodicals over the span of development, this subject residence **was not** ever a Coffee House or hotel, although one did exist on the larger land assemblage. In fact, it appears that the dwelling on the other side of the road in close proximity (see **Figure 2**) was likely the “Temperance Coffee-House” and hotel that appears in the record beginning in the 1830s (see **Figure 20**). As detailed in a March 1836 advertisement in the *Vermont Watchman and State Journal*, shortly after moving to Montpelier Frederick Marsh opened a:

*House of entertainment two miles south of Montpelier Village where the road forks to Barre and Danville under the sign of Montpelier Temperance Coffee House where everything for the comfort of travelers, and the gratification of parties of pleasure, usually found at a public house, may be had except ardent spirits.*²¹

¹⁹ Montpelier Land Records, (Old Series), Volume 12, Page 122, Volume 12, Page 125, Volume 13, Page 457, Volume 14, Page 281; Montpelier Land Records, Volume 3, Page 327; Connecticut, United States Wills and Probate Records: Burrage B. Dimock, Vol 246, 260, 264, 1911-1914, page 293-294; Connecticut, United States Wills and Probate Records: Frederick Marsh, Vol 246, 260, 264, 1911-1914, page 295-296.

²⁰ Vermont State Register Listing: Samuel and Margaret Hoare Farm, 3/15/1990, Vermont Division for Historic Preservation Online Resource Center.

²¹ “Coffee House,” *Vermont Watchman and State Journal*, March 22, 1836

It is unknown how successful this bucolic riverside bastion of temperance was, with little reference to it in the historic record other than at its initial opening, until 1934, when the *Montpelier Evening Argus*, noted in a Commemorative Anniversaries of Note column that:

*The old coffee house at the Harry Tabor farm burned flat 38 years ago, in 1894. Long ago it was a hotel and the last of its life as a hotel or home it became a tough joint. Then for years it was uninhabited except by bedbugs and rats. Then fire destroyed it causing a tremendous loss of life, among the bed-bugs and rats.*²²

It appears possible that this “Coffee House” property was in actuality the residence depicted on the east side of the road in the Henry Francis Walling Map of 1858 and F.W. Beers Map of 1873, standing in close proximity to this subject residence (See **Figures 2 and 3**). Further, while research has not revealed this, it *may* be the case that the Coffee House property, burned in 1894, bore some relationship to earlier residential construction associated with the foundational Davis period of development, as it does appear that they did indeed live on the farm based on the historic record, although their dwelling remains unaccounted for. This supposition will likely remain unconfirmed, however, as it is not corroborated by the historic record reviewed as part of this research and cannot be confirmed through material observation, as the property is no longer extant.²³

While it is likely that agricultural activities continued at the site through the Dimock and Marsh period, the historic record reveals little in terms of agricultural production. At Marsh’s 1868 death he was still identified as a merchant by trade. At Dimock’s 1854 death, his occupation remained unlisted, revealing no insight into his professional life. Nevertheless, the two—and their families—seem to have left a lasting physical imprint on the site through the expansive form of their Greek Revival residence at 5 Home Farm Way.²⁴

The Nathaniel C. Tabor Farm and a Changing Montpelier

Following the death of Burrage Dimock in 1854, nephew Burrage D. Marsh and wife Eveline, along with Dimock’s widow Hannah, sold the subject residence and 17 surrounding acres for \$2600 to William and Julia Peck in 1857, as recorded in Montpelier Land Records:

*Relaying the part of the Jacob Davis Farm, so-called, beginning at the corner of the Bridge from Montpelier...Together with all the buildings thereon containing 17 acres more or less. Being all the same devised to the Burrage D. Marsh and Hannah Dimmock by Burrage B. Dimmock deceased.*²⁵

While the historic record reveals little about the Pecks, the family continued to farm the property. In addition to the 17 acre house site purchased from Burrage D. Marsh, the Pecks also purchased additional land from Frederick Marsh for farming, a reported 75 acres that extended upslope toward Gallison Hill. William Peck (1811-1899), appears to have been a farmer for much of his life, also recorded as a tanner both before purchase and following the sale of this property in 1863. His wife, Julia (Clark) Peck, was born in Moretown, dying in 1882 at the age of 66.²⁶

After a comparatively short period of ownership, the Pecks sold the subject residence and acreage to farmer Nathaniel C. (N.C.) Tabor in 1863. The Tabor family occupation spanned through two generations through 1931. The period appears to have been one of prosperity and growth on what would become known as the “Tabor Farm,” with the acreage of the agricultural assemblage rebuilt to approximately 147 acres through miscellaneous land purchases by N.C. Tabor, and numerous

²² “Events of this Day,” *Montpelier Evening Argus*, June 6, 1934.

²³ “Events of this Day,” *Montpelier Evening Argus*, June 6, 1934.

²⁴ Frederick Marsh Death Certificate, July 1, 1868; Burrage Dimock Death Certificate, September 1, 1854.

²⁵ Montpelier Land Records, Volume 3, Page 327.

²⁶ Montpelier Land Records, Volume 4, Page 458; “William N. Peck,” *Argus and Patriot*, October 24, 1888.

references in the historic record to the Tabor's agricultural and market breadth in Central Vermont. In addition, the period of Tabor family ownership was one of marked economic and infrastructural change on the farm and in the region, with two major railroad alignments: The Montpelier and Wells River Railroad and The Montpelier and White River Railroad, developed through the property during the period, altering both the farm and its surrounds and the Central Vermont economic and material landscape as a whole.²⁷

N.C. Tabor was born in East Montpelier in 1823, marrying first Kate Cummings (d. 1860) and subsequently Emeline Snow (d. 1908). Following purchase of the farm in 1863, the 37-year-old Tabor initiated a period of concerted agricultural development, with a particular emphasis on stock breeding and sheep husbandry, with an entry in Child's 1889 *Gazetteer of Washington County* providing a detailed snapshot of the dimensions of the farm under Tabor:

*Tabor: Nathaniel C. (R. 13, Cor. 14): Road Commissioner, 500 Sugar Trees, breeder of full-blood Jersey Cattle, reg. and fine horses, 15 cows, 60 sheep, farmer.*²⁸

An array of local periodicals from the period supplement the broad view of the farm under Tabor (see **Figures 21** and **22**). Through the period Tabor was a member of the Washington County Agricultural Society, regularly showing livestock at Washington County Fairs and earning commendations for livestock breeding. In 1877, he was noted as winning Best Buff Cochins in the poultry division, also making the "Vermont Premium List" for breeding of "Matched Driving Horses" in 1879. Tabor also appeared in several local horse-races, generally finishing in the top tier of competitors on his "well-known" trotting horse "Fannie Gray."²⁹

In something of a historical aside, an 1880 account of horse "Fannie's" doings on the farm provides an intimate portrait of the Tabor Farm landscape and its evolving physical setting during the period, as detailed in the *Argus and Patriot* in February 1880:

*As Lee Harvey, who resides at the "Coffee House" was coming down "Gallison Hill" last Saturday, with a load of logs drawn by N.C. Tabor's well known trotting horse "Fannie Gray" and a young colt, the latter kicked and struck Fannie, which started the old mare's metal, and both ran down the hill, throwing Harvey off, and dragging him until he was obliged to let go of the lines. The sharp pitch at the crossing of the Montpelier and Wells River Railroad stopped the team without damage. "Lee" was pretty thoroughly shaken up and bruised, and his logs scattered along the road promiscuously.*³⁰

As noted in this equine debacle, even as N.C. Tabor was expanding the acreage and market clout of the Tabor Farm, the surrounding landscape was undergoing immense infrastructural and economic change, as multiple railroad alignments came to shape Montpelier and its surrounding region. For much the same reason that Colonel Jacob Davis likely selected the lands of his "Second Pitch" on the Winooski River, the Tabor Farm's location at the juncture of the Winooski and Stevens Branch made the site an enticing linkage point and conduit for connectivity between Montpelier's Winooski River Valley, and the valley lands that extended to Barre and beyond along the smaller Stevens Branch. Within this geographic context, the 1870s brought concerted railroad development to the farm and surrounding region, with the alignment of both the Montpelier and Wells River Railroad and Montpelier and White River Railroad coursing through the property as

²⁷ Montpelier Land Records, Volume 4, Page 458; Robert C. Jones, *Railroads of Vermont* (Shelburne, Vermont: New England Press, 1994).

²⁸ Hamilton Child, *Gazetteer of Washington County, 1783-1889* (Syracuse, NY: The Syracuse Journal Company, 1889), 138.

²⁹ "Washington County Agricultural Society," *Green Mountain Freeman*, February 11, 1874; "Results," *Argus and Patriot*, August 27, 1879; "Washington County Fair," *Argus and Patriot*, September 26, 1877; "Vermont Agricultural Society," *Vermont Christian Messenger*, February 27, 1879; "Business Mere Mention," *Argus and Patriot*, October 17, 1883; "Doings," *Argus & Patriot*, May 27, 1891.

³⁰ "Mere Mention Business Notices," *Argus and Patriot*, February 11, 1880.

they spanned Central Vermont to Montpelier (see **Figures 3 and 4**). As recorded in Montpelier Land Records, in 1871 the Commissioners of the Montpelier and Wells River Railroad Company awarded Tabor damages of \$615 for the “construction and maintenance of the railroad,” totaling an estimated 2 acres and 6 rods of land taken. In 1881, the Commissioners of the Montpelier and White River Railroad Company awarded Tabor \$88 in damages for a reported 44/100-acre land take, with this alignment running directly in front of the porticoed east gable end of Tabor’s residence. Later, in 1893, Tabor sold an additional parcel of land, a small parcel of what was called the “Burnham Meadow,” to the Montpelier and Wells River Railroad Company for \$1500, to support railroad operations at this key juncture, which came to be called “The Barre Transfer.”³¹

At a broad level, the arrival of the railroad did much to shape future development of the property, embedding the farm complex in a dense infrastructural landscape and separating the low-lying acreage and farm-building complex from the upslope pasture and sugarbush on Gallison Hill. Almost immediately, this railroad development precipitated complex transportation updates that further altered the landscape context of the property, as documented in the *Vermont Watchman and State Journal* in 1873:

*The work upon the new road on the Berlin side of the Winooski, between this village and the bridge on the Barre Road above N.C. Tabor’s, is being prosecuted vigorously. **It is expected that a bridge will soon be built across the river on the Sabin Farm, and another on the Tabor Farm, for the accommodation of travel from Barre and East Montpelier, now made insecure by the building of the Montpelier and Wells River Railroad.***³²

This transportation pinch point continued to shape the area surrounding the subject property through the historic period, with the “Grade Crossing” of multiple railroads at Tabor Farm lambasted as a safety hazard by the early twentieth century; ultimately leading to development of multiple iterations of an overpass, first in the early twentieth century and subsequently under the Works Progress Administration (WPA) in 1937. An overpass remained in place across the Tabor Farm through these iterations through 1970, when a grade crossing was again put in place (see **Figures 5-7**). As recounted by Kathy Hoare Duprey, who grew up on the farm, through the mid-twentieth century the Hoare’s would drive cows to pasture on Gallison Hill, crossing the railroad tracks and the bustle of Route 2, maintaining a dairy farm even as the surrounding infrastructural systems advanced and changed.³³

Throughout N.C. Tabor’s period of ownership, he appears to have been active in civic affairs in Montpelier, serving as Fence Viewer and Town Lister for portions of the period. In addition, he appears in numerous social accounts, generally with his “spacious farm house,” at the center of his circle of conviviality (see **Figure 9**). In 1883, “The Unitarian Ladies Society [held] a sociable at the house of N.C. Tabor,” with, “Ladies invited in the afternoon and gentleman and young people in the evening.” As noted in the invitation, the adjacent rail system enhanced the event, with “Rail cars leaving for the event from the Wells River Depot at half-past three and a Special Train in the evening returning at 10:00 pm.” As documented in the *Argus & Patriot*, in 1891 Tabor’s farmhouse was the site of a, “delightful impromptu social for nine couples.” At Tabor’s death in 1900, his obituary conveys a man embedded within his community and within his home, as detailed in the *Vermont Watchman and State Journal*:

*N.C. Tabor, Worthy Citizen Gone: During many years past **his spacious farm house and sugar orchard have been scenes of many joyful gatherings.** Dearly loving the society of his friends, both young and old, and possessed of a generous*

³¹ Montpelier Land Records, Volume 8, Page 96, Volume 11, Page 556.

³² “New Road,” *Vermont Watchman and State Journal*, July 9, 1873.

³³ “Want Grade Crossing Eliminated,” *St. Albans Daily Messenger*, February 5, 1916; “Grade Crossing Ok’d to Replace Tabor Overpass,” *The Burlington Free Press*, May 16, 1969; Interview with Kathy Hoare Duprey, June 2024.

*hospitality, nothing pleased him more than to fill his house with a merry company.*³⁴

At N.C. Tabor's 1900 death, the property passed to his children, Harold (Harry) Tabor and Eva (Tabor) Stackpole. By 1908, Eva Stackpole had relinquished her \$3000 share, leaving Harry the sole owner along with his wife Mary M. Tabor. Harry continued to live and farm at the property through 1931. During this time, small amounts of acreage were cleaved off in small-scale sales, but the period was generally one of basic continuity. Local periodicals document seasonal rites of passage including "Tabor Farm Corn," sold locally in Barre and Montpelier, along with a Montpelier-based milk route (see **Figure 23**). The Tabor family hosted social gatherings on the farm, including a well-documented Maple Sugar Party in 1914 held by the Junior Alliance of the Unitarian Church:

*The party watched the process of boiling the maple sap into syrup and sugar and partook of the product. Lunch was brought by the girls and shared by all and a baseball game was played in which both boys and girls participated. A Splendid time was had by all.*³⁵

In addition, according to Kathy Hoare Duprey, the Tabor's supplemented the farm income by taking in summer guests and boarders in their large home. As relayed by Kathy Duprey's father, Samuel Hoare, who ultimately bought the Tabor Farm in 1943, as a boy growing up Hoare had worked for a strawberry farmer in Berlin named Hugh Marvin—Marvin would deliver flats of strawberries to Mary and her guests through the summer months. The strawberry deliveries were Sam Hoare's first glimpse at a farm that he would ultimately go on to buy and steward, as documented later in this context.

Harry Tabor's 1955 obituary in the *Burlington Free Press* provides a portrait of the farmer and farm during the period, alluding to the property's broad diversification as a market-farm located in close proximity to the State Capital population center:

*Born on the so-called Tabor farm where he lived for 70 years, Harry (Snow) Tabor was the son of Nathaniel C. and Emeline (Snow) Tabor...Mr. Tabor gained recognition as a farmer on his farm, which is located near the old Barre Transfer at the "Y" intersection on the Montpelier-East Montpelier Road. He very successfully managed the large farm, along with vegetable gardens from which he sold fresh vegetables to many of the Montpelier stores. He also conducted a milk route in the Capitol City over a long period of time.*³⁶

As during the late nineteenth century tenure of his parents, Harry and Mary Tabor navigated the complexities of a changing technological landscape in their stewardship of the farm. In 1910, the couple granted an easement to the Corry Deavitt-Frost Electric Company to erect electrical lines across the farm property, with another easement granted to the Montpelier & Barre Light and Power Company, who had assumed the Frost Company, in 1915; granting the company the right to, "erect, operate, and maintain an electrical transmission line including all necessary wires from and over the premises." Accompanying this infrastructural evolution, the surrounding agricultural landscape around the farm steadily shifted, with increasing industrial and urban uses altering the hinterland around Montpelier. A 1909 *Montpelier Evening Argus* editorial about the then-blighted "Coffee House Property," exemplifies this evolution, illustrating both infrastructural complexity surrounding the Tabor Farm and competing visions for future growth in the area in the twentieth century:

³⁴ "Worthy Citizen Gone," *Vermont Watchman and State Journal*, September 26, 1900.

³⁵ "Enjoy Maple Sugar Party," *Montpelier Morning Journal*, April 20, 1914; Montpelier Land Records, Volume 27, 106, Volume 24, 146.

³⁶ "Harry Tabor," *The Burlington Free Press*, October 3, 1955.

The Coffee House Property: Some 50 acres or less just across the river from the gas plant and barns and buildings of the Barre and Montpelier Electric Railroad. Joins the lands of the Tabor Farm and the "Country Club," at the Barre Transfer Station. The Central Vermont to Barre, the M&W to Barre, and the Wells River to Woodsville and the south and west, were built on the very edge of this land, the Wells River "Y" side tracks are but a few feet away. Shipping facilities in or out over competing railroads are not excelled by any location in Montpelier or Barre. Room for three or more large stone sheds in the curve of railway tracks. Good barn, 30 by 60, iron roof, clapboarded and painted. Good cellar and wall for a house. No better or finer view or location for a gentleman's country home than from either of the two knolls on this land. A fine plot to divide up into building lots when needed...The Country Club should buy this land and hold the lower part for investment...It is too valuable to be sold simply to raise corn and potatoes. Look this up before it's too late, not on my account but on your own.³⁷

With its dismissive proclamation that the "Coffee House" lands were too valuable for corn and potatoes, the editorial was almost certainly casting a derogatory aside at the long-established adjacent Tabor farm, citing a future for Montpelier's environs that was predicated less on its agricultural heft and more on the wealth of industry, commerce, or perhaps, gentleman's country homes. This assessment found ready voice across the region and state in the period, with many agricultural assemblages like those framing Montpelier facing steady development pressures.

Of note, and in this vein, by 1931 a "new cement company," had also opened near the Tabor Farm, fronting the property's east side across the railroad tracks. Local periodicals extolled the development, commending the business for, "erecting a plant that will employ at least a dozen workmen during the first stages of operation." The factory site was developed on lands leased by the company from the Montpelier and Wells River Railroad, the same lands which were deeded to the railroad in 1893 by Nathaniel Tabor for \$1500 to support railroad operations (see **Figure 5**).³⁸

The same year the cement plant rose next to the Tabor Farm, Harry and Mary Tabor sold the property, moving to Montpelier to retire. One has to conjecture that the industrial concrete plant may have played a part in the sale, an emphatic visual and atmospheric affirmation of a changing tide directly fronting the farm. In any event, after nearly 70 years of Tabor family ownership, on October 10, 1931, the Tabors deeded the entirety of their lands to Alphonse and Marrion Lessard, who owned the property through 1936 until they lost the lands, buildings, and livestock in foreclosure in the depths of the Great Depression to the Capital Savings Bank and Trust Company. Through their short period of ownership, the Lessard's appear to have maintained the farm as a dairy, with Alphonse carrying a milk license through the ownership period. The couple was new to Montpelier, with Alphonse (b. 1890) born in Saint Pierre De Broughton, Quebec and Marianne (Morin) Lessard (b. 1895) from Berlin, New Hampshire. Records indicate that the two lived at the farm with a large family, with nine children documented in the historic record.³⁹

The Island: A Twentieth Century Farm Evolves

The Lessard's 1936-1937 foreclosure proceedings on the property offer a vantage of the material context of the farm during the period, also providing a detailed portrait of the itemized heartbreak of an agricultural auction, as recorded in the *Montpelier Evening Argus* in 1936 (see **Figure 24**):

³⁷ "The Coffee House Property," *Montpelier Evening Argus*, June 17, 1909.

³⁸ Montpelier Land Records, Volume 27, 256, Volume 33, 139; "New Cement Company," *St. Johnsbury Republican*, August 3, 1931.

³⁹ Montpelier Land Records, Volume 46, 181, Volume 46, 571; Vermont US Birth Records, Marie Grace Juliette Lessard, July 8, 1934 (Ancestry.com); "Milk Licenses," *Montpelier Evening Argus*, April 27, 1933; "Sherriff's Sale," *Montpelier Evening Argus*, November 4, 1936.

Taken by virtue of a condition broken in a mortgage deed...The following described personal property, to wit: two yearling heifers, one pair of horses (one bay and one brown), one plow, one harrow, one double wagon, one manure spreader, one cultivator, one pair double sleds, one single sled, one light jersey cow with ear tag No. 21989, one light jersey cow with ear tag No. 161494-A...[and on through the jerseys]...And the same will be sold, at public auction, for cash to the highest bidder, in the public highway in front of the Harry Tabor Farm, so-called.⁴⁰

The subsequent 1937 Deed from the Lessard's to Capitol Savings Bank, recorded to, "save additional costs in said foreclosure proceedings," also reveals a wealth of granular material detail about the property:

Being a farm with buildings thereon standing and formerly known as the Harry Tabor Farm...and also including the following articles of property now on said farm, to wit: 2 sleds, 1 evaporator and large pan, 2 sets of neckyokes and whiffle-trees, 400 iron buckets, 1 gathering tank, 1 John Deere Mowing Machine, 1 hay tedder, 1 horse rake, 1 dump cart, 1 set of pleasure sleighs, 1 weeder, 1 stone boat, 1 set of bunks and reaches, 500 sap spouts, 3 sets of sleigh shafts, 1 hay fork-large, 1 shovel, 1 manure fork, all lumber, 1 corn planter, 1 hay knife, 10 rolls of fence wire, 2 hand-power corn cutters, 1 large hay body, 1 one-horse phosphate spreader, 1 lumber wagon body.⁴¹

By October 1937, Montpelier's Capital Savings Bank was advertising the "Farm Known as the Harry Tabor Farm," in the *Montpelier Evening Argus*, printing, "FOR SALE—Or will rent for winter only, the farm known as the Harry Tabor farm in Montpelier. Inquiries of Capital Savings Bank in person or Tel. 910." The next year, on February 14, 1938, the bank sold the farm in its entirety to Harvey and Pauline Pilette, for a recorded sum of \$5,000. It is unknown whether any of the implements on the farm remained, with some pieces of farm equipment likely dating from the Tabor or Davis tenure before, or whether all had been auctioned off on the public highway the year before.⁴²

The Pilette family occupied the farm for five years, selling to Samuel and Margaret (Simpson) Hoare in 1943. Harvey Pilette, born in 1910, had immigrated to the United States from Canada, with Pauline (Hamel) Pilette born in Montpelier in 1911. It appears that they concentrated in dairying, with Harvey listed as a Vermont Milk Dealer in 1938 records, and notations of the Pilette farm in 1938 state milk quality reports printed in the *Barre Daily Times*. At the time of the 1940 Census, the Pilettes were listed as living on the farm with their son, Richard, and a single hired man, Roland Marcom.

A 1938 Tax Appeal documented in the Montpelier Land Records sheds some light on the physical and economic context of the farm during the Pilette tenure, illuminating both the somewhat diminished condition of the farm and the increasing tensions between city and hinterland as the lands surrounding the farm evolved:

Now here come Harvey J. and Pauline Pilette...Regarding the property consisting of approximately 117 acres with buildings thereon standing, formerly known as the Tabor Farm at the Barre transfer, and hereby appeal to said Commissioner:

- 1. That the tax on said property is greatly in excess of what is fair and reasonable under existing conditions.*
- 2. That said Pilettes purchased the farm February 1938 for the purchase price of \$5,000.*

⁴⁰ "Sherriff's Sale," *Montpelier Evening Argus*, November 4, 1936.

⁴¹ Montpelier Land Records, Volume 46, 571.

⁴² Montpelier Land Records, Volume 51, 278.

3. That the said property was in a run-down condition.
4. That a cement plant adjacent thereto greatly depreciates said property.
5. That said property has neither city water, fire protection, or sewer facilities.⁴³

It is unknown whether the Pilettes received tax relief; in any event, following their sale of the farm in 1943 to the Hoare family, the Pilettes moved to Barre and discontinued farming, with Harvey Pilette entering a long-term career at Washington Electric Cooperative and entering local politics as Alderman in Barre, and Pauline working as a Secretary at multiple local concerns including National Life Insurance Company and Barre Trust Company.⁴⁴

Samuel and Margaret Hoare's 1943 purchase of the then-117 acre farmstead initiated a 58 year family tenure at the farm, and—importantly—represents the last period of family occupation of the dwelling (see **Figures 10-18**). Of note, the family's ownership period is also the only period where the historic record is supplemented by personal accounts, with members of the Hoare family who grew up and worked at the farm interviewed as part of this documentation effort in June 2024. Family members interviewed include Kathy Hoare Duprey, daughter of Samuel and Margaret, who spent much of her youth and young adulthood at the property; John Hamilton Woodruff III, nephew of Samuel and Margaret, who worked on the farm as a young adult through the mid-century period; John Hamilton Woodruff IV, great-nephew, who visited the farm on multiple occasions as a child and young adult; and Catherine Jackson Scribner, niece, who holds vivid childhood memories of visiting the farm. These personal recollections and connections to the property all add a vital human dimension to this long period of development, providing human context to the broad discussion of change within the property's last major period of family development.

According to Kathy Hoare Duprey, her parents Sam (b. 1915) and Margaret (b. 1916) were renting a dairy farm in Berlin as a young married couple prior to their purchase of the then-called Tabor Farm. At purchase of the farm in 1943, Sam used his father's six dairy cows as a down payment, investing the family's existing dairy line to underwrite the couple's agricultural future.

At the time of the Hoare's purchase, the farm was still solidly known as the Tabor Farm. The Hoares continued to use the lands and barns to support dairying, driving the small herd, approximately 40 cows more or less over time, over the railroad tracks and Route 2 to graze on the upslope acreage of Gallison Hill. Catherine Jackson Scribner, then a small girl, remembers driving the cows through the Winooski River fog in the early mornings on Gallison Hill on her visits to the farm, with the air damp and cold and the cows not more than shadowy figures. Sam and Margaret's family ultimately grew to seven children (Robert, David, Edwin, Steven, Frank, Mathew, and Kathy), all of whom lived in the property. Through much of the early period, a portion of the second level of the home was also used as an apartment to house Margaret's mother and four siblings, who lived on the south side of the second level in a several room apartment with a small kitchen. As relayed by Kathy Duprey, this multigenerational context at the Hoare Farm led to an intimate family relationship, with Kathy's older brother David sharing strong memories of sitting on the portico porch with his "Nana" Simpson as a toddler and learning his colors, with Grandmother pointing out vibrant greens and hues on the surrounding farm.

From the 1940s through the 1960s, the Hoares primarily ran a small dairy, supplemented by a variety of side operations to augment farm income, including sale of hay, saw-dust, and bob-

⁴³ Montpelier Land Records, Volume 53, 131.

⁴⁴ "Mrs. Harvey Pilette," *Rutland Daily Herald*, October 31, 1976; "Pilette and Zanleoni Retain Seats on Council at Barre," *Times Argus*, March 8, 1961; United States Federal Census Records 1940: Washington County, Montpelier: Harvey Pilette; United States Marriage Records (accessed on Ancestry.com): Pauline Hamel; United States Birth Records (accessed on Ancestry.com): Harvey Joseph Pilette, September 10, 1938; "Report on Analysis of Local Milk Samples," *The Barre Daily Times*, August 6, 1938.

calves, which would be taken to Boston for auction where, as reminisced by Kathy, Sam would say they would be “getting their red neck tie,” (see **Figures 26 and 27**).

As described by Kathy and John Hamilton Woodruff III, who worked at the farm, during this period several major agricultural outbuildings framed the residence, most centrally a large English-style Cow Barn that extended perpendicularly from the house, as well as a heifer barn, tool shed, and small slaughterhouse building. Documentation from the period provides a visual sense of this configuration, with an aerial photograph from 1942 depicting a generally U—shaped complex framed tightly by mature trees, according to Kathy, elms, most of which died in the 1970s. A 1949 Private Railroad Crossing Lease with the Central Vermont Railway also provides a depiction of the site, detailing the configuration of agricultural buildings tightly framing the residential dwelling (see **Figures 4-6**).

Like most of Vermont’s early-and-mid twentieth century dairies, the Hoare farm was a small operation, and largely family-run. The farm was horse-powered through the 1950s, with draft horses named Diamond and Tom providing much of the motive power before the first purchase of a Farmall Tractor. The family, with seven children, all chipped in in various ways, with local periodicals also attesting to ongoing listings from Sam seeking “Hired Man” help at the Hoare Farm (see **Figure 25**). Within this context of agricultural continuity, though, the Hoare Farm was linked to a steady pulse of change that was shaping the surrounding landscape of Montpelier and Central Vermont, with life on the farm framed by a period of concerted growth shaping Montpelier and its environs in the mid-century and post-war period.

This change came in a patchwork of forms. As recalled by Kathy, as Route 2 became a steady ribbon of commuter traffic through Central Vermont, the Hoares leased a roadside strip of land for a billboard, described by Kathy’s parents as “Christmas Money,” for extras around the farm. In 1954, the Hoares sold 4.3 acres directly west of their residence to the United States of America for development of an armory, earning \$7,700 and retaining a Right of Way for access to the property through the armory site, still the current drive accessing the residence (see **Physical Description**). The same year, the Hoares granted an easement for a City waterline to run over the property, with a provision for a service connection to their residence, replacing a spring that had fed the house from a conveyance running from Gallison Hill that had been in place since at least the Dimock and Marsh period. As described by Kathy, the surrounding mid-twentieth century landscape presented a variety of pressures and opportunities, with the farm in many senses for the Hoares an “Island” surrounded by a changing tide as development from Montpelier and Barre crept outward along the increasingly commercial and industrial Route 2 and 302 corridors (see **Figures 5-7**).⁴⁵

As the Hoare farm hummed through the 1950s, in dialogue with—but somewhat apart from—the main strands of development in Montpelier, larger forces were also afoot that were changing the patterns and realities of small-farm life. In the early 1950s, Vermont was home to nearly 11,000 dairy farms, most like the Hoare’s, with small herds of 20 or 40 heads. Beginning in the early 1950s and accelerating through the 1960s, technological and economic advancements in milk handling profoundly altered this established landscape, with the introduction of the bulk tank undercutting the small-scale nature of dairying across the state. Prior to the bulk tank, milk was stored in steel canisters, stored on farm in coolers and relayed to market through handlers or small milk routes. On-farm stainless steel bulk tanks made it easier for handlers to collect milk in bulk on site and were touted as more sanitary and efficient, a mark of progress and science. For small farmers, though, bulk tanks were an enormous expense, often costing as much as a small farm’s net annual income. By 1960, many milk handlers were requiring bulk tanks, a push that was in

⁴⁵ Montpelier Land Records, Volume 84, Page 167.

alignment with an accelerating national policy ethos framing the period that extolled farmers in increasingly strident societal language to “Get Big Or Get Out.”⁴⁶

Within this context, by the mid-1960s the Hoares had shuttered the dairy and sold the herd, opting to not make the leap to the bulk tank. To make ends meet, the family worked off farm, with Sam continuing to pursue his side businesses, also selling various parts of the property to a ready market. The Hoare’s realities exemplified economic and social patterns at work across the state, with approximately 7,000 dairy farms remaining by 1963, and an even lower 4,000 by 1973, a number which has continued to fall to an estimated 500 dairy farms today. When asked about the emotional toll that this agricultural transition wrought on the family, Kathy gave a nuanced portrait, “It was mixed, it was part of life...My parents were getting older, my younger brothers may have thought, ‘Phew, I can play high school sports now, I’m not needed on the farm.’ It was just the way it was and life went on.” According to Kathy, too, in many senses, her mother Margaret had always been a “city girl,” growing up in Barre and not necessarily committed to a life of farming. Ultimately, Margaret went on to take classes at Community College of Vermont and became a Library Assistant at Goddard College, an off-farm job that brought great meaning to her life as she gained more flexibility following the cessation of the dairy farm.⁴⁷

By the 1970s, the shuttering of the dairy had led to another substantial change: the removal of the majority of the property’s barns and outbuildings. First, the large English-style cow barn was removed, with the timbers retained for salvage and reuse. The other ancillary buildings also followed suite, with the smaller heifer barn and other outbuildings removed over time. It is likely that these buildings dated to the Dimock and Marsh period, if not before, with a link to the property’s earliest periods of agricultural development severed in this 1970s transition.

By the 1990s this retraction also translated to the agricultural lands, with more lands sold over time. In 1997, the Vermont Agency of Transportation issued a letter to the Hoares, sealing the erasure of farm activities at the site:

*We have been given to understand you no longer own lands on both side of the tracks at the area known as the “Wye”...Given as the crossing in the land agreement is no longer used for farm purposes, we wish to terminate the crossing agreement.*⁴⁸

Even as the realities of life on the farm changed, the house remained a center-piece for the Hoare family, providing a sense of home and place in a changing world (see **Figures 10-18**). As the kids grew, they played basketball in the hay loft of the horse barn, with Kathy remembering the thump, thump, thump of the ball on the old wood floors. According to Kathy, Sam held an immense pride in the house and its solid Greek Revival form. When the original fluted columns of the portico began to fail, he agonized over developing comparable replacements, instead placing the existing boxed columns in 1959 after failing to find the original fluted form. The family spent countless hours painting the many walls of the house, with Sam selecting a “Battleship Gray” and never quite getting to all the house’s many sides. With the size of the house and its many rooms, adult children came and went, with Kathy and her husband Paul living again at the house in her own downstairs apartment as they were raising their own small children. As remembered by Kathy, “there were so many rooms in that house, and so much family space.”

Sam Hoare died in 1987, with Margaret living at the farm as a widow. By 2000, with the children grown and Margaret in her mid-80s, it was time to make choices about the future. According to Kathy, there were clear forks in the road. A local developer had expressed interest in the property, with an implicit outcome of demolition and redevelopment of the site—seen as a lucrative

⁴⁶ Mark Bushnell, “Then Again: Bulk Milk Tanks Altered the Family Farm Way of Life,” *VT Digger*, January 13, 2019; Oral Interview with Kathy Hoare Duprey and John Hamilton Woodruff III, June 2024.

⁴⁷ Interview with Kathy Hoare Duprey and John Woodruff Simpson III, June 2024.

⁴⁸ Montpelier Land Records, Book 307, Page 283.

commercial zone on the periphery of Montpelier. In contrast, a competing offer from Food Works, a local coalition centered around food access, farming, and education, envisioned the site as a place-based community hub, named the “Two Rivers Center for Sustainability.” As envisaged by the Food Works coalition, the site could be one of community connection and growth, with the confluence of the Winooski and Stevens Branch and the soaring form of the residence providing a meaningful home for place-based education opportunities and ground-up social change. Like Jacob Davis, and the lineage of successors following, the Food Works coalition saw something special at the confluence of the rivers, a melding where growth could be fostered.

Kathy recalls sitting in the attic of the house, amidst the timber beams and rafters and piled boxes of material effects, thinking about this fork in the road, where they were going to go. As she was rifling through a box she found an old card, a pastoral English greeting card from her great grandmother’s time, and it talked about gardens, the soul-affirming nature of gardens, and she took it as a sign (see Card in **Figure 46**). The Hoare family would choose the path of the garden for the house, laying the ground work for others to know and love this island on which they’d lived. On April 2, 2001, the Hoare family residence and an estimated 19.1 acres was deeded, “with all its contents, whether of value or considered trash, or to be discarded, to Food Works, a Vermont non-profit Corporation, its successors and assigns, to its own use and behoof forever.”⁴⁹

Preservation and Peril: The Closing Years

Period accounts from the early 2000s depict the Food Works venture at “Two Rivers Center” as a dynamic and community-based effort, uniting food, sustainability, and historic preservation in a meaningful local way:

The site is destined to become home to a center promoting sustainability. Food Works, a Montpelier-based agriculture education organization and Sunergy, a program also based in Montpelier that promotes solar energy are joining forces to form the Two Rivers Center for Sustainability—named for the site’s confluence of the Winooski and Stevens Branch.”⁵⁰

By 2007, the *Times Argus* relayed substantial material and operational progress at the site, with fundraising and community engagement transforming the former residence into a food and farming-based community hub:

The homestead is a graceful Greek Revival structure situated off Route 2 behind the Cabot Creamery office buildings at the confluence of the Winooski and Stevens Branch Rivers and in need of extensive renovation. A capital campaign is under way to finance work at the site... The property now includes a five-acre organic farm, three greenhouses, a nature trail, medicinal herb gardens, a mid-week farmer’s market and an outdoor kitchen and Quebec-style bread oven. “This is a huge labor of love. It’s costly. It’s time-consuming,” Joseph Keifer said. But he described the property’s rich agricultural history as both a sheep and dairy farm, adding, “This building has a lot to tell us.”⁵¹

As a result of the capital campaign and grant development, Food Works sponsored a number of key rehabilitation efforts at the site in the first decade of the 2000s, most importantly the raising of the house on a new concrete perimeter foundation in 2006. Accompanying this, some structural augmentation of the ell and horse barn added additional framing to the existing timber structures. Although Food Works developed plans for a full rehabilitation for all portions of the property, by the early 2010s organizational and financial strains clouded the prospects of the nascent organization, and by 2013 Food Works had dissolved, with plans for the Two Rivers Center mired in doubt. As

⁴⁹ Montpelier Land Records, Book 357, Page 97.

⁵⁰ “Duo Digging for Secrets of Grand Home’s History,” *Rutland Daily Herald*, November 19, 2000.

⁵¹ “Joseph Kiefer, Martin Kemple and Food Works: Feeding a Hungry State, *The Times Argus*, April 23, 2007.

the Food Works coalition struggled to remain solvent, the property remained vacant through the later 2010s, with limited agricultural use of the site's river-adjacent fields and stalled rehabilitation efforts within the building.

Accompanying these organizational strains, the property's river-fronting identity came to assume a larger and more ominous prospect, as repeated flooding became an existential threat to preservation of both the building and the surrounding open space as an agricultural assemblage. In historic summer flooding of 2023, the site was inundated, destroying crops and sending silt and water in to the newly-poured basement walls. Again in 2024, during this documentation project, July flooding inundated the larger site, with the juncture of the Winooski and Stevens Branch becoming a key pinch point for river flooding in Central Vermont. In April 2024, *Seven Days* reported the strains accompanying flooding and the increasingly untenable prospects for site preservation:

Alongside the Winooski River, the City of Montpelier has decided to pull up stakes on a farm where it raises vegetables for people who are food insecure. The July 2023 flood destroyed crops and outbuildings at the Community Feast Farm [successor to Food Works] and damaged a historic but dilapidated home on the same property. The home, long eyed for preservation, will be razed; the farm operation will move to city-owned land on a nearby hill.⁵²

The impetus for, and seeming inevitability of, removal accelerated following the July 2024 flooding, with Montpelier's *The Bridge* reporting in the days following the flood:

A determined group of partner organizations is taking steps to convert an orphaned land parcel in Montpelier into floodplain. Long in legal limbo, 5 Home Farm Way and its dilapidated farmhouse has hosted an encampment of unhoused people and even seen gunfire. Yet thanks to the parcel's generous size and its key position upstream of downtown, reconnecting it to the Winooski River as floodplain could help protect the city from the kind of severe inundation it experienced last summer.⁵³

Within this context, after two centuries of bearing witness to a changing Montpelier, the residence at 5 Home Farm Way and its surrounding vestige agricultural lands are poised to remain a key strand of the city's story, with the demolition of the residence and associated retention of the surrounding undeveloped flood plain seen as a vital link in allowing for greater flood resilience for Central Vermont in a changing climate. In many senses, the site has always been defined by its location at the margin of waters. From its vantage at the confluence of the Winooski and Stevens Branch, Colonel Davis's Second Pitch has seen the sand and silt of countless floods, a continuous premise that has remained even as centuries of built environment growth have framed the waters. The story of the rise and fall of this residence at 5 Home Farm Way is cradled within this larger narrative, with its soaring form and generations of occupants a bright and ultimately fleeting chapter wound into the story of the river. Montpelier itself shares this intimate relationship with water, as recorded by D.P. Thompson in his 1860 history of the settlement of the City:

There were no extraordinary floods during the first few years of the settlement; but there had evidently been one not long before, in which the Winooski rose higher than it has from that day to this. When Colonel Davis and his men were felling the trees on the spot where the Pavilion Hotel now stands, which was a knoll many feet higher than any part of the meadow lying south and east of it, and which has never since been overflowed, they found the sand in the moss of the northern side of the trunks, at the height at which they wished to make their incisions, so thick that, even on that

⁵² Recent Catastrophes Prompt New Thinking About Ways To Manage Vermont's Flood Prone Landscape," *Seven Days* April 10, 2024.

⁵³ Troubled Site Could End Up Protecting Downtown Montpelier," *The Bridge*, July 10, 2024.

*knoll, they had to clear away the moss to save their axes from dulling. This sand had obviously been lodged there by water and as obviously marked the height to which a great flood attained.*⁵⁴

As recorded by Thompson and seen by successive generations, from the flooding of 1927 to the waters of 2023, Montpelier has seen great floods, and will see great floods. As the city looks to find balance with these waters for the future, securing a place for both community settlement and the dynamic river corridors within, 5 Home Farm Way has become a key frontline, representing an uneasy truce that is characterized by both loss and hope.

⁵⁴ D.P. Thompson, *History of Montpelier*, 52.

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Green Mountain Freeman

Hartford Courant

Montpelier Evening Argus

Montpelier Morning Journal

Rutland Daily Herald

St. Albans Daily Messenger

St. Johnsbury Republican

Seven Days

The Times Argus

Vermont Christian Messenger

Vermont Watchman and State Journal

VTDigger

Maps

F.W. Beers and Company. *Map of Montpelier, Washington County*, 1873.

Henry Francis Walling. *Map of Washington County*, 1858.

Map of the Second Division of Montpelier, May 26, 1787. On file in the office of the Montpelier City Clerk.

Records and Data Repositories

Montpelier Land Records

Montpelier Land Records, Old Series

Vermont Division for Historic Preservation Online Resource Center

Vermont Vital Records: Marriage Certificates (accessed on Ancestry.com)

United States Birth Records (accessed on Ancestry.com)

United States Census Records (accessed on Ancestry.com)

United States Death Certificates (accessed on Ancestry.com)

United States Wills and Probate Records: Connecticut (accessed on Ancestry.com)

Interviews

Interview with Kathy Hoare Duprey, John Hamilton Woodruff III, John Hamilton Woodruff IV, and Catherine Jackson Scribner, July 2024.

ADDITIONAL DOCUMENTATION

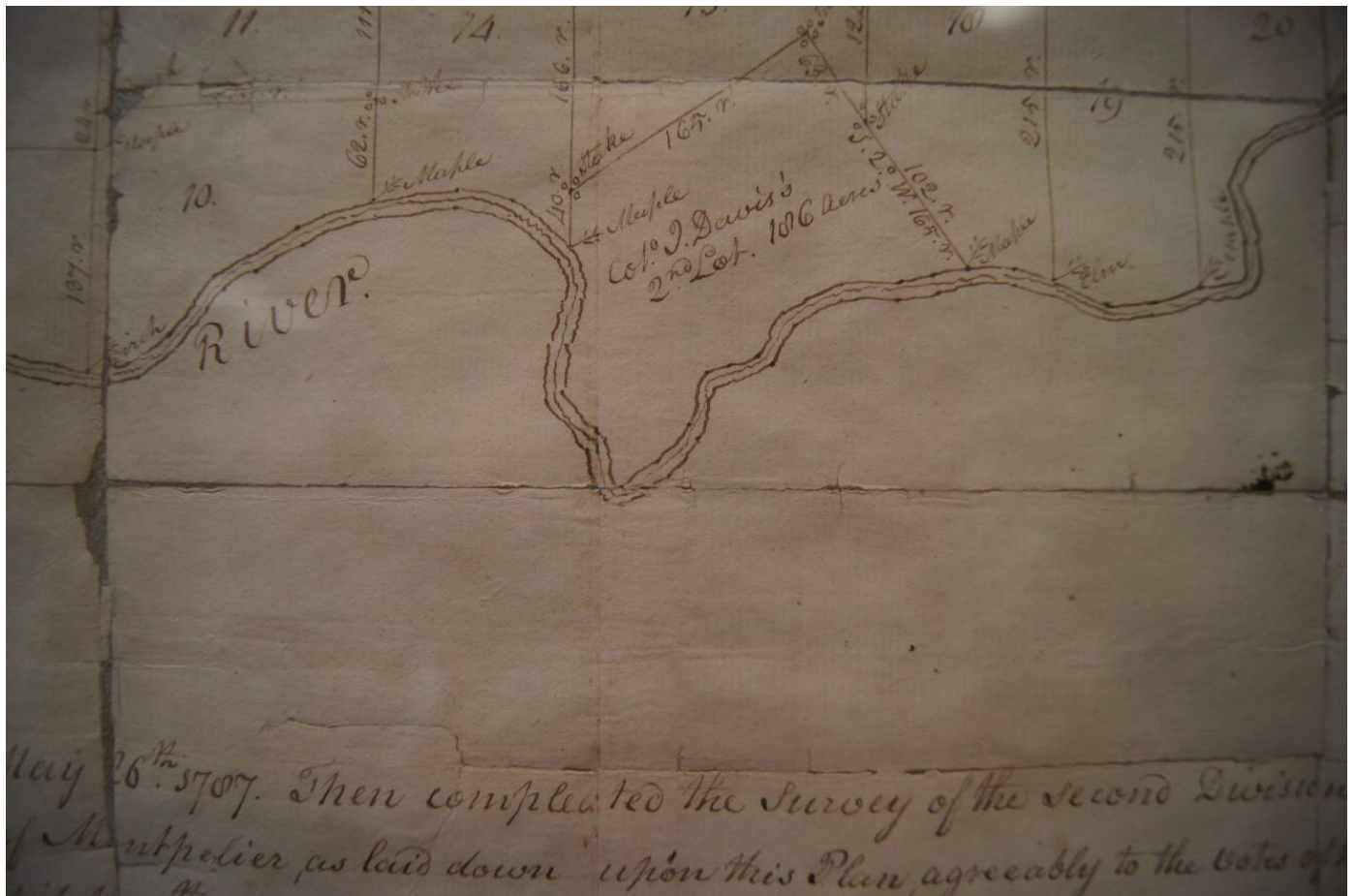


Figure 1: *Map of the Second Division of Montpelier, May 26, 1787. Section depicting Colonel Jacob Davis’s “Second Lot,” at the “Great Bend of the Onion River.” Subject property is located on a portion of these lands.*



Figure 2: Henry Francis Walling, *Map of Washington County*, 1858. Section depicting location of subject residence at the juncture of roads leading from Montpelier to Barre and East Montpelier. These corridors correlate with the primary aesthetic focal points of the residence on its south and east sides. Property circled in red. The adjacent property on west side of roads is no longer extant, but as described in the historic context was developed on lands associated with this property and may have been the “Coffee House” described in historic records. See historic context for further detail.

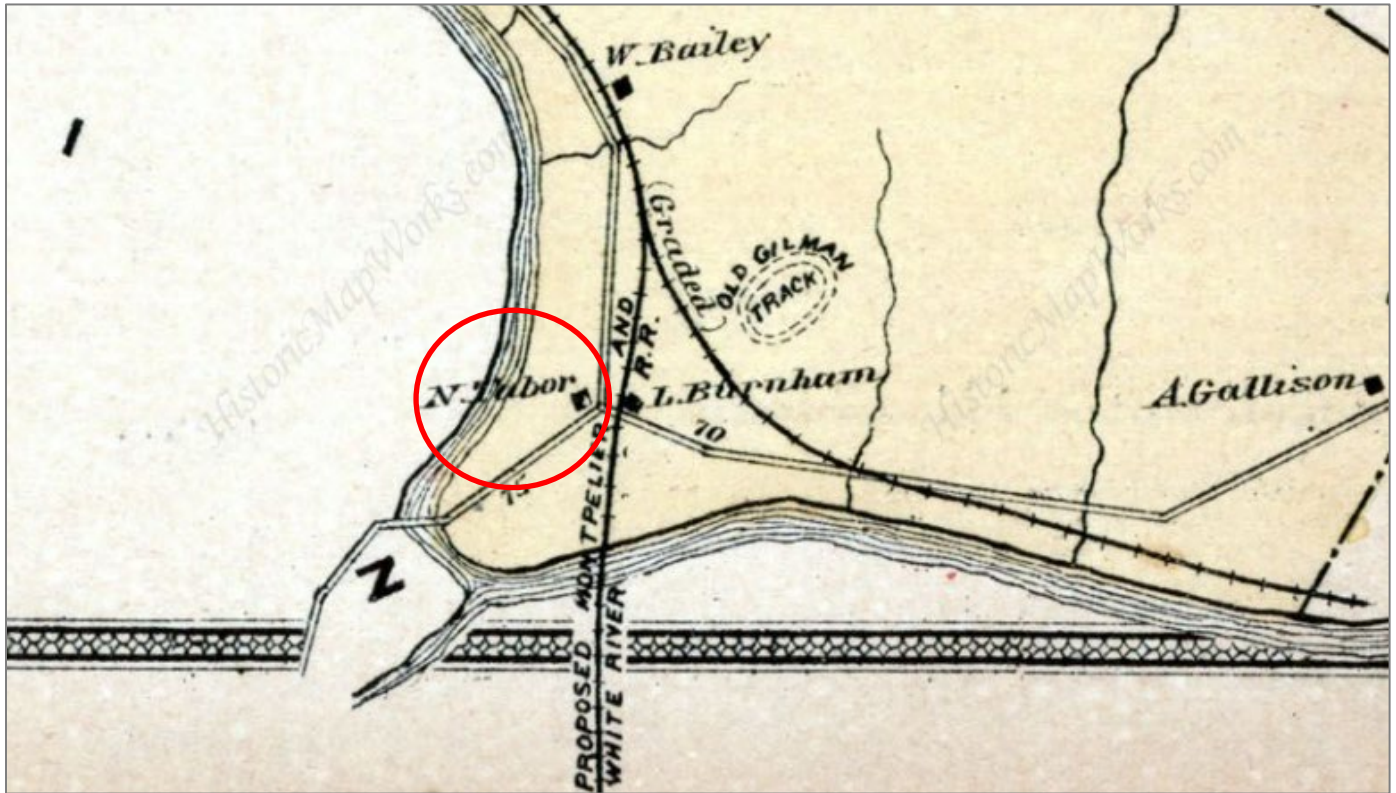


Figure 3: F.W. Beers and Company, *Map of Montpelier, Washington County, 1873*. Section depicting location of subject residence, owned at that time by Nathaniel C. Tabor. Note development of railroad alignments through the property, including the Montpelier and Wells River Railroad extending east toward East Montpelier and the “Proposed” Montpelier and White River Railroad running south toward Barre. See historic context for further detail.

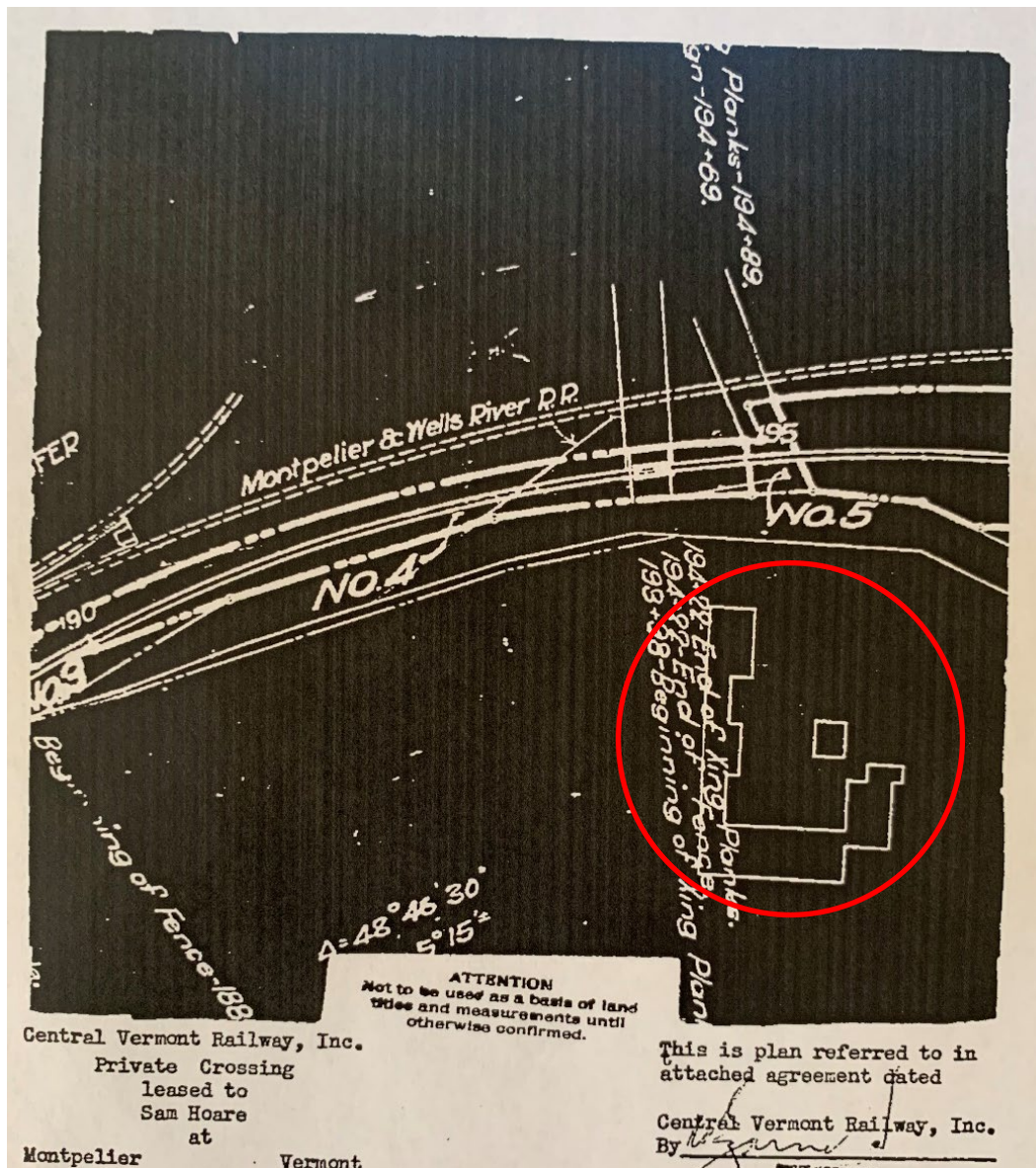


Figure 4: Central Vermont Railway, Inc. Plan of Private Crossing, 1949. Private crossing was terminated in 1997. Plan depicts subject residence with attached agricultural outbuildings, since removed. See historic context for further detail.



Figure 5: 1942 Aerial Photograph from United States Soil Conservation Service depicting residence and farm. Note U-shaped complex of buildings and predominately agricultural setting. Also, the elevated Route 2 corridor overpass, below which the farm's dairy herds were driven to Gallison Hill. Note beginning of industrial development east of the property at the "Wye" with a concrete plant added in the 1930s in the former "Burnham Meadow".



Figure 6: 1966 Aerial Photograph (Copywrite HistoricAerials.com) depicting residence and farm. Note further encroachment on agricultural lands from development of the 4.3 acre armory site west of the residence. Mature trees also appear to have been removed since the 1942 aerial.



Figure 7: 1973 Aerial Photograph (Copywrite HistoricAerials.com) depicting residence and farm.
Note removal of large attached barn and associated outbuildings as well as removal of the overpass and replacement with a grade crossing.



Figure 8: Undated photograph, circa 1900, looking south toward subject property from hill above the Montpelier and Wells River Railroad grade. Note generally agricultural context coupled with substantive infrastructural development related to the railroads and transportation corridors.
O.J. Dodge Photo, Whitney Maxfield Collection.



Figure 9: March 1900, looking northwest toward subject property. Note mature decorative landscaping and fencing, separating the residence from multiple transportation corridors. Slight glimpse of additional barns at left edge of photograph.

Vermont Historical Society, FB-121.5, Martha Watson Photograph Album.



Figure 10: Circa 1950 photograph of the Hoare Farmhouse, facing northwest. Note the porch extension off of the primary south façade, wrapping from portico porch. Not an original feature and since removed.

Personal Collection of Kathy Hoare Duprey.



Figure 11: A family gathering at the Hoare Farm, Sam Hoare at center.
Personal Collection of Kathy Hoare Duprey.



Figure 12: Barn and outbuildings at Hoare Farm, since removed.
Personal Collection of Kathy Hoare Duprey.



Figure 13: A family gathering under the portico.
Personal Collection of Kathy Hoare Duprey.



Figure 14: Kathy Hoare Duprey and baby Megan at Hoare Farm in front of ell and barn.
Personal Collection of Kathy Hoare Duprey.

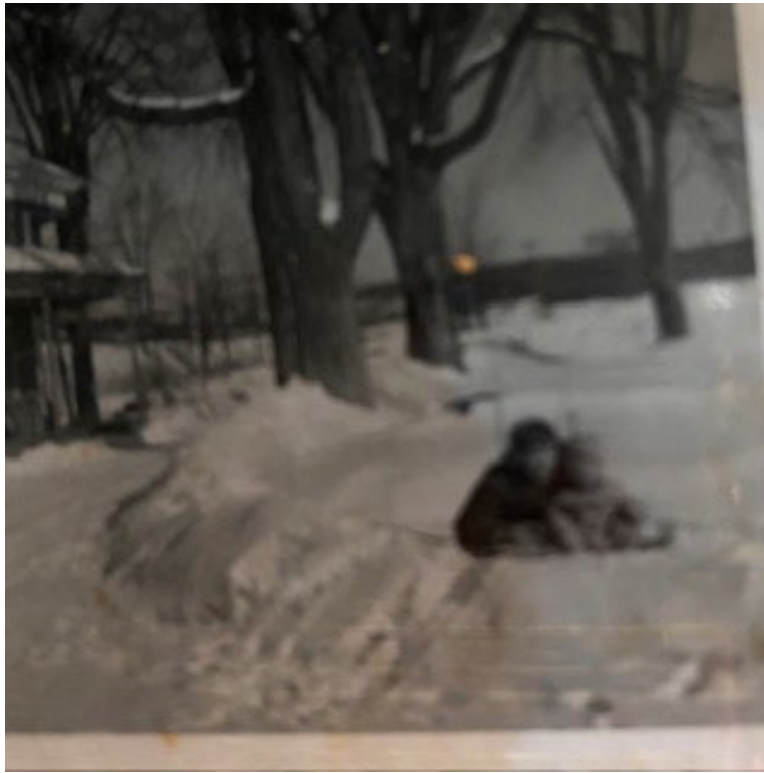


Figure 15: Playing on a snowy day at Hoare Farm, with elms in background.
Personal Collection of Kathy Hoare Duprey.



Figure 16: Dog "Tubby" on the porch on a summer day at Hoare Farm.
Personal Collection of Kathy Hoare Duprey.



Figure 17: Sam Hoare.
Personal Collection of Kathy Hoare Duprey.



Figure 18: Going up to Gallison Hill pasture.
Personal Collection of Kathy Hoare Duprey.

DIMOCK & MARSH,
*Merchant Tailors. 20 rods N. W. of the Court-
House,*

HAVE recently selected from the latest im-
portations at New-York and offer for sale—
Extra superfine black, blue, bottle green, London
brown, snuff brown, cinnamon brown, light mix-
ed, steel mix'd, dark mix'd and scarlet Broad-
cloths; extra superfine black, blue, mix'd, drab,
scarlet, buff and white Cassimeres: low priced
do.; Berlin Cords; Stockingnets; Company Nan-
keens, first chop; Cotton Kerseymeres; rich
black Silk; silk Stripe; superfine white Mer-
sailles: a variety of printed do.; plain buff do
and other Vestings; brown Linens; Webb's and
Griswold's patent and other Suspenders; elegant
gilt, plated and pearl Coat and Vest Buttons, and
Trimmings in variety —Gentlemen who have
crash to part with for Clothes, will find it an ob-
ject to call.—Clothes cut and made in the la-
test LONDON FASHIONS.

**WANTED—Journeyman Tailors, to work at
Coats only. June 25 51**

Figure 19: *Hartford Courant* advertisement for Dimock and Marsh, fine tailors, July 5, 1815. By the 1830s the two would be situated at the “Jacob Davis Jr. Farm,” in a newly constructed Greek Revival residence.

NEW ESTABLISHMENT.

THE subscriber would respectfully notify travellers and the community generally, that he has opened a house of entertainment two miles south of Montpelier Village, where the road forks to Barre and Danville, at the sign of the

MONTPELIER TEMPERANCE COFFEE-HOUSE,

where every thing for the comfort of travellers, and the gratification of parties of pleasure, usually found at a public-house, may be had except ardent spirits.

All persons who wish for good accommodations and desire to patronize such a house, are invited to call.

FREDERICK MARSH.

Montpelier, Jan. 12th, 1836. 25—3m

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Figure 20: The “Coffee House” developed at the site led to some confusion in the historic record regarding this site, but records confirm that this house of temperance was burned by the close of the nineteenth century and is not associated with the 5 Home Farm Way property.
Vermont Watchman and State Journal, March 22, 1836.

PRICES GO LOWER.

Fruits, Fish and Vegetables were never offered at such prices before in Montpelier.

FRESH PENOBSCOT RIVER SALMON,
25 cts. per lb., dressed weight.

Cod,	-	-	8c. per lb	Halibut,	-	-	15c. per lb
Haddock,	-	-	8c. "	Blue Fish	-	-	12 1-2c. "

Fresh Mackerel, medium size, 15 cts. each, extra large, 25 cts.

— BERRIES. —

Blueberries, 12 cts., 10 baskets for \$1.00.

Red Raspberries.

Blackberries received fresh each morning and night.

VEGETABLES.

N. C. Tabor's Celebrated Sweet Corn, fresh every morning.

Native Green Peas,

New Potatoes.

New Onions, 5 cts per lb.

No. 1 Cucumbers, 3 cts. each, 2 for 5 cts.

New Beets, 5 cts. per bunch,

Butter Wax Beans, 5 cts. per qt.

Celery, 20 cts. per bunch,

Cabbage, 3 cts. per lb.

Tomatoes, 8 cts. per lb.

PEACHES, PEARS, PLUMS, ORANGES, BANANNAS AND APPLES.

Cantelopes received daily, every one guaranteed.

Watermelons are now at their best.

Telephone 121-3.

F. M. CORRY'S MARKET.

Figure 21: Under N.C.Tabor, the farm concentrated in stock breeding; however, they were also noted for their corn and market vegetables which were sold in Montpelier and Barre. *The Daily Journal*, August 4, 1899.

Next in line were the Jerseys of N. C. Tabor of Montpelier—eight head in all. The cows, “Mollie” and “Gold Dust,” showed excellent milking points, and a yearling heifer, “Gold Drop,” was an animal of fine promise. Mr. Tabor also showed two three-years-old grade heifers, which we will venture were excellent milkers; also two calves, which showed good blood, but poor keeping and care.

Figure 22: N.C.Tabor was a regular on the fair and agricultural show circuit, winning commendations for a range of livestock, including this entry at the 1877 Washington County Fair. *Green Mountain Freeman*, September 26, 1877.



Figure 23: Harry Tabor continued his father's tradition of summer sweet corn, advertised in the *Montpelier Evening Argus*, August 14, 1918.

Also taken by virtue of a Condition Broken in a Mortgage Deed of Personal Property, executed by Alphonse Lessard and Marion Lessard, of Montpelier, Vt., on the 13th day of January A. D. 1936, and delivered to the Capital Savings Bank and Trust Company of Montpelier, Vt., the condition of which has been broken for a space of more than thirty days, the following described personal property to wit:—

One light jersey cow with ear tag
No. 21989.

One light jersey cow with ear tag
No. 161494-A.

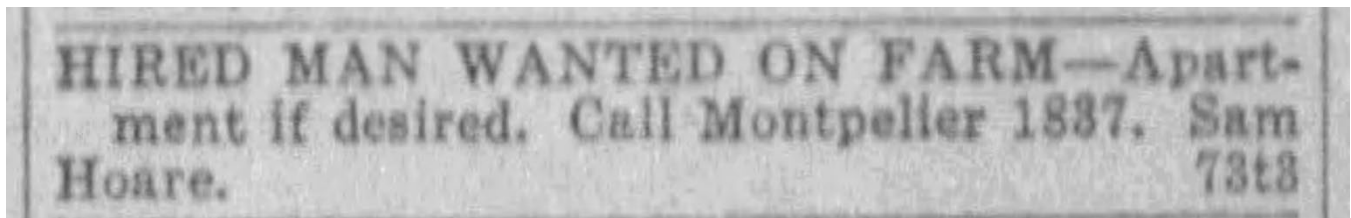
One medium dark jersey cow ear
tag No. 53242.

One medium dark jersey cow ear
tag No. 53888.

One dark jersey cow brindle, ear
tag No. 161491-A.

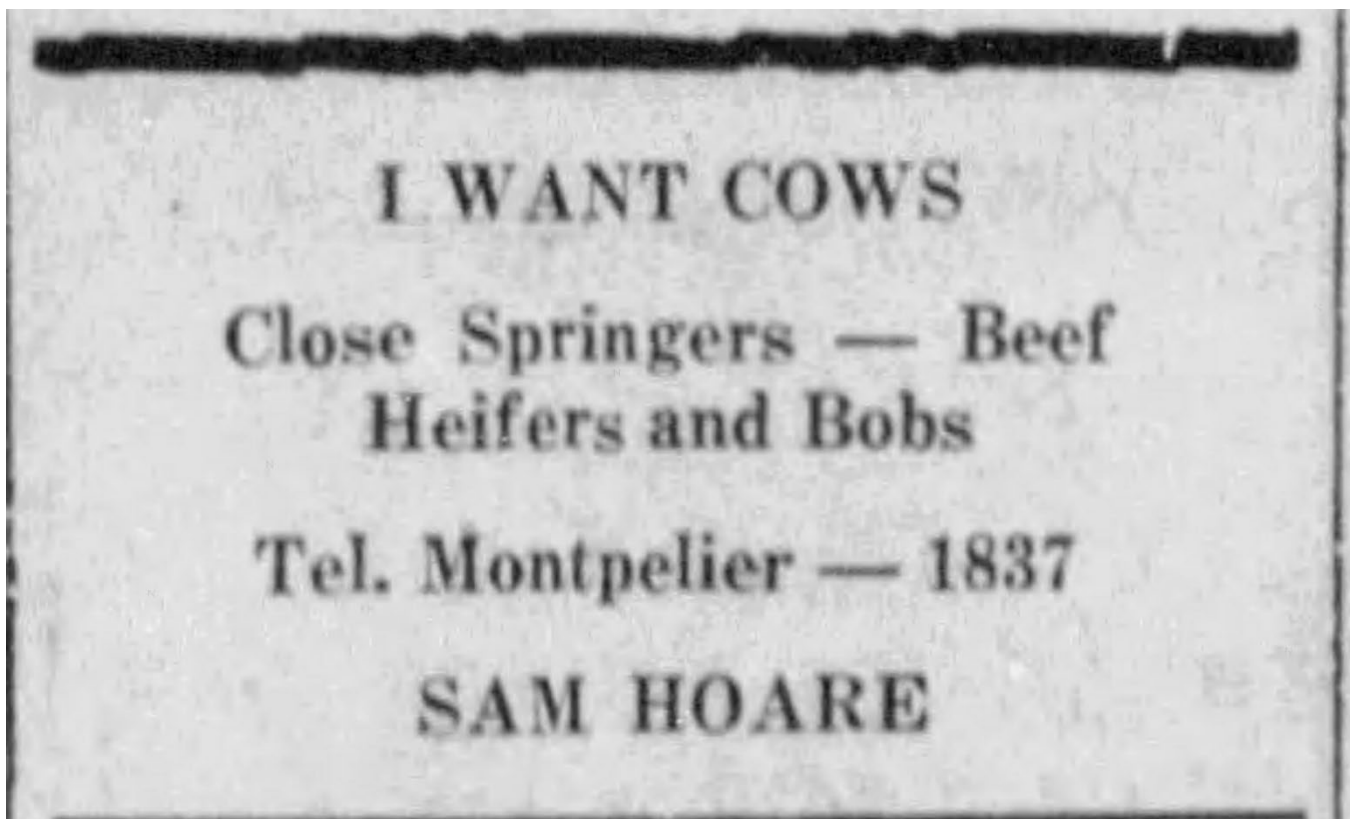
One speckled jersey and guernsey
cow ear tag No. T-29831.

Figure 24: Alphonse and Marrion Lessard lost the farm property in 1936-1937, with personal property and livestock auctioned on the public highway fronting the house.
Montpelier Evening Argus, November 4, 1936.



HIRED MAN WANTED ON FARM—Apartment if desired. Call Montpelier 1837. Sam Hoare. 73t8

Figure 25: Soon after Sam and Margaret Hoare's purchase in 1943, Sam advertised for hired man help on the farm. *The Barre Daily Times*, June 11, 1946.



I WANT COWS
Close Springers — Beef
Heifers and Bobs
Tel. Montpelier — 1837
SAM HOARE

Figure 26: Sam Hoare supplemented the farm's dairying income with cattle dealing, buying and selling cattle in Central Vermont and going to Boston markets. *Montpelier Evening Argus*, March 11, 1952.

LIVESTOCK

WANTED TOP HOLSTEIN OR JERSEY — first or second calf heifers, fall freshened and bred back. No fakers wanted. All grades of hay also wanted. Sam Hoare, 223-2015. 250t3x

HORSE AND CATTLE AUCTION

Figure 27: Sam Hoare was a seasoned buyer and seller, stipulating “no fakers wanted.”
The Times Argus, January 9, 1965.



Figure 28: Under ownership of Food Works circa 2001, facing west. Report filed in the Vermont Division for Historic Preservation Online Resource Center, Montpelier Town File Building Report: 00000080.



Figure 29: Under ownership of Food Works circa 2001, facing northwest. Photograph on file with the Vermont Division for Historic Preservation.

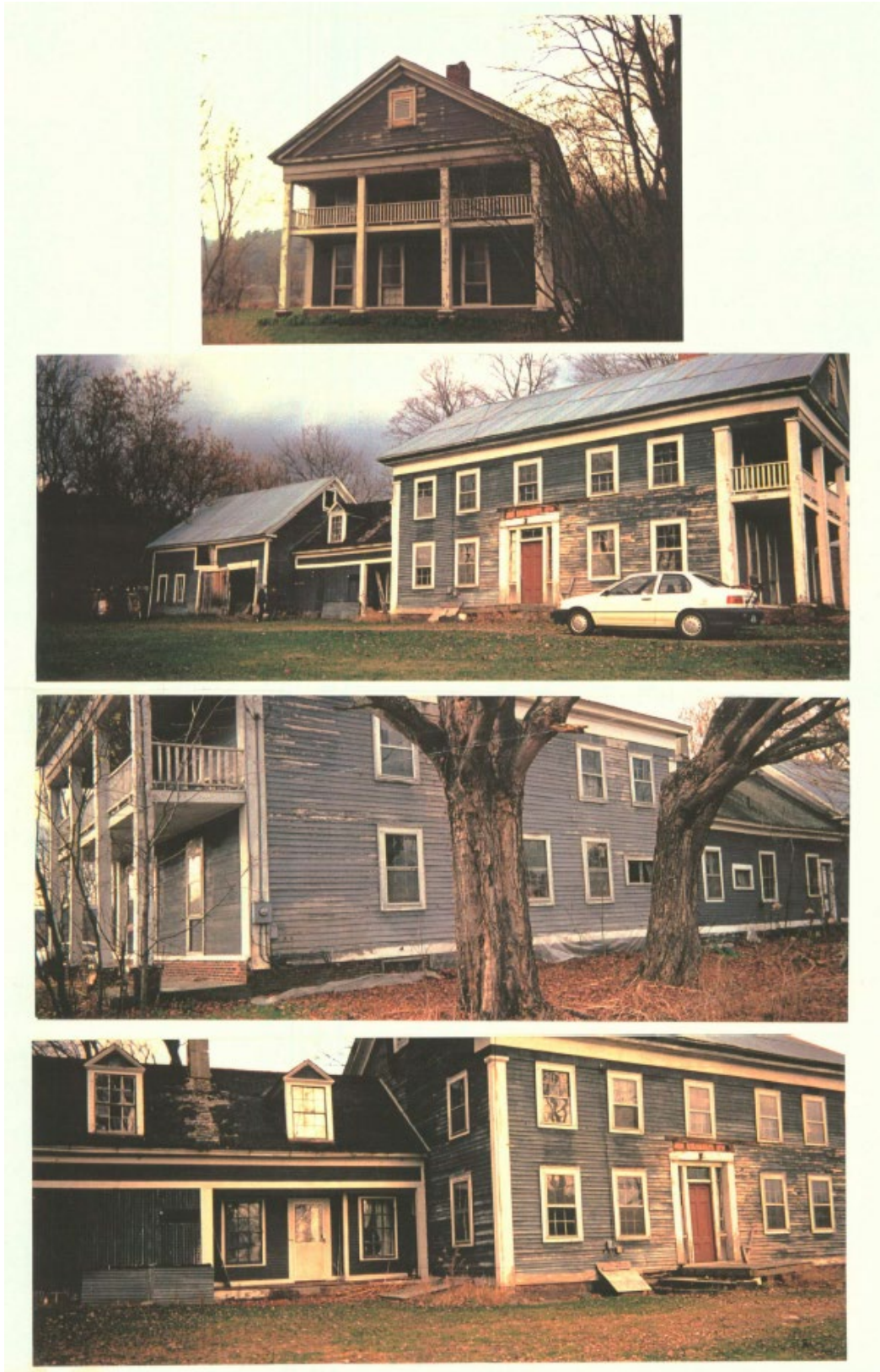


Figure 30: Under ownership of Food Works circa 2001, Property Overview. Report filed in the Vermont Division for Historic Preservation Online Resource Center, Montpelier Town File Building Report: 00000080.



Figure 31: Under ownership of Food Works circa 2001, facing southwest. Photograph on file with the Vermont Division for Historic Preservation.



Figure 32: Under ownership of Food Works circa 2001, facing northwest. Photograph on file with the Vermont Division for Historic Preservation.



Figure 33: Under ownership of Food Works circa 2001, facing southeast toward ell. Photograph on file with the Vermont Division for Historic Preservation.



Figure 34: Under ownership of Food Works circa 2001, facing northwest. Note stacked stone foundation. Photograph on file with the Vermont Division for Historic Preservation.



Figure 35: Under ownership of Food Works circa 2001, facing northwest. Photograph on file with the Vermont Division for Historic Preservation.



Figure 36: Under ownership of Food Works circa 2001, Property Overview. Negative on file with the Vermont Division for Historic Preservation.



Figure 37: Under ownership of Food Works circa 2001, primary north entry. Photograph on file with the Vermont Division for Historic Preservation.



Figure 38: Under ownership of Food Works circa 2001, prior to removal of wall and ceiling finishes. Photographs on file with the Vermont Division for Historic Preservation.



Figure 39: Under ownership of Food Works circa 2001, prior to removal of wall and ceiling finishes. Negative on file with the Vermont Division for Historic Preservation.



Figure 40: Under ownership of Food Works circa 2001, note some removal of finishes. Photographs on file with the Vermont Division for Historic Preservation.



Figure 41: Under ownership of Food Works circa 2001, intact parlor fireplace surround. Negative on file with the Vermont Division for Historic Preservation.



Figure 42: Under ownership of Food Works circa 2001, intact wainscoting and wall finishes. Negative on file with the Vermont Division for Historic Preservation.



Figure 43: Under ownership of Food Works, the residence and attached buildings were raised and a new foundation was poured in 2006, along with what was touted as "Central Vermont's Root Cellar." Report filed in the Vermont Division for Historic Preservation Online Resource Center, Montpelier Town File Building Report: 00000080.



Figure 44: Under ownership of Food Works circa 2006 following raising of the building. Report filed in the Vermont Division for Historic Preservation Online Resource Center, Montpelier Town File Building Report: 00000080.



Figure 45: Photograph of the Hoare Family, June 26, 2024. Left to right: Catherine Jackson Scribner, Kathy Hoare Duprey, Judy Keefe Woodruff, John Hamilton Woodruff III.

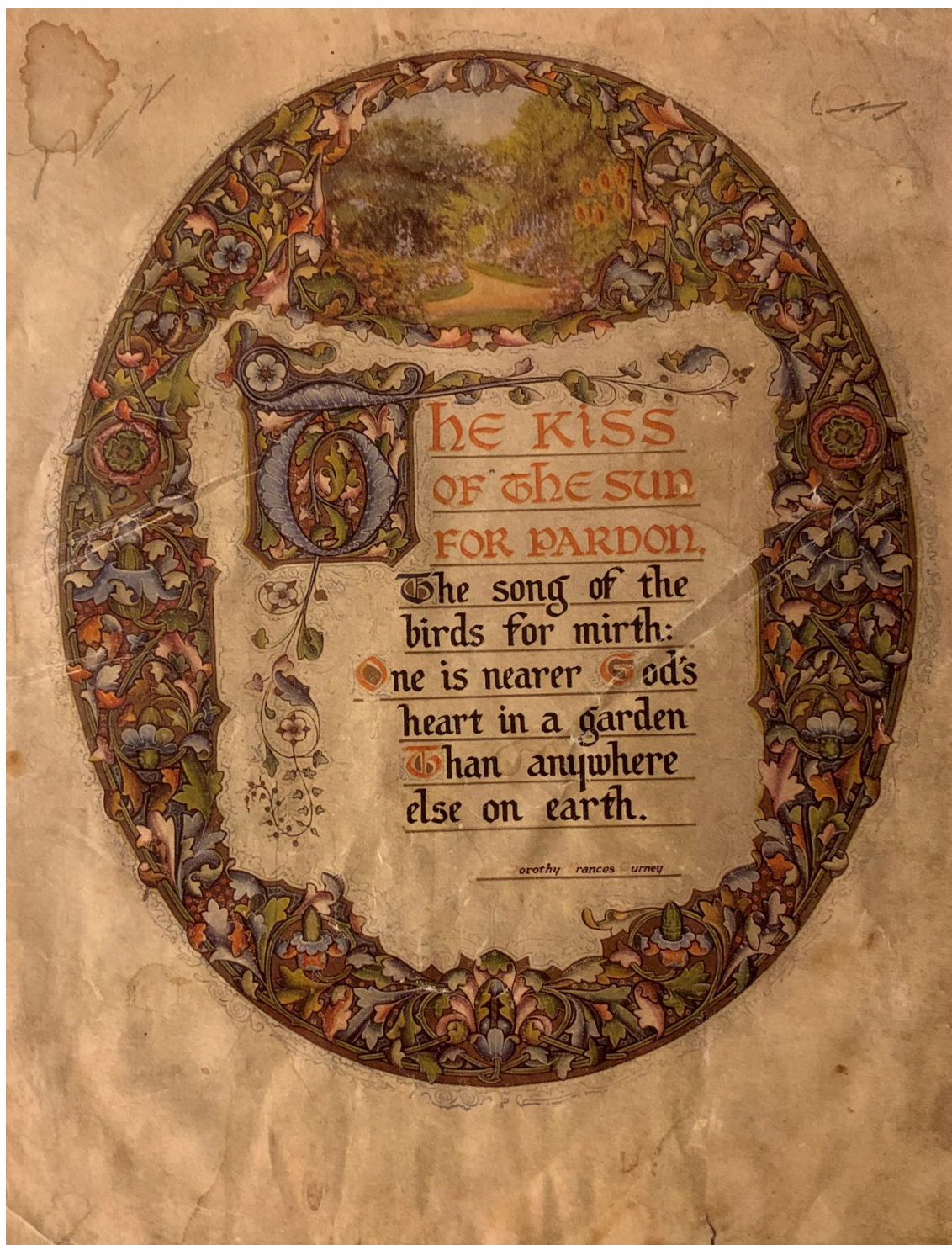



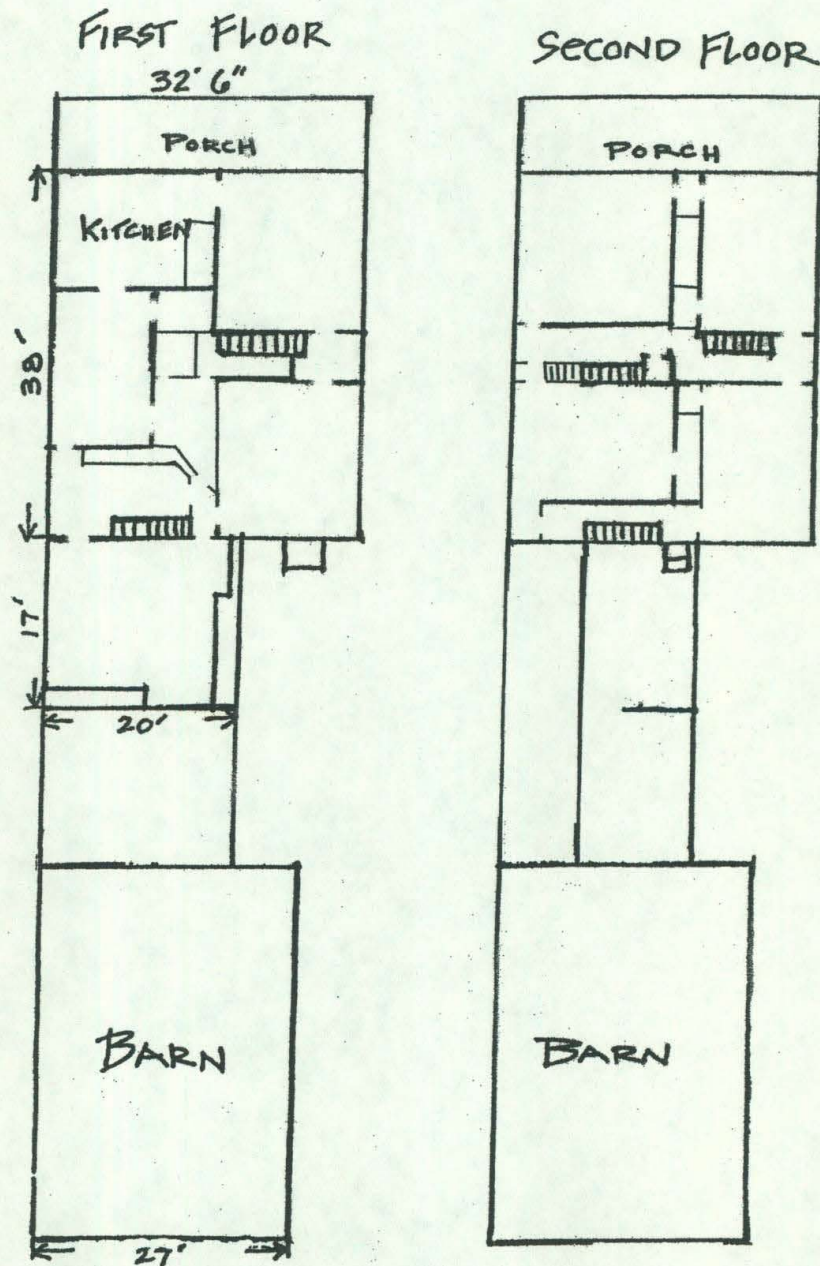
Figure 46: Card from the attic at Hoare Farm, found when Kathy Hoare was clearing out items and contemplating sale to Food Works. According to Kathy, "it felt like a sign."
Personal Collection of Kathy Hoare Duprey.

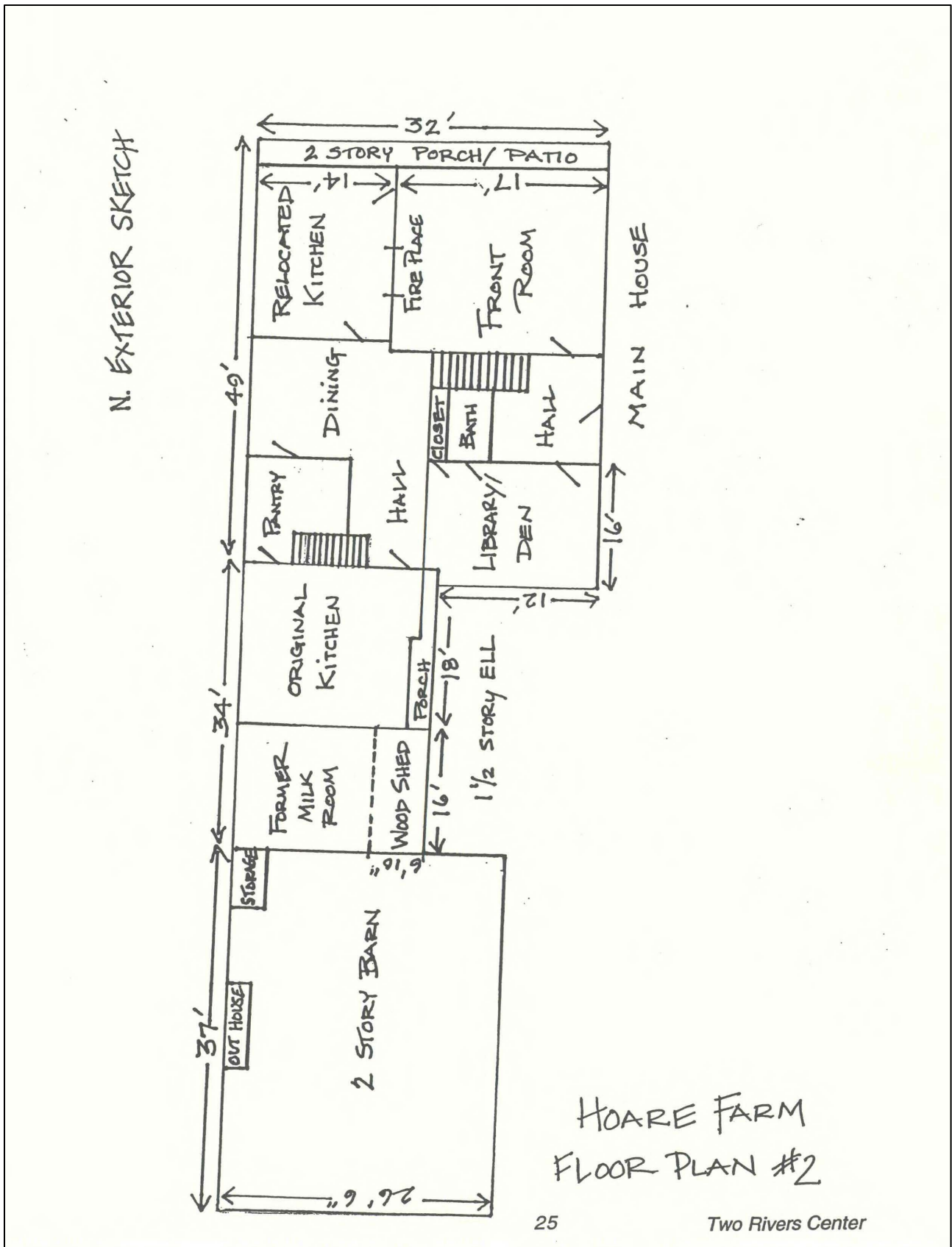


Figure 47: An undated watercolor of 5 Home Farm Way, facing the portico.

Overview Plan of the residence at 5 Home Farm Way. Source: Kerry Davis, "Jacob Davis, Jr. Farmstead: An Architectural Conditions Assessment and Treatment Analysis," University of Vermont Historic Preservation Program, October 2000. Residence remains as documented.

SCALE: $\frac{1}{16}" = 1 \text{ FT.}$ 





Plan of the residence at 5 Home Farm Way with original spatial functions at first level delineated.
(Two Rivers Center for Sustainability, Feasibility and Development Study, circa 2001)

PHOTOGRAPHS



Photograph 1: 5 Home Farm Way façade overview, facing northwest.



Photograph 2: 5 Home Farm Way overview, facing northeast.



Photograph 3: 5 Home Farm Way overview, facing south from Route 2.



Photograph 4: 5 Home Farm Way overview, facing south from access drive in spring.



Photograph 5: 5 Home Farm Way overview, facing southeast in the summer season, encroaching vegetation largely obscures the property. Photograph Preservation Trust of Vermont 2022.



Photograph 6: 5 Home Farm Way overview, facing west across railroad alignment of the Washington County Railroad (former Montpelier and White River Railroad).



Photograph 7: 5 Home Farm Way in background from Garden Center lining Route 2, part of twentieth century commercial development that transformed the surroundings.



Photograph 8: Looking from 5 Home Farm Way property across railroad and Route 2 to Garrison Hill, former pasture lands of the farm.



Photograph 9: Railroad tracks with 5 Home Farm Way at right (west).



Photograph 10: 5 Home Farm Way, detail of south façade, facing north.



Photograph 11: Detail of 5 Home Farm Way portico, note missing first level porch, removed when building was raised, facing northwest. Photograph Preservation Trust of Vermont 2022.



Photograph 12: Detail of 5 Home Farm Way portico, facing north.



Photograph 13: 5 Home Farm Way, detail of south façade, facing north. Primary entry boarded over at center.



Photograph 14: 5 Home Farm Way, detail of ell and barn, facing north. Photograph Preservation Trust of Vermont 2022.



Photograph 15: 5 Home Farm Way, detail of ell, facing north.



Photograph 16: 5 Home Farm Way, detail of barn, facing north. Photograph Preservation Trust of Vermont 2022.



Photograph 17: 5 Home Farm Way, detail of juncture between main body and ell, facing northeast. Photograph Preservation Trust of Vermont 2022.



Photograph 18: 5 Home Farm Way, detail of barn, facing east. See ghost of additional barn structures on gable. Photograph Preservation Trust of Vermont 2022.



Photograph 19: 5 Home Farm Way, detail of barn, facing south. Circa 2006 root cellar roof extending out. Photograph Preservation Trust of Vermont 2022.



Photograph 20: 5 Home Farm Way, detail of gable entry to root cellar under barn with encroaching vegetation, facing south. Added in early 2000s to support Food Works.



Photograph 21: 5 Home Farm Way, central entry hall. Photograph Preservation Trust of Vermont 2022.



Photograph 22: 5 Home Farm Way, central entry hall facing toward door with sidelights and transom, boarded over. Photograph Preservation Trust of Vermont 2022.



Photograph 23: Central Hall stairway, facing east toward front parlors at portico end.



Photograph 24: Removed fireplace mantle in first level parlor.



Photograph 25: 5 Home Farm Way, southwest room in first level, leading toward ell and barn area. Note stacked doors from house leaning on walls.



Photograph 26: 5 Home Farm Way, southwest room in first level, note wood window trim, typical of what remains throughout. Photograph Preservation Trust of Vermont 2022.



Photograph 27: 5 Home Farm Way, southwest room in first level overview.



Photograph 28: 5 Home Farm Way, north room at first level, note built-in and cased opening in background. Photograph Preservation Trust of Vermont 2022.



Photograph 29: 5 Home Farm Way, typical grate. Photograph Preservation Trust of Vermont 2022.



Photograph 30: 5 Home Farm Way, east parlor at first level, note built-in shelves under windows. Photograph Preservation Trust of Vermont 2022.



Photograph 31: 5 Home Farm Way, northeast parlor at first level. Photograph Preservation Trust of Vermont 2022.



Photograph 32: 5 Home Farm Way, northeast parlor at first level toward chimney wall. Photograph Preservation Trust of Vermont 2022.



Photograph 33: 5 Home Farm Way, detail of door trim at first level.



Photograph 34: 5 Home Farm Way, detail of door trim at first level.



Photograph 35: 5 Home Farm Way, looking through ell toward barn.



Photograph 36: 5 Home Farm Way, looking from ell toward main body of house. Note brick fireplace wall.



Photograph 37: 5 Home Farm Way, looking west through barn. Hinged opening on wall correlated with horse stalls, since removed.



Photograph 38: 5 Home Farm Way, looking though barn toward ell.



Photograph 39: 5 Home Farm Way, secondary stairs at northwest corner of residence.



Photograph 40: 5 Home Farm Way, looking through central hall at second level over stairs.



Photograph 41: 5 Home Farm Way, looking down central stairs from second level room.



Photograph 42: 5 Home Farm Way, looking between east bedrooms at the second level.



Photograph 43: 5 Home Farm Way, looking between bedrooms on the north side.



Photograph 44: 5 Home Farm Way, southeast bedroom. Photograph Preservation Trust of Vermont 2022.



Photograph 45: 5 Home Farm Way, southeast bedroom with hinged opening to portico.



Photograph 46: 5 Home Farm Way, second level porch on portico, facing north.



Photograph 47: 5 Home Farm Way, second level porch on portico, facing south.



Photograph 48: 5 Home Farm Way, second level porch on portico, facing east across railroad tracks.



Photograph 49: 5 Home Farm Way, southwest bedroom. Note fireplace with mantle remaining.



Photograph 50: 5 Home Farm Way, north hall to ell and attic areas.



Photograph 51: 5 Home Farm Way, attic stairs.



Photograph 52: 5 Home Farm Way, attic punctuated by brick chimneys, note original framing and roof structure.



Photograph 53: 5 Home Farm Way, attic detail with built up framing over plaster and lath ceiling.



Photograph 54: 5 Home Farm Way, attic framing joinery.



Photograph 55: 5 Home Farm Way, attic space over ell, facing toward access door to main building.



Photograph 56: 5 Home Farm Way, hay loft over barn, note mixture of original framing and cross bracing.



Photograph 57: 5 Home Farm Way, hay loft with door cut through wall to ell.



Photograph 58: 5 Home Farm Way, partial basement, note built-up concrete perimeter foundation.



Photograph 59: 5 Home Farm Way, wall paper samples removed from 5 Home Farm Way bedroom (red) and pantry (hippo).