

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Lareau Farmstead

Other names/site number: n/a

Name of related multiple property listing:
Agricultural Resources of Vermont

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

2. Location

Street & number: 48 Lareau Road

City or town: Waitsfield State: VT County: Washington

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

 national statewide X local

Applicable National Register Criteria:

 X A B X C D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
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<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

AGRICULTURAL/SUBSISTENCE: animal facility

AGRICULTURAL/SUBSISTENCE: agricultural field

Current Functions

(Enter categories from instructions.)

DOMESTIC: hotel and COMMERCE: restaurant

RECREATION and CULTURE: museum

DOMESTIC: secondary structure

AGRICULTURE/SUBSISTENCE: animal facility

AGRICULTURAL/SUBSISTENCE: agricultural field

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY: Greek Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD: weatherboard; METAL: steel; STONE: fieldstone

Narrative Description

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

Summary Paragraph

The Lareau Farmstead is located in the Town of Waitsfield, Vermont, about one and a half miles south of the village of Irasville. The 25-acre farmstead complex is surrounded by a large open field which is bounded along the east by VT Route 100 and enclosed along the south, west, and north by the low wooded foothills of the Mad River Valley. Perched atop the Mad River's west embankment, approximately one hundred feet back from the edge, the farmstead's house and barn lie some five hundred feet to the west of VT Route 100 which crosses the river at the property's easternmost corner. The farmstead consists of three contributing resources: a farmhouse consisting of several connected buildings, begun c. 1795 and expanded c. 1835; a large barn built c. 1795 and expanded c. 1895; and open agricultural fields and woodlots that supported the farmstead. The remaining nine buildings date from 1996 to 2015 and were built to support the activities of the Lareau Farm Inn, which owns the property. These buildings are placed beside and behind the historic complex and support a variety of agricultural and event-related activities of the Lareau Farm Inn.

The farmstead retains its open, agricultural setting, with buildings arranged in typical 19th century fashion on the property, abutting the west side of the former path of VT Route 100. The front of the farmhouse is oriented east, towards the road, and the barn is oriented perpendicular to the house, approximately fifty feet to the north. Behind the barn is the barnyard, with remaining agricultural fields to the north, east, and west. The fields are bordered by a woodlot. Collectively, the buildings comprising the Lareau Farmstead meet the registration requirements for the "Farmstead" property type as described in the *Agricultural Resources of Vermont* MPDF. The

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buildings maintain integrity of location, design, setting, materials, workmanship, feeling and association.

Narrative Description

Setting and General Description

Lareau Farmstead is located in an area known as the Mad River Valley, where the Mad River runs between the Green Mountains to the west and the Northfield Mountains to the east. Rich soil deposits in the river valley make it suitable for farming, with the first settlements established in 1780s. Just north of the Lareau Farmstead is the “Mad River Valley Rural Historic District” (listed in the National Register of Historic Places in 1994), which contains numerous contiguous historic farmstead. Lareau Farmstead, however, is separated from the Mad River Valley Rural Historic District by the Village of Waitsfield and is therefore being nominated individually. A detailed description of the history of farming in the Mad River Valley can be found in the “Agriculture in the Mad River Valley, 1789-1942” historic context, part of the “Historic Resources of the Mad River Valley” MPDF.

Lareau Farmstead is accessed from scenic VT Route 100, which is a predominantly two-lane, arterial corridor which runs the entire north-south length of the state. The road parallels the course of the Mad River from its beginning above Granville’s gulf, about fifteen miles to the south of Lareau Farmstead, to its confluence with the Winooski River, fifteen miles further to the north. The original path of VT Route 100 passed directly in front of the farmstead, between the house and barn and the west bank of the Mad River. It crossed the river at the southernmost corner of the Lareau Farmstead property via a covered bridge, which is no longer extant. The original roadbed remains intact in front of the house and barn, and terminates at a remnant of the west abutment of the covered bridge.

South of the farmstead, the river cuts a diagonal course across the width of the valley, from southwest to northeast, and the valley opens out into a broad expanse of fields which extend for several miles. To the north, the foothills close in to define a series of isolated fields which sidestep the river, and rise up to form the Irasville plateau, forcing the river to cut a deep gorge along the plateau’s eastern edge. While several other farm houses, as well as a number of commercial and residential structures can be seen in the distance, the Lareau Farmstead is the only major farm complex for a distance of several miles along this section of VT Route 100.

The farmstead consists of three contributing resources: a farmhouse consisting of several connected buildings, begun c. 1795 and expanded c. 1835; a large barn built c. 1795 and expanded c. 1895; and open agricultural fields and woodlots that supported the farmstead. The remaining nine buildings date from 1996 to 2015 and were built to support the activities of the American Flatbread Company, which owns the property. These buildings are placed beside and behind the historic complex and support a variety of agricultural and event-related activities of Lareau Farm Inn and the American Flatbread Company. Only one of them, the Event Pavilion (#4) is substantial in size and scale, and is a non-contributing resource due to age. The remaining

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ten buildings were built by the owners over the last 15 years to support the Lareau Farm Inn and American Flatbread Company operations and programs. Because they are all small, secondary buildings and not related to the historic significance of the property, these resources are not included in the resource count. They include an office (1995), wood splitting shed (2001), office (2002), christmas tree sales warming hut (2003), greenhouse (2005), chicken coop (2006), pig shelter (2006), picnic table shelter (2014), smokehouse (2014), and garden shed (2015).

1. Connected Architecture Farmhouse, ca. 1795 / 1835 / 1865 / 1920 / 1988 Contributing Building

The Lareau farmhouse sits approximately thirty feet west of the former path of VT Route 100, which parallels the Mad River. The house, wing, and attached horse and carriage barn face the road and represent an excellent example of a New England connected farmstead, in which the main house is physically connected to a series of ells, sheds and barns to create one long building. The components of the Lareau, farmhouse are staggered along a north-south axis with the gable roofs of the house oriented north and south, and the gable roof of the barn east and west. While the form and appearance of the connected building remains generally the same, it has been adapted and enlarged over the years for use as the Lareau Farm Inn and subsequently the home of the American Flatbread Company.

Main House: ca. 1835

Starting at the south end of the farmhouse, the ca. 1835 house is a 30' by 30', one and three-quarter story, wood framed and clapboarded building with corner pilasters and full entablature at the eaves of the gable roof. The façade faces east, and is an asymmetrical four bays across. It is a modified form of the Classic Cottage, having the high knee wall, Greek Revival-style corner pilasters and entablature common to the style, but lacking the five-bay symmetry on the façade and a Greek Revival-style entry surround. The façade is four bays across with the main entrance located in the second bay in from the left. One the north gable end, the first story is an irregular three bays across with a secondary entrance in the center bay and a double window on the right. On the second story, and on both stories of the south gable end, are two windows. Smaller windows punctuate both gable peaks, and three irregular bays define the rear, west elevation. A two-story, 36' by 36' addition was constructed onto the rear, west elevation of the house ca. 1988, and set eight feet in from the south wall of the ca. 1835 house and connecting over the fourteen southerly feet of the attached north ell. Gabled wall dormers face north and south on either side of the addition's east-west oriented roof line.

The house is detailed at the corners with wide pilasters. The pilasters have no bases, but display molded capitals of complex profile, incorporating the torus, cyma recta, and ovolo. The pilasters support a stepped, double frieze and a boxed cornice consisting of regular bed mold, stepped soffit, fascia, and fillet. The frieze and cornice partially return the ends – the cornice wrapping around as a thin shelf, and continuing up the rake of the gable with no reduction in the width of the double frieze. All of the windows are wood, two-over-two, double hungs. The windows are

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detailed with large sills, plain side casings, and lintels of thicker dimension which project out both across the face at the ends and support a large, two-inch, quarter round drip edge molding.

The main entrance contains a panel door with two upper lights and two flat panels below the center rail. The door surround is similar to the casings surrounding the windows except that the sides are wider and are overlaid with a pilaster which supports the projecting lintel. The side entrance on the north contains a five panel door with a horizontal center panel. The panels are flat and enframed with molding, and the door surround matches the windows.

The porch which extends across the façade and wraps around the north gable end is one story in height, flat roofed, and six feet wide. The porch sits on a diagonal latticework skirt and the porch roof is supported by square, chamfered posts. At the lintel, the posts are detailed with scrollsawn brackets in a floriated pattern. The porch ceiling is clapboarded with the butt edge of edge clapboard facing out from a round edged center rib. On the roof of the house, to the right of center, the ridge is crowned by a square, brick chimney stack which is detailed with a belt course just above the line of the ridge and a corbelled cap.

The interior of the house is laid out with a center stair hall behind the main entrance, one room in each front corner, a large room across the rear in the northwest corner, and two small rooms, one of which is a bathroom, in the southwest corner. An opening was made in the northwest corner to allow passage into the ca. 1988 addition. On the second story there is a center, east-west oriented hallway with one room in each of three quarters, except the northwest room which was converted to a hallway allowing passage into the addition. In the basement the stone foundation walls are exposed and the floor is laid with thin, irregularly shaped slabs of granite schist. A cold storage room with matching field stone walls is located in the southeast corner.

All of the floors are random width pine secured with cut nails, except in the large northwest corner room where the flooring is a narrow tongue-and-groove maple. The walls are for the most part finished with horsehair plaster over split lath and the ceilings have been covered with clear coated beadboard. The stair runs up between the walls of the hall but is defined on the right side at the top by a low railing consisting of a chamfered newel, balusters, and top and bottom rails.

On the first floor the hall trim consists of baseboards with a cavetto molding along the top edge and narrow architraves around the doors made up of a center fillet, a cyma reversa around the outside, and a cavetto and cyma recta around the inside. In the southeast corner room, the baseboards are wide with a double cyma reversa. The architraves are detailed around the outside with a torus and cyma reversa, and the windows sit on a narrow, paneled sill skirt defined around the edges by a molding consisting of torus, cyma reversa and ovolo.

In the northeast corner room, the walls are paneled to the height of a chair rail with random width boards laid horizontally and detailed at the edges with a narrow bead. The window and door casings are plain but the lintels are of thicker dimension projecting both across the face and at the ends. In the northwest corner, the large room has been remodeled with late nineteenth century, Italianate style woodwork. All of the trim is butternut and includes beaded wainscoting

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with an ovolo across the bottom and a sunken fillet across the top between two tori. The window and door architraves are plain, the doors made up of four raised panels with molded edges.

The ceiling has been covered with clear-coated pine beadboard with a chamfered one inch by two-inch crown molding. In the center of the east wall, the chimney stack extends up through the room and is enclosed by a butternut china cabinet on the west and a closet on the south. The cabinet consists of five drawers with brass pins pulls below a pair of glass doors with cast-iron, T-bar handle, twist box latches. A beaded wainscoting similar to that in the large northwest corner room but with a plain cap is also located in the first floor bathroom.

In the other, small, southwest corner room and on the second floor, the baseboards and the window and door trim are plain, except for the occasional bead along the top edge of some of the baseboards. Except for those doors in the large northwest corner room, the doors throughout the rest of the house are all four panel in design, with either flat or feather edged panels.

The ca. 1988 two story addition to the farmhouse is accessed through openings made in the northwest corners of the farmhouse first and second floors. On the first floor of the addition are located a modern kitchen, and dining room that operate as part of the Inn, with hardwood floors, beadboard wainscoting, and sheetrocked walls. Double doors on its west façade open onto an expansive covered porch that wraps around to the north, connecting to the enclosed porch behind the wing. The second floor of the addition houses four bedrooms as part of the Inn, one in each of the four corners, accessed by a central hall. Finishes are modern with carpeted floors, sheetrocked walls, slab doors and a four foot kneewall.

Wing: ca. 1795

Thought to have been constructed as the original farmhouse ca. 1795, the wing is one and one-half stories in height, and measures 16 feet across its width by 54 feet in length. It was rebuilt during the ca. 1835 Greek Revival updates to the Main house. It was remodeled in 1988 to house two additional rental rooms for the Inn in the northern two bays, while original woodwork and cabinetry are extant in the southern bay that houses the Innkeepers office and the wing's entrance foyer (mud room). In the timber framed wing, except for the fenestration across the kitchen's east elevation, all of the windows and doors are plainly trimmed, and the roof is detailed with a raked cornice consisting of a frieze, soffit, fascia, and fillet. All of the windows on the first story are two-over-two double hung sash. Those on the second story are mixed. On the east elevation, a four and one-half-foot wide porch is recessed into the elevation across the mud room. The porch is continuous with the attached porch which extends across the façade and north gable end of the house, supported by a single chamfered post where the two porches abut. The beadboard ceiling is also continuous, and the wall of the porch fronting the kitchen is punctuated by two, wood, two-over-two, double hung windows and a wooden door with a large, vertically oriented oval light. The surrounding trim matches that on the house. At the north end of the porch, a raised, four-panel door with molded edges opens into the stairwell accessing the second story. The wing's east elevation north of the porch is punctuated by two, two-over-two double hung windows. Above the recessed porch, the slope of the roof is broken by a gable dormer without side walls which contains a double, six-over-six double hung window.

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Across the wing's rear, west, elevation, the roof projects out to cover a porch which is recessed beneath the eaves and extends the length of the wing, abutting the south elevation of the attached horse and carriage barn at its north end. The porch was enclosed in 1988 with a clapboarded exterior wall, and amply lit via seven pairs of fixed, six-light windows. Single-leaf, wood paneled doors open into Inn rooms 7 and 8, each lit by a modern double hung window. Clapboards remain on the original exterior wall of the wing, inside the porch. At the south end of the porch, a wood door with vertically oriented panels opens into the addition, while a slab door with small narrow light at eye level opens into the horse and carriage barn at the north end. The west plane of the roof is penetrated by a Velux skylight, and a newer wooden door replaced an earlier window left of the gable peak on the north elevation for a fire exit.

The room noted as the "office" on the first floor floorplan is thought to have been part of the original kitchen. The interior of that room is detailed with butternut trim and beaded wainscoting identical to that in the large, northwest corner room of the house. The "mud room" is also detailed with beaded wainscoting and capped with a chair rail. In its north wall, the original wall separating the original house from its attached woodshed bay to the north, is a diagonally boarded hatch once used to move firewood through the wall for heating and cooking in the house. Once the woodshed, the two northern bays of the wing were converted to Inn Rooms 7 and 8 on the floorplan in which some elements of the wing's timber frame remain visible. The wing's second floor is accessed by stairs north of the mud room, and now house Inn Rooms 9 and 10.

Horse and Carriage Barn: ca. 1865

The horse and carriage barn was constructed ca. 1865 and is a large, rectangular, one and three-quarter story structure which measures 30 feet across its front, east and gable façade by 40 feet in length and has a four foot kneewall in the second story. Attached to the right-hand half of the north gable end of the farmhouse wing, the west slope of the roof of the wing extends out to form a valley with the south slope of the roof of the barn and a triangular section of wall above the raked cornice line of the barn's east gable façade. Common to barns, shed-roofed additions were added to the north and south sides of the building in the 1990s.

The barn is detailed with wide corner boards and a raked cornice consisting of frieze, soffit, fascia, and fillet. All of the fenestration is plainly trimmed and asymmetrically positioned on the façades. The east façade has three, connected, two-over-two windows legibly set within the historic trim that once framed a ten-foot wide, plank barn door in the center. The historic, two-over-two double hung window remains to the right, and a pair of double hung windows was installed in the hay door opening above, with a historic two-light window punctuating the gable peak. A substantial gable roofed dormer projects from the north roof plan over the shed roofed addition whose roof extends north to cover a shallow porch. All of the roof planes are covered in ribbed steel, and like the historic barn, the additions are clapboarded, with wood windows, doors and trim compatible with the historic barn exterior. The rear, west gable of the barn is punctuated by a pair of modern double hung windows in the gable peak, and below left and right by modern double hung windows – all four intended to light the innkeeper's residence on the second story.

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On the barn's west gable end, a small, one and one-half story, gable roofed addition of lower profile than the barn but with a parallel ridge measures twenty feet across its width by thirty-two feet in length. Built to house horse stalls and a slaughter shed, the detailing of the slaughter house is identical to that on the barn, and like the barn, shed-roofed additions of sympathetic design and materials were built onto the north and south eave-side elevations with symmetrically placed, wooden six-over-six windows. The slaughter house west elevation shows its historic configuration with one side of each corner board in place to delineate the historic and modern construction. Centered on the west elevation's first story is a historic, wood double hung window. A louvered vent with simple trim replaced a fixed light window in the gable peak. Projecting from the gable ridge on the south roof place, a shed roofed dormer provides light to the barn interior through four, six light fixed sash windows with simple trim. Adjacent west of the dormer is the insulated steel chimney that vents the flatbread clay oven located inside the restaurant. A second commercial steel chimney vents the main commercial oven in the barn through its south addition.

The interior of the horse and carriage barn is one bay across its width by three irregular bays in length, measuring eleven, eleven, and eight feet, respectively from east to west between framing bents. The second bay in from the east is a braced clear-span across its 30-foot width, but the third bent is supported by a wall which separates the front two bays of the carriage room from the single bay of the stable room behind. The interior of the barn and slaughter house were sensitively enlarged and adapted in the 1990s to house a commercial kitchen, walk in refrigeration, a bar, bathrooms, the flatbread clay oven, and seating for guests. Floors are terra cotta tile, walls are sheetrocked, and a significant amount of timber framing is exposed separating the bays.

The small addition attached to the barn's west gable was built to house additional stalls and a slaughter house. Four bays in length, the three closest to the barn contained the stalls. The slaughter house, which was probably added ca. 1920, is of dimensioned, sawn lumber construction, as opposed to the heavy timber construction of the other three bays. The shed-roofed additions flanking the barn and slaughter house were generally timber frame construction exposed to the interior with wood plank walls and ceilings, and stone tile floors continuous to the horse barn. In the west gable, mounted on the ceiling joists, is a spoked hoist with a grooved rim and pegged ring guides.

The historic house, wing, and attached horse and carriage barn buildings are all of braced, heavy timber construction consisting of hand-hewn sills, posts, girts, beams, plates, rafters, and ridge poles. All of the joints are mortised and tenoned and are pegged. The floor and ceiling joists and wall studs are sawn, except for those joists supporting the first floor which are logs with a dressed face against the flooring.

The foundation walls are of fieldstone laid dry and constructed out of granite schist. Above grade, the house's foundation walls are of coursed brick covered with a single row of large, thin, rectangular cut granite slabs with cleaved faces. Beneath the wing, the fieldstone ends at grade and the framework of the first and attic stories is carried on plank sills laid on edge. Beneath the

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horse and carriage barn, the fieldstone extends above grade to the sills. Additions to the slaughterhouse, carriage barn and farmhouse are carried on concrete and cinder block foundations with the latter having a full basement.

2. Dairy Barn, ca. 1795 / 1895, Contributing Building

Located approximately fifty feet to the north of the Lareau Farmhouse (#1) on a relatively straight axis with the house, the dairy barn is a massive rectangular, gable roofed structure which measures 100 feet in length by 42 feet in width, and is three and three quarter stories in height including a dirt floor basement level and the one and three quarter height of the haymow. Measuring approximately 42 feet in overall height, seven and one half feet at the basement and first floors, and 28 feet in the haymow from the floor to the peak of the roof, the knee walls in the mow are five feet in height and the pitch of the roof is twelve-over-twelve. Except for the ground floor, which is dirt, the flooring on the second floor and in the mow is random plank.

The dairy barn incorporates an earlier, 30 foot by 40 foot English barn constructed in 1795 to house a variety of subsistence farming activities. The owner of the farmstead in 1895, Pliny Lockwood, rotated the English barn 90 degrees and extended it to the north by 70 feet to its current dimensions, and added the highdrive on the south façade. Much of the 1795 timber framing remains, with pegged, hand-hewn posts and beams. Marriage marks, matching symbols inscribed into timbers that needed to be joined in the barn erection are clearly visible in some of the 1795 framing.

The 1895 framing is also braced, heavy timber construction throughout with pegged mortise-and-tenon joints, but all of the 1895 timber is sawn. The framing is laid out in a series of nine bents which span the barn's gable width and divide its length equally into seven bays. Each bent is three bays across its width, the outside bay on the east side measuring sixteen feet and the center and outside bay on the west 12' each. In the mow, the bays are symmetrically laid out across the barn's width, a pair of queen posts dividing the mow into outside and center bays of twelve, sixteen and twelve, respectively. The queen posts support a pair of major purlins, which, in turn support the roof rafters. The rafters are not framed into a ridge pole.

The barn is built into the side of a shallow hill which rises gently from the north to the south, from just above the level of the basement on the north gable end to the height of the first floor on the south. Like the farmhouse and its attached horse and carriage barn, the dairy barn sits on a fieldstone foundation constructed out of granite schist. The fieldstone extends above grade on each elevation, following the gentle rise of the hillside from north to south. On the right-hand side of the south gable end, the fieldstone was replaced with a veneer of large, rectangular cut granite slabs which match those on the house. On the right-hand side of the west elevation, some of the fieldstone has been replaced with reinforced concrete.

The exterior siding is clapboards over vertical plank sheathing which is supported between the posts and girts of the frame by horizontal nailers. The corners are defined by narrow boards, and the eaves of the roof are detailed with a raked cornice consisting of a double, stepped frieze, a

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rectangular bed mold, soffit, fascia, and fillet. The roof is covered with ribbed sheet metal laid over the plank sheathing.

The haymow is reached by an earthen ramp and covered highdrive which is attached to the barn's south gable façade. Offset to the left-hand side of the façade, the gable roof of the highdrive abuts the frieze which rakes up the left-hand side of the barn's south gable. The highdrive is supported across its south end by a fieldstone wall which enframes the earth ramp, splaying out along the ramp's east and west sides to form a rough trapezoid. The highdrive measures sixteen feet in width by eighteen feet in length, and is detailed with corner boards and a raked cornice identical to those on the barn. The roof is covered with sheet metal.

Only the highdrive's south gable façade is clapboarded, the sides being enclosed with vertical lattice. The façade is punctuated by a large portal which is triangulated at the top corners, the plain trim enframing the portal at the sides and corners supporting a straight lintel and drip edge. The sides of the highdrive are cut across the bottom at fifteen-degree angle both to reflect the angle of the plank floor as it rises from earth ramp to the façade of the barn and to allow for additional headroom underneath of the bridge into the center wagon hall located on the second floor.

All the fenestration on the barn is detailed with plain trim and a drip edge, and is randomly laid out across the facades of each elevation. On the south gable façade, the fenestration consists of a ten-foot-wide double plank door underneath the highdrive which opens into the first floor wagon hall, and a twelve-foot-wide double plank door which opens into the haymow from the inside of the highdrive. To the left of the highdrive, a plank door with a fixed, six-light sash in its top half, and a fixed sash, two-light window open into the first floor milking parlor. Above the highdrive, a fixed sash, two-light window punctuates the peak of the gable.

On the east elevation, five, fixed sash, two-light windows are located on the ground floor in the five right-hand bays. On the west elevation, five, fixed sash, two-light windows are located on the second story in the five left-hand bays, and a small, plank hayloft door opens into the haymow in the center bay. In the center bay on the ground floor is a fixed sash, two-light window on each side in the center of the flanking outside bays. On the second story, a two-over-two, double hung sash window is located in the center of each bay. In the haymow, a two-over-two, double-hung window is located in the center of the center and right-hand bays, and a two-over-two, double-hung punctuates the gable peak.

In the basement, the interior of the barn is laid out for livestock along the east side and a manure pit along the west. On the first floor, the milking parlor runs the length of the barn down the west side and the wagon hall runs down the center. The wagon hall is enclosed along the east side by a wall covered with random width boards, along the west side by the milking parlor mangers. On the left, each bay is punctuated by a board door set two feet off the floor. The doors allowed access from the hall into the silo, crib, pens, and coops. In the northeast corner, two doors give access to separate stairs, one of which descends to the ground floor and the other of which

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ascends to the mow. Along the west side, the mangers angle out into the hall along the bottom and back into the ceiling along the top, the center being open into the parlor behind.

The milking parlor was located on the first floor along the barn's west side and consisted of cow stalls and stanchions, approximately five per bay, along the inside wall behind the mangers and a continuous gutter and trap door clean-out along the back side of the stalls down the center of the bay. The haymow is a one and three-quarter story volume of space, open and uninterrupted except for the heavy timber framing of each bent. The flooring extends across the milking parlor and the wagon hall but does not continue over southeast corner, a railing defining the east side of the center bay.

Originally, the complex also included two additional structures – a tool shed and a milk room. The tool shed was used for the storage of farm machinery and hay, and the milk room for the storage of milk cans. The shed was attached at right angles to the left-hand side of the dairy barn's west elevation, paralleling the horse and carriage barn to the south and creating a holding area for cows in between. The milk room was attached to the dairy barn's southwest corner and accessed by a separate door immediately adjacent to the door into the milking parlor. The shed collapsed in the mid-1950s and the milk room in the mid-1960s.

3. North Pasture and Woodlot

Located west and north of the Dairy Barn (#2) are about 10 acres of open land framed on the south, west and north by woodland and on the east by VT Route 100. Immediately to the west of the barn is a half-acre gravel parking lot and firewood processing area that originally was the dairy barnyard where the cows would gather before and after milking.

The balance of the open land was historically used for pasture and hay fields. Five acres of this land is currently managed by a neighbor farmer for hay, two acres are managed by another neighbor farmer for organic vegetable production, much of which is used in the American Flatbread restaurant at Lareau Farm Inn, one acre is used for the staff garden which includes paddocks and shelters for pigs, chickens, and turkeys, and an experimental interpretive garden with a high tunnel greenhouse which is exploring the production of nutrient-dense foods. At the north end of the hay field there is a 65KW solar array spread over about one acre of grass land. To the south and west of the barn there is about a half-acre of lawn that is used as a play field by children and for lawn party receptions.

Bordering the open land, on the sloped foothills of the green mountains, is an extensive forested area of approximately 1500 acres of which the immediate 10 acres is still part of Lareau Farmstead, 800 acres or which is State forest land, and the balance being privately held. The ten acres of woodlot that is part of Lareau Farmstead includes the farm's historic spring which utilized a gravity-fed system of pipes to provide water to the farmhouse and barns.

The pastures and woodlots have been important character-defining features of the Lareau Farmstead, providing space for grazing animals, wood to construct farm buildings and heat the

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farmhouse throughout the winter, and as protected watersheds for springs and brooks.

4. Event Pavilion, 1996, non-contributing

The event pavilion was constructed in 1996 to provide additional space for events held at the Lareau Farm Inn property. Located 75 feet south of the farmhouse, this 40 foot by 80 foot structure comprises a large metal clad gable roof supported by open post and beam frame framing. Given its large size and scale, it is counted here as a non-contributing resource.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

AGRICULTURE

Period of Significance

c. 1795 - 1960

Significant Dates

c. 1795

c. 1835

c. 1865

c. 1895

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

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

The Lareau Farmstead is eligible for listing in the National Register of Historic Places under Criterion A for its representation of agricultural practices in the Mad River Valley and Criterion C for the architecture and design of the farmstead. As it exists today, the Lareau Farmstead represents the design and evolution of a small, 19th century valley farm in Vermont. The Lareau Farmstead is being nominated under the *Agricultural Resources of Vermont Multiple Property Documentation Form (MPDF)*, in the contexts of *Diversified and Specialty Agriculture, 1760-*

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1941 and Dairying, 1850-1941. The property meets the registration requirements for the “Farmstead” property type as stated in the MPDF: it includes a farmhouse, barn, more than one outbuilding, and integrity of setting; the most important character-defining features of each of the individual resources are still extant; the spatial organization of the farmstead is intact and the components and plan reflect agricultural practices in the period of significance. In addition, it retains evidence of historic field patterns and agricultural operations; and it retains the integrity and feeling of a small 19th century Mad River Valley farmstead. It is locally significant, and the period of significance begins with the date of construction of the earliest extant buildings on the property ca. 1795, includes the evolution of agricultural practices that induced changes to the design of the site and farm buildings throughout the late 19th and early 20th centuries, and concludes with the end of dairying activities on the farmstead in the mid-1950s.

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

Farmstead History

The farmsteads’ original owner, Simeon Stoddard (1761-1841), was one of Waitsfield’s earliest settlers and the town’s first resident physician. Dr. Stoddard was born in 1761 in Saybrook, CT and settled in Windsor, VT, in 1783. Having befriended Benjamin Wait (for whom Waitsfield is named) while living in Windsor, Stoddard moved to Waitsfield in 1794, five years after Wait and a number of other Windsor residents settled in the town. Dr. Stoddard was the town’s first resident physician, presumably having been encouraged to leave Windsor by Wait who, as an officer in the state militia, would have understood the need for and advantages of having a skilled doctor in the Vermont wilderness. Stoddard also served on the Waitsfield Select Board and farmed, and he and his wife Abiah had 12 children while living at their Waitsfield farm. Considered one of the founding families of Waitsfield, the Stoddards are buried in a cemetery nestled amid towering maple and birch trees on a hill overlooking and southwest of the Lareau Farmstead. The graveyard contains twelve stones of slate, granite, and sandstone. Once covered in apple trees, the graveyard is mostly obscured and grown over, without markers to its existence. The parcel of land containing the cemetery is not part of the Lareau farmstead and is not included in this nomination.

Simeon Stoddard built a small house and barn on the property ca. 1795. It remained in the family for three generations until 1863 when Gideon Stoddard sold the property to Abel Alonzo Kneeland.

Pliny Lockwood purchased the farm from Kneeland in 1878, sold it to Moses Long in 1883, and subsequently but bought it back following mortgage defaults in 1889 and 1895. The farm remained in Lockwood’s ownership until 1917. Not only was the dairy barn constructed during Lockwood’s ownership, but the farmhouse was partially remodeled with the installation of Italianate style wainscoting and cabinets in the kitchen and the northwest corner room. Philippe and Fleurette Lareau purchased the farm in 1940, giving the farm the name by which it known today. The Lareaus continued the dairy farming operation into the 1950s and thereafter raised

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heifers, owning the property until 1984. It was then purchased by Dan and Susan Easley, who, to serve the needs of visitors to the expanding regional ski industry, began work to create the Lareau Farm Inn. Under the Easley's ownership the farmhouse was enlarged with an addition on the rear, west elevation, creating a new kitchen, dining room and four additional bedrooms. The Easley's added the Event Pavilion (#4) in 1996, as well as the shed additions onto the horse and carriage barn and slaughter house, further expanding the capacity of the Inn.

In 2001, George Schenk purchased Lareau Farm Inn from the Easleys after having leased the carriage barn to house his stone and clay oven for baking flatbread. Schenk continues to operate the flatbread business and the Lareau Farm Inn to this day, focused on sustainable practices, local foods, and community engagement.

Criterion A: Agriculture

The Lareau Farmstead is a good representative example of a small farm in Central Vermont that evolved over the course of the 19th century and into the 20th century. The farmstead retains its ca. 1835 farmhouse, subsequently enlarged and connected to the smaller, ca. 1795 farmhouse and ca. 1865 horse barn. It also retains its second primary structure, a large dairy barn, built as a 30' by 40' English barn ca. 1795 and substantially enlarged a hundred years later as the farmstead evolved into a more efficient dairy operation. The property maintains its important landscape features with the concentrated core of farm buildings surrounded by open pasture and woodlot. The farmhouse and outbuildings embody the changing patterns of agriculture through their period of significance, most of the changes being made in the second half of the nineteenth century. Despite these changes, the farmstead has maintained its essential character and organization.

When established ca. 1795, Dr. Stoddard's farm fronted one of Waitsfield's earliest roads, which merged in 1807 with other informal roads on the west side of the river to create the Mad River Valley Turnpike. The turnpike connected scattered valley farms with village centers where mills and shops were established to provide support services and materials to the farms, including blacksmithing, tanneries, harnesses, and a wide variety of lumber and building products. Among the first were a sawmill and gristmill constructed a mile north of the Lareau Farmstead in the village of Irasville in the 1790s.

It was common practice for professional men in these early settlement years was to both conduct their business, in Stoddard's case as Waitsfield's first resident physician, and run the diversified family farm. The earliest valley farm products were wheat, barley, rye, corn, oats, flax, buckwheat, potatoes, and hay, most traded in barter for other goods and services. Three generations of Stoddards operated the diversified farm with few changes to the farmhouse and barn until they finally sold it in 1863.

The rise of large, mechanized farms in the American west with products that could be shipped by refrigerated railroad cars put pressure on smaller, diversified farms to modernize. In response, agricultural organizations were formed throughout Vermont to help farmers improve operational

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efficiency, including the Mad River Valley Agricultural Society formed in 1872 with the objective of disseminating information about modern farming practices. New railroad connections and improvements to VT Route 100 improved access to larger markets in New England and Montreal and farms focused on specializing their operations.

By 1880, dairy farming was listed as the chief occupation of Mad River Valley farmers. Pliny Lockwood, who purchased the farm in 1878, transformed and modernized the farm in 1895 by turning the 30 by 40 English barn ninety degrees and extending it northward by seventy feet. Although the 1895 changes to the barn altered the character of the original building, they also demonstrate evolving agricultural practices in Vermont in the 19th century from grain and diversified farming to specialized dairying.

Criterion C: Architecture

Of the two most prominent and historic buildings included within the farm complex, the dairy barn is, while not the older of the two, the more significant architecturally due to its high degree of intact original design and historic fabric. Originally constructed ca. 1795 by the Stoddard family, Lockwood substantially enlarged the dairying operation, and the dairy barn, turning Stoddard's 30 foot by 40 foot barn 90 degrees in 1895 and enlarging it to its present size of 40 feet by 100 feet. The enlarged "gravity barn" signaled a change in dairy practices, allowing for a more sanitary and efficient dairy operation, with hay from the fields brought by wagon up the high drive to the haymow, where it was dropped down chutes as needed to the cows in the milking parlors on the level below. Manure was then then dropped through trap doors into the basement for subsequent distribution on the hayfields. Much of the original 1795 barn framing is extant in the enlarged structure, including marriage marks used by the builders to assemble the barn after bench fitting the connecting members.

As it exists today, the barn is in an exceptional and minimally altered state of original preservation. Dairy operations having come to an end by the mid-1950s, the barn never suffered the deleterious effects of modernizations which were generally required of dairy operations following the introduction of bulk tank sanitation in the early 1960s. While a number of other large dairy barns from the late 19th and early 20th centuries survive in the Mad River Valley, few have survived into the 1980s without substantial alterations. The exception of the Lareau Farmstead dairy barn, which has been recently repaired and stabilized to insure its continued preservation, is, consequently almost unique.

An excellent representative example of continuous Vermont farmhouse architecture with its attached wing and horse and carriage barn, the farmhouse also survives in an exceptional state of overall preservation but reflects, too, the changes which 190 years of occupation and changing ownership have imposed upon it. The connected farmhouse building has various additions but their arrangement on the building, built onto the sides and back of the building, preserve a legible historic massing and evolution of the building. On the exterior, extensive historic and character-defining fabric remains including fenestration, wood siding, and trim. Inside the building, much

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of the significant spatial arrangements and historic features including stairs, doors, cabinetry, and wood trim.

Collectively, the buildings comprising the Lareau Farmstead meet the registration requirements for the "Farmstead" property type as described in the *Agricultural Resources of Vermont* Multiple Property Documentation Form.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Beers, F.W. *Atlas of Washington Co., Vermont*. New York: F.W. Beers & Co., 1873.

Easley, Susan and Dan. *Walking Guide to Lareau Farm and American Flatbread*. Date unknown.
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Jones, Matt Bushnell. *History of the Town of Waitsfield, Vermont*. Boston: George E. Littlefield, 1909. Print.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984. Print

Schenk, George, Personal Interview, May 06, 2016

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Visser, Thomas Durant. *Field Guide to New England Barns and Farm Buildings*. Hanover: University Press of New England, 1997. Print.

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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 1216-8

10. Geographical Data

Acreage of Property 24.4

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(Enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 44.102988 | Longitude: -72.500087 |
| 2. Latitude: 44.102459 | Longitude: -72.500332 |
| 3. Latitude: 44.101821 | Longitude: -72.500224 |
| 4. Latitude: 44.101785 | Longitude: -72.500429 |
| 5. Latitude: 44.102016 | Longitude: -72.500476 |
| 6. Latitude: 44.101859 | Longitude: -72.500956 |

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- | | |
|-------------------------|-----------------------|
| 7. Latitude: 44.102067 | Longitude: -72.501185 |
| 8. Latitude: 44.102719 | Longitude: -72.501343 |
| 9. Latitude: 44.102733 | Longitude: -72.500785 |
| 10. Latitude: 44.103071 | Longitude: -72.500667 |

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

The boundary of the Lareau Farmsstead is shown as the dotted line on the accompanying map titled "Lareau Farmstead Property Boundaries."

Boundary Justification (Explain why the boundaries were selected.)

The Lareau Farmstead as described comprises the historic buildings and a significant portion of the landscape associated with the period of significance of the Lareau Farmstead including the connected architecture farmhouse, dairy barn, woodlot and pasture.

11. Form Prepared By

name/title: Scott Newman
organization: 106 Associates
street & number: PO Box 64644
city or town: Burlington state: VT zip code: 05401
e-mail scottnewman@106associates.com
telephone: 802-777-1572
date: August 05, 2016

Additional Documentation

Submit the following items with the completed form:

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

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Photographs

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

Photo Log

Name of Property: Lareau Farmstead

City or Vicinity: Waitsfield

County: Washington

State: VT

Photographer:

Garten, David: 1, 2, 3, 4, 5, 6, 7, 8, 21, 22, 24, 25, 26, 27, 28, 31, 32

Lavoie, Jesse: 30, 34

Newman, Scott: 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 29, 33, 35, 36, 37

Date Photographed:

March 06, 2016: 9, 10, 21

March 22, 2016: 35, 36, 37

May 08, 2016: 13, 14, 15, 16, 17, 18, 19, 20, 26

May 31, 2016: 3

July 08, 2016: 11

July 09, 2016: 1, 2, 4, 22, 23, 24, 25, 27, 28, 29, 31, 32

Aug 08, 2016: 5, 6, 7, 8, 12, 30, 33, 34

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

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- 1 of 37: VT Route 100 and Lareau Farmstead entrance (right), looking south
- 2 of 37: Lareau Farmstead complex, connected architecture farmhouse (right) and dairy barn (left), looking east
- 3 of 37: Old VT Route 100 with farmhouse (left) facing road, looking north
- 4 of 37: Lareau Farmstead complex with dairy barn at left, facing southeast
- 5 of 37: Lareau Farmstead Complex, looking northeast
- 6 of 37: Lareau Farmstead complex, looking northwest
- 7 of 37: Lareau Farmstead complex, looking west
- 8 of 37: Lareau Farmhouse, looking southwest
- 9 of 37: Lareau Farmhouse with attached north wing and horse barn, looking southwest
- 10 of 37: Horse barn and slaughterhouse (foreground) west facades, looking east
- 11 of 37: Slaughter house south addition (left) and west façade of farmhouse wing (right), looking east
- 12 of 37: West façade of 1988 farmhouse west addition, looking east
- 13 of 337: Interior of "Mud Room" in farmhouse, looking east
- 14 of 37: Interior of "Mud Room" in farmhouse, looking north
- 15 of 37: Interior of "Library" in ca. 1795 farmhouse, looking west
- 16 of 37: Interior of "Fireplace Room" in farmhouse, looking south
- 17 of 37: Interior of rented room in farmhouse north wing, looking east
- 18 of 37: Second floor landing and stairs to first floor, looking west
- 19 of 37: West interior wall of slaughter house showing slaughter wheel, looking northwest
- 20 of 37: Interior of horse barn, shed roof addition on right, original structure on left, looking west
- 21 of 37: Dairy barn east and north elevations, looking southwest

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- 22 of 37: Dairy barn south elevation and highdrive, looking northwest
- 23 of 37: Dairy barn north and west elevations, looking southeast
- 24 of 37: Dairy barn east elevation, looking west
- 25 of 37: Dairy barn north and east elevations, looking southwest
- 26 of 37: Dairy barn highdrive and fieldstone pier, looking west
- 27 of 37: Dairy barn highdrive stone pier detail, looking southeast
- 28 of 37: Dairy barn southeast corner detail, looking northwest
- 29 of 37: Dairy barn hay loft, looking north
- 30 of 37: Dairy barn hayloft framing detail
- 31 of 37: Dairy barn first floor, north end of east bay, looking south
- 32 of 37: Dairy barn first floor, north end of west bay, looking north
- 33 of 37: Dairy barn southwest bay, ca. 1795 framing on first floor, looking south
- 34 of 37: Dairy barn "marriage mark" detail in ca. 1795 barn framing section, looking north
- 35 of 37: Dairy barn hay loft wagon doors in highdrive, looking north
- 36 of 37: Dairy barn, weathervane detail, looking northwest
- 37 of 37: Event pavilion, looking southeast

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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