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Norwich Windshield Survey Report



December 15, 2015 (updated 2/8/16)

by Lyssa Papazian

Introduction

This windshield survey was undertaken by the Town of Norwich, Vermont and its Historic Preservation Commission in order to start evaluating and documenting the town's architecture beyond the National Register-listed Norwich Village Historic District. The goal for the windshield survey was to visit, photograph and document briefly every property in town built before 1970. The results would include assessment of potential eligibility and would thus lead to a road map for continuing the documentation in future intensive level surveys or National Register nominations.

The Norwich Historic Preservation Commission was awarded a Certified Local Government grant by the Vermont Division for Historic Preservation to support the work and also funded part of the work themselves with cash match and in-kind assistance. This was meant to be one of two surveys in 2015 that would also use and field test a new survey app being developed by the National Park Service. The Town hired Lyssa Papazian, a 36 CFR Part 800-qualified historic preservation consultant to undertake the work.

The Town of Norwich recently had two of its one-room schoolhouses listed on the National Register – The 1922 Beaver Meadow School on Chapel Hill Road in West Norwich/Beaver Meadow and the 1937 Root District School on Union Village Road in Goodrich-Four Corners area. These projects were done in conjunction with local community groups working to preserve and re-use those buildings: the Beaver Meadow Chapel Association and the Root District Game Club, respectively. A short documentary film was recently made about the schools by Historic New England.

Norwich has a rich and well preserved architectural history from the 18th and early 19th centuries which is well reflected by the resources of the Village Historic District as well as many individual rural properties. It also has a vibrant and unusual architectural legacy from the 20th century due to considerable population growth related to employment in Dartmouth College and Dartmouth –Hitchcock medical center. There are an unusual number of architect-designed homes and this trend continues into 21st century. Starting largely in the 1980s and 1990s when a new housing boom hit Norwich, there is also a notable collection of reproduction type homes – using actual or academic sources for recreating the look of 18th century Federal and Colonial homes as opposed to more typical vaguely “traditional” or “Colonial Revival” looks. Some of these homes actually use the parts of older homes and reconstruct them. Many others are new but quite authentic in detail and massing. However, unlike actual 18th century homes, they are often located far from the main roads down long private driveways. They also are often larger than the 18th century homes – though rather than blowing up the whole house, as is frequently done with modern “traditional” look homes, they use discrete and strategically placed additions to gain the additional space while keeping the main block at an authentic size and massing. I have termed these “Neo-Federal” in the survey result spreadsheet. The number of these throughout the town is significant and will be an important part of Norwich's future architectural history.

Cover Photos – Top: 275 Waterman Hill Road, c.1795; Bottom: 328 Hawk Pine Road, 1980

Methodology

The project began with a kick-off meeting with the Norwich Historic Preservation Commission, held at the Norwich Historical Society on April 13, 2015. Ms. Papazian discussed the goals of the project and methods and asked some informational questions. It was agreed that all photos would be taken from public roads which meant that many properties would not be visible. The ones not visible (primarily those that were also post-1970) would be documented by downloading the assessor photograph which are all posted online in a database. The assessor photos sometimes do not capture the entire building or even its primary façade.

The commission agreed to meet again to spend more time talking about historic sites, and local information. This meeting was held on May 5 and other knowledgeable people joined to share local lore. In between Ms. Papazian undertook to do the windshield survey and take the photos of every house outside the greater village area. Bill Aldrich, a member of Historic Preservation Commission, offered to accompany her and also share his considerable knowledge of local history and activities. The goal was to try to photograph all the properties on the rural roads before leaf-out in the spring and while there was a volunteer co-pilot to assist with driving. There was some concern about waiting for the app to be ready and missing the optimum window to shoot rural buildings. So it was decided to go ahead and use an SLR camera and to possibly upload the images to the app later. Once the rural roads were done, then perhaps the app would be ready to do the denser areas and those closer to town later during the summer, possibly by bicycle, based on the assumption that many of these properties are closer to the road and not as impeded by leaves.

Ms. Papazian did a total of four trips during April with a camera and a map, two of which were with Bill. She took a total of 2500 photographs and managed to cover all or most of the following roads:

Academy	Douglas Ridge	McKenna
Beaver Meadow (most)	Dutton Hill West	Meetinghouse
Birch Hill La	Elm	Middle
Blood Hill	Farrell Farm	Mount Tabor
Bob White La	Goodrich Four Corners	Mystic Dr
Bowen Rd	Happy Hill	Needham
Bragg Hill Rd	Hemlock	New Boston
Bramble La	Hickory Ridge	Norford Lake
Brigham Hill	Hillside	Oak Ridge
Bullock	Hogback	Old Bridge
Butternut	Hopson	Old Coach
Campbell Flats	Jones Circle	Old Orchard
Cossingham	Kate Wallace (part)	Pattrell
Crossing La	Kendall Station	Pine Tree
Doc Hardy La	Kerwin Hill	River Edge
Douglas Hill	Ladeau	River
Douglas La	Lewiston Hill	Rock Ledge La
Douglas Rd	Loveland	Shiloh La

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Simpson
Spring Pond
Stagecoach
Starlake La
Stevens Rd
Stowell

Stickney
Sunback La
Tilden Hill
Town Farm
Tucker Hill
Turnpike

Union Village
Upper Turnpike
US Route 5 N & S
VT Route 132
Waterman Hill

The intention was to wait until the app was available to field test to use it to record the rest of the properties. However, the app was still not ready by the end of July, so Ms. Papazian continued to photograph and visit properties with both her SLR camera and her iPad. She did two more trips in August and September and covered all or most of the following additional roads, taking another 1500-2000 photos. One of these trips was through the Hawk Pine neighborhood with Peter Brink of the Historic Preservation Commission:

Beaver Meadow
Bradley Hill
Brigham Hill
Carpenter
Cliff St
Dorrance Dr.
Dutton Hill
Eagle La.
Falcon La.
Glen Ridge
Hawk Pine
Hazen

Huntley
Maple Hill
Moore Lane
Olcott
Penny La.
Powers
Sargent
Trumbull La.
Turnpike
Union Village
Willey Hill

The few roads not visited or visited but not photographed were mainly the ones with almost entirely post-1970 buildings or little that is likely eligible – such as the remote Tigertown Road. The assessor photos were collected for most of the pre-1970 properties not photographed directly and for many post-1970 as well. The assessor photos (labeled as such) are added to the files of survey photos organized by road names. A considerable amount of time was spent post-field trips, organizing and labeling the photographs by address. The collection of digital photos is one of the survey products.

All pictures were then carefully reviewed and assessed for potential eligibility and notation of style where appropriate. The results are collated on an Excel spreadsheet adapted from the raw assessor data files for all properties in town. The assessor sheet came with the following data for each house/building: address, type, construction date if known, tax map parcel and owner. I have added fields for the following information: “Survey Photo?,” “Assessor Photo?,” “Eligible Individually?,” “Eligible In Historic District?,” “Name of Potential Historic District,” “Style,” “Survey Estimated Date,” & “Integrity and other notes.” This annotated spreadsheet is the main survey product and collates all the results and recommendations.

Nancy Osgood of the Norwich Historic Preservation Commission undertook some research on several properties and areas of town like “Pattersonville” the neighborhood around the former Patterson Chair Factory near Pompanoosuc and Waterman Hill, a rural neighborhood in the same

vicinity. This information will be important to incorporate into any follow up intensive survey or research.

The delay in getting the app resulted in a contract extension until December 15, 2015. The product was available to test on September 28, 2015. By that time most of the survey photos had been taken. Ms. Papazian started testing the app in Hartford where the other concurrent survey was being done but which was intensive level. There were challenges in using the app in the field – particularly cell connectivity on the average road in Vermont – which slowed down the data input to a point that it was impractical to enter most of the information in the field. The data and photos were added later in the office for several properties. Many questions and small glitches meant that the process took longer than anticipated. While many issues were identified in consultation with the state Architectural Historian & survey coordinator, Devin Coleman, there did not seem to be an immediately useful or time-effective way to enter the data for a windshield level survey such that in Norwich. The app was designed for collection and entering of detailed individual information but does not yet have the capability of viewing and entering metadata about groups of resources and provide an overview which is the purpose of the windshield survey.

By November, it was decided to complete the Norwich survey without the app. The rest of the materials, report and spreadsheet were then finalized. There was no effective way to map the recommendations using the property addresses. A general map of the town was used to indicate the locations of the recommended districts. The photo files were burned onto 4 DVDs as follows:

DVD 1: Academy Road – Eagle Lane

DVD 2: Elm Street – Needham Road

DVD 3: New Boston Road – Tilden Hill Road

DVD 4: Town Farm Road – Woodhaven Drive

Summary of findings and recommendations

Of the total 1614 properties in Norwich, 147 were already listed in the Norwich Village Historic District and so were excluded. Most others were visited or driven by and about 910 were photographed. 26 had been photographed in 2012 and 2013 and so were visited but not re-photographed. The rest were not visible from the public road or were on roads with only post-1970 buildings and so were not visited. Where possible assessor photographs were used to evaluate properties not visible from the roads and are included in the documentation.

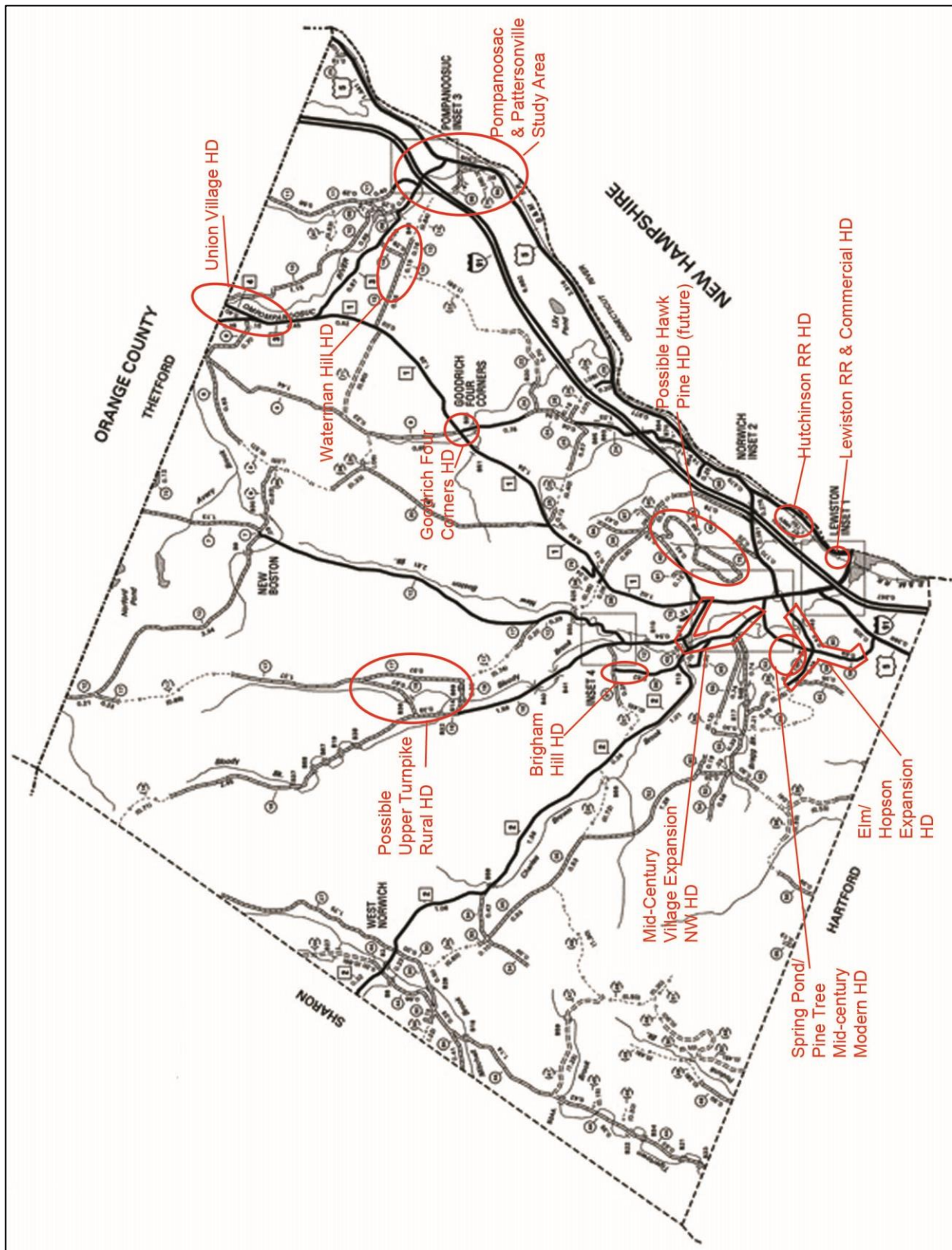
Historic significance and eligibility fell generally into the following categories: farmsteads eligible under the Agricultural Resources of Vermont Multiple Property Documentation Form (“Ag MPDF”); well-preserved 18th and 19th buildings and districts for their architecture and local history; 20th century examples of suburban infill, mid-century modern or modernist design, and other types/styles that may be increasingly rare in Norwich such as simple rustic camps and industrial/railroad resources both threatened by development pressure.

The survey has identified 30 properties that are clearly individually eligible, another 52 that have good integrity and are potentially individually eligible, and 134 that have ok to good integrity and may possibly be individually eligible with more information and a closer look. These would include 22 rural properties that may be eligible (individually) under the Agricultural Resources of Vermont MPDF listing. These are listed separately below.

A number of potential historic districts were identified: Union Village (in both Thetford and Norwich); Goodrich Four Corners; Pompanoosac-Pattersonville Archaeological/Historical District; Lewiston Railroad and Commercial Resources and the possibly related Hutchinson Railroad cluster on Crossing and River Road; Brigham Hill and Waterman Hill, both early, family-based agricultural hamlets; Butternut Lane, Loveland, and Farrell Farm agricultural districts (these may be individual farmsteads instead); Upper Turnpike Rd a possible rural historic district; Mid-century clusters of architectural distinction on Pine Tree/Spring Pond/Hopson, Hickory Ridge, & Old Coach Road; Suburban development in discrete developments possibly using National Homes pre-fabricated houses on McKenna; Jones Circle (confirmed mid-century National Homes development), Brookside, Sargent, and Carpenter.

More generally suburban expansion of the village core including: Village Expansion NW (loop of Beaver Meadow, Sargent, Huntley, Moore Ln., and Turnpike and Elm Street-Hopson village expansion area where more mid-century modern homes are found; and finally a later modern/contemporary designed development by Roger Carl Williams, Architect - Hawk Pine (1968-1983, may be one for the future).

57 properties would be eligible as contributing resources to (4) eligible historic districts. 90 properties would contribute to potential districts that are likely eligible. 72 properties were identified that could possibly be contributing resources to potential historic districts that may be eligible. POTENTIALLY 219 more historic resources. The district are described and discussed briefly below.



Windshield Survey Map of General Recommendations

Historic District Recommendations

Areas that appear to be eligible as historic districts (HDs) are:

Union Village HD (in both Thetford and Norwich), c. 1830 – c. 1910:

This is clearly an eligible district that is remarkably intact, well preserved, and has few intrusions. It is a strong recommendation that this this district be listed on the National Register (Criteria A & C) and that possible preservation overlay zoning be explored by both towns. The residential development pressure in Norwich



is strong and the history of complete restorations and upgrading of older properties in the town suggests a type of threat for this hamlet from overdevelopment. It is remarkable how much historic fabric and architectural integrity remains here in the context of development patterns throughout the town. However, it may be that the community there is dedicated to the hamlet’s preservation with or without official designation and zoning protection. At a minimum, the district should be well documented (intensive survey) as it exists today for future reference. If Norwich wanted to pursue a nomination, this medium to small district of about 25 properties might make a very straightforward and doable project for the UVM HP program. Several resources in both Norwich and Thetford are individually listed on the State register including the Union Village Church.

Inventory: 12 properties (in Norwich), 8 contributing

Plus about 12-13 in Thetford on Main Street and Academy Rd – and possibly Campbell Flat.

24	ACADEMY RD	1990 (N/C)
24	ACADEMY RD	1881
39	ACADEMY RD	1850
65	ACADEMY RD	1983 (N/C)
65	ACADEMY RD	1975 (N/C)
70	ACADEMY RD	1836
70	ACADEMY RD	2014 (N/C)
91	ACADEMY RD	1900 (Union Village School)
91	ACADEMY RD	1836 (Methodist Church)
105	ACADEMY RD	1830
108	ACADEMY RD	1908
114	ACADEMY RD	1830

Goodrich Four Corners HD, 1780 – c.1940

This rural cross roads hamlet retains its agricultural landscape anchored by the 1786 farm at the corner and includes a few other houses from c.1790 through the early 20th century nearby

including the individually listed 1937 Root District School. A small historic district appears to be eligible for National Register listing here.

Inventory: 7 properties (6 contributing)

694	GOODRICH FOUR CORNERS RD	2003 (N/C)
708	GOODRICH FOUR CORNERS RD	1786
694	GOODRICH FOUR CORNERS RD	1786
18	PATTRELL RD	1790
929	UNION VILLAGE RD	1780
937	UNION VILLAGE RD	1938
987	UNION VILLAGE RD	1937

Brigham Hill HD, 1785- c. 1880s:

Based on a regulatory survey Lyssa Papazian did for Norwich in 2013 and on the current survey, there is an eligible Brigham Hill Historic District in this area. The Brigham Hill Historic District would be based on three early farms (now 4 properties) on this hill top which were established 1785-1810 by the Brigham family and used/expanded through the 1880s. The immediate rural setting and the remaining integrity of the houses and barns is quite notable. The houses are eligible under Criterion A, for the representation of an early family-based farming hamlet, and Criterion C for architecture and as a significant, distinguishable entity (district).

Inventory: 4 Properties (all contributing)

189	BRIGHAM HILL ROAD	c.1800
185	BRIGHAM HILL ROAD	c.1880s
172	BRIGHAM HILL ROAD	c.1830
211	BRIGHAM HILL ROAD	1785

Inventory with detail

189 Brigham Hill Road. “Frederick Johnson House” identified on Historic Sites and Structures Survey (HSSS) as site 1411-8 and currently listed on the State Register of Historic Places. This c. 1800 frame cape retains historic integrity and is a good example of an early cape. There is a large rear addition and a side ell that is recessed from the main block. It may be eligible individually and would be eligible as a contributing resource to a potential Brigham Hill Historic District.

185 Brigham Hill Road, originally barn for 172 Brigham Hill Road, c. 1880s, contributing. This gable fronted frame bank barn has a large two story ground level barn attached to the rear plus side shed additions. It may have been converted to housing in 1950s with alterations but would still contribute.

172 Brigham Hill Road. “Walter Prager House” identified on Historic Sites and Structures Survey (HSSS) as site 1411-7 and currently listed on the State Register of Historic Places. This c. 1830 frame cape has front gable dormers, a rear shed dormer, side and rear additions including an historic barn. It retains enough exterior historic integrity to be eligible as a contributing resource to a potential Brigham Hill Historic District.

211 Brigham Hill Road. “Brigham Gilmore House” identified on Historic Sites and Structures Survey (HSSS) as site 1411-6 and currently listed on the State Register of Historic Places. This 1785 Federal style frame, 2 story, center hall, I-house has a large rear 2-story addition. It retains historic integrity and is a good example of an early Federal style house. It has a 19th century English Barn across the road. It may be eligible individually and would be eligible as a contributing resource to a potential Brigham Hill Historic District.

Mid-Century Modern Historic District on Pine Tree, Spring Pond, Hopson, c. 1953-1974

The cluster of modern homes on Spring Pond, Pine Tree and a bit of adjacent Hopson would be an eligible district and includes at least 2 confirmed Gelbin houses (23 & 107 Spring Pond) including his own. The two homes on Hopson include Paul Sample’s 1957 house (112 Hopson) and the houses on Pine Tree represent fairly high end Mid-Century Modern style residential architecture of the 1950s and early 1960s. With more research it seems possible that architects may be identified for some of these houses. Spring Pond has similarly high end modern residential architecture of the 1960s and early 1970s. Norwich has a rich history of architect-designed homes and buildings of the 20th century and there are many other potentially individually eligible Mid-Century Modern houses scattered through town such as on Elm, other parts of Hopson, McKenna, Old Coach Road, and Hickory Ridge Road, that could be developed into a multiple site (MPDF) nomination. For example, there are 4 confirmed Gelbin houses in Norwich but ten others listed by him in town on the “Vermont Modern” (architectural history) website. Similarly there is one confirmed design by E.H. & M. K. Hunter but 5 listed on their project list in Norwich on Vermont Modern. A nomination developed for a Mid-Century Modern district here on Pine Tree, Spring Pond & Hopson is a good place to start with the research that may lead naturally to become a base for the multiple site nomination.



Inventory: 13 properties (12 contributing)

49	PINE TREE RD	2010 (N/C)
7	PINE TREE RD	1962
21	PINE TREE RD	1960
24	PINE TREE RD	1956
48	PINE TREE RD	1956
60	PINE TREE RD	1953
70	PINE TREE RD	1954
86	SPRING POND RD	1969
91	SPRING POND RD	1973
112	HOPSON RD	1957 (Paul Sample’s House)
23	SPRING POND RD	1974 (Gelbin’s own house)
107	SPRING POND RD	1965 (Gelbin design, original owners)
96	HOPSON RD	1955

Lewiston Railroad and Commercial Resources HD, c. 1880 – c. 1920:

This small cluster of buildings on Ledyard Lane and River Road are still intact architecturally and are all that is left of the crossroads Lewiston hamlet on the railroad and near the river crossing which was impacted severely by the construction of I-91. The district appears eligible under Criterion A primarily but also C.

Inventory: 5 Properties (all contributing)

12	LEDYARD LN	1920
18	LEDYARD LN	1880
11	LEDYARD LN	1920
2	LEDYARD LN	1880
15	RIVER RD	1920

Areas that would be interesting to further explore and document as potential historic districts (HDs) are:

Pompanoosuc & Pattersonville Archaeological & Historic HD, c. 1770 – c. 1940s (?):

This area has such a rich and varied history based primarily on the varied industrial activity of mining and manufacturing and the railroad that served it. Nancy Osgood, of the Norwich Historic Preservation Commission has done a lot of research on the area and there are many lost resources that should be documented in the process of surveying a district. Architecturally, there is very mixed integrity with so many intrusions that it seems a current Pompanoosuc HD might not be eligible for listing on the National Register. However, it should be explored further under Criteria A & D for archaeological resources and ruins remaining. It is important locally to document and capture this history even if it is not NR eligible. The natural and manmade landscape there is dramatic and sets a great background for a place based local history project. There are several individually eligible properties and these are concentrated on Old Bridge Road and the immediate vicinity. A tiny Old Bridge Road Historic District might be possible here and could capture the history of the entire hamlet through the statement of significance. The other roads: Kendall Station, River Edge Lane, Goodell Rd., and US Route 5 North have a few older properties sprinkled throughout but intermixed with a lot of post 1970 development. Even the former railroad station may not be individually eligible due to alterations though still easily recognizable and doesn't appear to be surrounded by an eligible historic district.

Waterman Hill HD, 1795 – c. 1850s

Adjacent to Pompanoosuc and perhaps in contrast to its more industrial development, there is a small potentially eligible rural historic district on Waterman Hill Road which includes four early individually eligible properties. Thanks to Nancy Osgood’s research, this area may be similar to Brigham Hill in that it represents an early family-based agricultural hamlet. However, later in the 19th century, it was more impacted by the nearby Waterman Copper mining operations and industries at Pompanoosuc. Despite many post 1970 homes on Waterman Hill and Bowen Rds, a district or perhaps MPDF based on the individually eligible Waterman farms has potential here.

Inventory: 4 Properties (all potentially contributing)

240	WATERMAN HILL RD	1850
168	WATERMAN HILL RD	1825
275	WATERMAN HILL RD	1795
227	WATERMAN HILL RD	1799

Hutchinson/Railroad Historic District, 1870s – 1960s

A bit further north from Lewiston RR HD on Crossing Lane & River Road there is a potentially eligible district (possibly related to the Lewiston HD) with 7 houses and commercial properties dating from the 1870s through the 1960s clustered at the rail line. More research is needed to establish the reason for the cluster and the use of the buildings over time.

Inventory: 7 Properties (all possibly contributing)

6	CROSSING LN	1930
12	CROSSING LN	1929
255	RIVER RD	1877
287	RIVER RD	1870
287	RIVER RD	1900
287	RIVER RD	1960
345	RIVER RD	1850

Upper Turnpike Rd HD, 1792 - 1820 has some potential as a rural historic district with a working rural landscape anchored by several older properties of good integrity which date from 1792 to 1820. However, the number of new intrusions throughout may make it ineligible as a national register district. There are a total of 26 properties within the potential boundaries but only 7 would contribute. These are from the period 1792 – 1820 but are fairly spread out. 4 of these appear to be individually eligible while the other 3 have some alterations that mean they would not likely be individually eligible. The other 19 houses within the area date from 1970 to 2013.

Possible Amendments to the Norwich Village Historic District:

- Jones Circle, 1957-62

This very compact, classic mid-20th century suburban infill is a confirmed National Homes development of 11 cottage houses. All but one house was built between 1957 and 1959, likely by a single developer on spec. It not only is significant as a collection of this property type and suburban Colonial Revival style with great integrity, but is a good example of discrete infill in a historic town center during the 20th century residential expansion Norwich experienced. It is also a great opportunity for the state to document a National Homes group and I believe it would be the first in Vermont. It is a nice, small National Register project and could be relatively easy as a district amendment to the Norwich Village HD which surrounds it. It would also be eligible as a separate historic district.

Inventory: 11 properties (all contributing)

22	JONES CIR	1957
6	JONES CIR	1959
12	JONES CIR	1959
16	JONES CIR	1957
18	JONES CIR	1959
21	JONES CIR	1957
24	JONES CIR	1958
28	JONES CIR	1962
32	JONES CIR	1959
34	JONES CIR	1959
37	JONES CIR	1958

Note: An NHPC member thought that Huntley and/or Sargent were also National Homes developments. Carpenter Street Extension has at least one National Home on it – see below.

- Carpenter & Cliff Street Extensions, 1925-1965 - as noted below Carpenter may have more than one National Home on it.

Inventory: 17 properties (15 contributing)

75	CLIFF ST	1929
38	CLIFF ST	1965
39	CLIFF ST	1940
47	CLIFF ST	1991 (N/C)
48	CLIFF ST	1951
49	CLIFF ST	1925
63	CLIFF ST	1933
39	CARPENTER ST	1957
48	CARPENTER ST	1999 (N/C)
64	CARPENTER ST	1946
85	CARPENTER ST	1926
53	CARPENTER ST	1949
54	CARPENTER ST	1946

65	CARPENTER ST	1948
74	CARPENTER ST	1946
82	CARPENTER ST	1960
92	CARPENTER ST	1962 (Note: Per Bill Aldrich, Carpenter Street extension was a National Homes development as well – including his own documented National Home at 92 Carpenter Street built in 1962, though has been updated and added to.)

-Brookside, 1957-1969 – may also be a single development of one type of home

Inventory: 4 properties (all potentially contributing)

11	BROOKSIDE DR	1957
23	BROOKSIDE DR	1957
31	BROOKSIDE DR	1957
39	BROOKSIDE DR	1969

Mid-Century Village Expansion NW on Turnpike, Beaver Meadow, Huntley, Sargent, & Moore Lane, 1775 – 1973

This large group of houses makes a loop near the village, capturing five remaining early homes, but primarily developed between 1937 and 1970. Architecturally, it is a mixed bag with some mid-century homes of high integrity. This has some potential as an historic district capturing the first wave of residential expansion just before and after WWII. Integrity will be the issue but it is worth exploring further. Other potential areas mentioned above that are part of this theme include Jones Circle, Brookside, Cliff and Carpenter Streets, which are well within the village historic district and could be added as discrete amendments as noted above. This area is big enough, with a fairly consistent development story, that it may be more appropriate as a separate historic district, adjacent to the Village Historic District. Also, after additional research it may turn out that Sargent Street could be potentially eligible as a stand-alone district based on a single housing development with nearly look-alike split level and 2 story suburban homes.

Inventory: 66 Properties (59 potentially contributing)

53	BEAVER MEADOW RD	1967
65	BEAVER MEADOW RD	1973
70	BEAVER MEADOW RD	1970
79	BEAVER MEADOW RD	1900
106	BEAVER MEADOW RD	1957
114	BEAVER MEADOW RD	1949
124	BEAVER MEADOW RD	1947
138	BEAVER MEADOW RD	1948
149	BEAVER MEADOW RD	1775
152	BEAVER MEADOW RD	2000 (N/C)
166	BEAVER MEADOW RD	1947
176	BEAVER MEADOW RD	1997 (N/C)

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179	BEAVER MEADOW RD	1953
182	BEAVER MEADOW RD	1949
186	BEAVER MEADOW RD	1948
191	BEAVER MEADOW RD	1974 (N/C)
196	BEAVER MEADOW RD	1945
228	BEAVER MEADOW RD	1970 (N/C)
288	BEAVER MEADOW RD	1815
288	BEAVER MEADOW RD	1950
21	HUNTLEY ST	1955
31	HUNTLEY ST	1963
32	HUNTLEY ST	1957
38	HUNTLEY ST	1950
44	HUNTLEY ST	1957
47	HUNTLEY ST	1961
50	HUNTLEY ST	1960
53	HUNTLEY ST	1961
57	HUNTLEY ST	2000 (N/C)
66	HUNTLEY ST	1960
69	HUNTLEY ST	2000(N/C)
73	HUNTLEY ST	1961
76	HUNTLEY ST	1956
79	HUNTLEY ST	1957
82	HUNTLEY ST	1960
90	HUNTLEY ST	1963
91	HUNTLEY ST	1962
96	HUNTLEY ST	1970
6	MOORE LN	1955
18	MOORE LN	1970
32	MOORE LN	1902
5	SARGENT ST	1962
12	SARGENT ST	1962
17	SARGENT ST	1965
18	SARGENT ST	1963
24	SARGENT ST	1964
27	SARGENT ST	1969
32	SARGENT ST	1964
35	SARGENT ST	1969
37	SARGENT ST	1969
22	TURNPIKE RD	1942
28	TURNPIKE RD	1953
31	TURNPIKE RD	1950
37	TURNPIKE RD	1945
43	TURNPIKE RD	1951
49	TURNPIKE RD	1957
55	TURNPIKE RD	1946
63	TURNPIKE RD	1947

66	TURNPIKE RD	1968
69	TURNPIKE RD	1947
82	TURNPIKE RD	1785
102	TURNPIKE RD	1962
128	TURNPIKE RD	1987 (N/C)
137	TURNPIKE RD	1937
15	UNION VILLAGE RD	1957
6	WILLEY HILL RD	1945

Elm Street and Hopson Road have a similar history to the NW loop area and similarly mixed integrity but should be explored as a potential adjacent district to the Village HD focused on in-town infill of the mid-20th century mixed with some earlier homes. There are some interesting, likely architect-designed Mid-Century Modern homes as well as some from the 1900-1940 period and several fine early houses.

Inventory: 25 (22 potentially contributing)

227	ELM ST	1946
328	ELM ST	1948
128	ELM ST	1952
192	ELM ST	1780
154	ELM ST	1967
169	ELM ST	1930
218	ELM ST	1948
139	ELM ST	1828
185	ELM ST	1830
207	ELM ST	1950
149	HOPSON RD	1940
149	HOPSON RD	1980 (N/C)
163	HOPSON RD	1940
186	HOPSON RD	1948
218	HOPSON RD	1940
221	HOPSON RD	1938
239	HOPSON RD	1990 (N/C)
262	HOPSON RD	1957
276	HOPSON RD	1952
317	HOPSON RD	1973
318	HOPSON RD	1939
324	HOPSON RD	1960
330	HOPSON RD	2013 (N/C)
360	HOPSON RD	1975
378	HOPSON RD	1947

McKenna Road Development, 1940 - 1958

This short dead end street is another discrete suburban development that may be a speculative endeavor. More research is needed to understand how it was built and for whom. There are

several good examples of mid-century suburban ranch homes and also one house (108 McKenna) noted on Vermont Modern website as designed by owner Walter Curt Bernhardt.

Inventory: 18 properties (13 potentially contributing)

28	MCKENNA RD	1981 (N/C)
31	MCKENNA RD	1984 (N/C)
44	MCKENNA RD	1910
55	MCKENNA RD	1955
56	MCKENNA RD	1946
65	MCKENNA RD	1956
66	MCKENNA RD	1941
75	MCKENNA RD	1945
76	MCKENNA RD	1989 (N/C)
85	MCKENNA RD	1958
86	MCKENNA RD	1940
91	MCKENNA RD	1983 (N/C)
92	MCKENNA RD	1946
97	MCKENNA RD	1981 (N/C)
98	MCKENNA RD	1950
108	MCKENNA RD	1940
114	MCKENNA RD	1940
121	MCKENNA RD	1951

Historic District that may become eligible in the future (when the buildings are 50 years old)

Hawk Pine HD, 1968-1983

This is a likely district that will be eligible in the near future based on the quirky modern architecture designed primarily by Robert Carl Williams and others including Allan Gelbin (house on Penny Lane). There are many original homes in the complex with distinctive features such as stucco accented by rustic stones, mixed siding, large roof slopes and chimneys, prominent angles and curves, and handcrafted doors and hardware. However, the extensive infill in the late 1980s and 1990s of very different and traditional later homes may suggest that the best route is a multiple property nomination. However, the landscape of the development is also very important to the development of Hawk Pine so a district should be further explored.

Inventory: 59 properties (25 potentially contributing)

11	EAGLE LN	1988 (N/C)	28	HAWK PINE RD	1973
17	EAGLE LN	1987 (N/C)	31	HAWK PINE RD	1988 (N/C)
22	EAGLE LN	1980	38	HAWK PINE RD	1969
7	FALCON LN	1972	44	HAWK PINE RD	1978
8	FALCON LN	1978	70	HAWK PINE RD	1974
15	FALCON LN	1974	75	HAWK PINE RD	1976
18	FALCON LN	1980	96	HAWK PINE RD	1976
8	HAWK PINE RD	1969	122	HAWK PINE RD	1976

152	HAWK PINE RD	1969	398	HAWK PINE RD	1982
159	HAWK PINE RD	1983	408	HAWK PINE RD	1988 (N/C)
175	HAWK PINE RD	1968	427	HAWK PINE RD	1981 (N/C)
199	HAWK PINE RD	1987 (N/C)	428	HAWK PINE RD	1970
201	HAWK PINE RD	1988 (N/C)	434	HAWK PINE RD	1980
256	HAWK PINE RD	1990 (N/C)	455	HAWK PINE RD	1986 (N/C)
262	HAWK PINE RD	1990 (N/C)	460	HAWK PINE RD	1989 (N/C)
275	HAWK PINE RD	1981	471	HAWK PINE RD	1987 (N/C)
286	HAWK PINE RD	1987 (N/C)	476	HAWK PINE RD	1988 (N/C)
295	HAWK PINE RD	1988 (N/C)	487	HAWK PINE RD	1986 (N/C)
302	HAWK PINE RD	1982	488	HAWK PINE RD	1991 (N/C)
317	HAWK PINE RD	1987 (N/C)	503	HAWK PINE RD	1987 (N/C)
328	HAWK PINE RD	1980	504	HAWK PINE RD	1981
329	HAWK PINE RD	1987 (N/C)	518	HAWK PINE RD	1985 (N/C)
339	HAWK PINE RD	1988 (N/C)	519	HAWK PINE RD	1988 (N/C)
340	HAWK PINE RD	1990 (N/C)	534	HAWK PINE RD	1991 (N/C)
356	HAWK PINE RD	1985 (N/C)	550	HAWK PINE RD	1987 (N/C)
359	HAWK PINE RD	1987 (N/C)	560	HAWK PINE RD	2007 (N/C)
370	HAWK PINE RD	1986 (N/C)	2	PENNY LN	1976
375	HAWK PINE RD	1990 (N/C)	5	PENNY LN	1974
386	HAWK PINE RD	1987 (N/C)	2	PENNY LN	1996 (N/C)
387	HAWK PINE RD	1987 (N/C)			

Potential Individual properties

Farms & Agricultural complexes/districts – under Agricultural Resources of Vermont MPDF:

- **714 Beaver Meadow Rd**, c.1900
- **1305 Bragg Hill Rd**, c. 1850 (vernacular with ok integrity on house & barn)
- **873 Bragg Hill Rd.**, c. 1890 (Unusual vernacular one story hipped roof house & dairy barn)
- **724 Bragg Hill Rd.**, c. 1835 (Greek Revival classic cape farmhouse (Gothic ell) with good integrity & barn)
- **519 & 534 Bragg Hill Rd.**, c.1820 (Brick Federal Style cape with good integrity, barns & setting & c. 1906 barns)
- **155 (?) Bradley Hill** [Appears to be part of 136 Bradley Hill property] – this empty, c.1860 farm house has good architectural integrity and is surrounded by a working farm with new and older barns and fields.
- **District/complex on Butternut Road** anchored by c. 1820 farmhouse
- **70 Cossingham Rd.**, c. 1925 (vernacular with many additions/alterations – so-so integrity on house but large intact barn and setting)
- **218 Dutton Hill**, c.1800. Has alterations and addition but connected complex of new and old barns and field setting
- **District/complex at Farrell Farm** anchored by c.1850 farmhouse
- **825 Hogback**, c. 1825

- **Agricultural/rural Complex on Loveland Road** anchored by c.1796 farmhouse (On SR as 1411-4 “David Loveland House” -64 Loveland); and c. 1796/c.1850 37 Loveland with outbuildings (possibly the SR 1411-5 “Joseph Loveland House” but doesn’t resemble the description)
 - **65 Maple Hill Road (Maple Hill Farm)**, 1789, (on SR as 1411-3 “Olcott-Johnson House” - great house integrity and many farm buildings and open land surrounding)
- 
- **1766 New Boston Rd.**, farm c. 1800 (Center chimney cape with seeming good integrity, barns and open land)
 - *[1850 New Boston Road, farm c.1850, possibly eligible - House is somewhat altered, barns mix of older and modern, but none seem c.1850]*
 - *[64 Rockledge, c.1812 with 19th c. barn, house seems altered, could it or the road have been moved? Seems far from main road – new Boston]*
 - **707 Route 132**, c.1850
 - **18 Tucker Hill Road**, c. 1780 (cape with good integrity and an assortment of barns)
 - **789 Turnpike Rd.**, c. 1850
 - **128 Union Village Road, (Meetinghouse Farm)**, 1791, (On SR as 1411-10 "Partridge-Snell" House. Good high-style Federal house integrity, attached farm buildings and intact working landscape around it)

Well preserved 18th and 19th century buildings (not in likely HDs):

- **149 Beaver Meadow**, 1775 (ON SR, 1411-11, “Burton-Ballard” House)
- **1062 Bragg Hill**, c. 1870 (vernacular classic cottage with many additions, no outbuildings with so-so integrity)
- **189 Brigham Hill Rd.**, c.1800 (cape with good integrity, barn – note also part of Brigham Hill HD)
- **211 Brigham Hill Rd.**, c. 1785 (2-sty I-house, with ok integrity on main block but huge ell addition, barn - note also part of Brigham Hill HD)
- **15 Brigham Hill Rd.**, c.1830 (classic cottage with good integrity but large newer porch, barn)
- **477 Burton Woods Rd**, c.1850, very derelict small Greek Revival cottage
- **288, 296 & 300 Chapel Hill**, 1938 small camps
- **498 Campbell Flat**, c1795
- **11 Cossingham**, c1879 (Vernacular with good integrity)
- **31 Dutton Hill**, 1866 (Greek Revival)
- **192 Elm**, c.1780 (cape with good integrity)
- **185 Elm**, c.1830
- **139 Elm**, 1828 (Greek Revival with good integrity)
- **1226 New Boston Rd**, c.1797 (brick cape with good integrity, barns)
- **259 New Boston Rd**, c.1850 (cape with ok integrity)
- **207 New Boston Rd.**, c. 1795 (Federal, Georgian Plan 2-sty, not terrific integrity of materials but good form, barn)

- **8 Old Bridge Road**, c. 1770 (I-house, good integrity, also in Pompanoosac HD)
- **1019 Podunk Rd**, c1900 (camp)
- **202 Route 132**, c. 1820/1880 (Queen Anne)
- *[1280 Turnpike Rd., c1803 (Not really Individ. elig. But good overall massing with barn & unusual artistic alterations)]*
- **1209 Turnpike Rd**, c. 1770 (cape with ok integrity)
- **1037 Turnpike Rd.**, c1913 (2 sty farmhouse with ell, ok integrity)
- **1012 Turnpike Rd**, c.1800 (federal I-house, good integrity)
- **789 Turnpike Rd.**, c. 1850 (classic cottage and ell with so-so integrity)
- **645 Turnpike Rd**, c.1850 (classic cottage, good integrity, barn)
- **381 Turnpike Rd.**, c.1820 (classic cottage, ok integrity, shed)
- **323 Turnpike Rd**, 1799, Federal style with ok integrity
- **5 Town Farm Rd**, c.1785 (Georgian/Federal with good integrity)
- **729 Union Village**, 1865
- **1183 Union Village**, 1820 (Federal)
- **15 Upper Turnpike**, c.1792, (Federal Georgian plan, 2-sty, with ok integrity – but vinyl siding, barn)
- **81 Upper Turnpike**, c.1813 (classic cottage with good integrity)
- **150 Upper Turnpike**, c. 1813 (brick classic cottage with ok integrity, mix of windows)
- **430 Upper Turnpike**, c.1798 (Five Meadows Farm?, brick cape with good integrity, [new?] barns)
- **1011 US Route 5 North**, c.1813 (classic cottage with so-so integrity)
- **256 US Route 5 South**, 1830 (Greek Revival)
- **320 US Route 5 South**, 1880 (per list but c. 1850 per LP), Greek Revival Temple front with good integrity

Architecturally interesting or highly intact 20th century buildings:

- **70 Beaver Meadow**, (St. Francis Catholic Church), 1970
- **255 Bradley Hill**, 1968
- **524 Bradley Hill**, 1968
- **658 Bragg Hill**, 1974
- **369 Bragg Hill Rd.**, c.1952 (2 geodesic domes – and misc. buildings)
- **53 Brigham Hill**, 1965
- **207 Elm**, 1950
- **335 Hopson Rd**, 1952
- **324 Hopson Rd**, 1960
- **308 Hopson Rd**, c. 1936, (Log structure with rustic stone chimney)
- **175 New Boston**, 1971
- **48 Overlook Dr.**, 1961 (Alan Gelbin designed house)
- **24 Penny Lane**, 1976, (Alan Gelbin designed house)
- **137 Union Village Road**, 1937 – (Dutch Colonial great integrity if original asbestos shingles – Sears House?)
- **366 Union Village Road**, 1962 (Mid-Century Modern ranch with good integrity)

Other things of interest:

- RR Bridge at Pompanoosuc/Ct River, c. 1930 (steel, Warren truss)

- Stone & plaque on Olcott Rd. for old Norwich town center & Meetinghouse Hill Cemetery on Olcott Rd. with stone posts and wood gate
- Fairview Cemetery on Beaver Meadow Rd, 1772 with cobblestone gates, dry-laid stone retaining walls topped by wood picket fencing, an underhill chamber
- Trails throughout town (Happy Trails, Cossingham, Norford Lake etc)
- Sample's jump on Hopson
- Elm Street Bridge over Bloody Brook, concrete and metal rails, c. 1930s
- Lydia M. Delano (1844-1876) gravestone/monument on south/west side New Boston Road in just south of 1850 New Boston – alone not in cemetery.
- Beaver Meadow Cemetery, 1795, nice gravestone art, charming hilly landscaping and simple fencing

Next Steps

One good next step would be to generate maps of the findings and recommendations using GIS and inputting the information associated with each property.

The Town of Norwich and its Historic Preservation Commission are already planning to follow up with more CLG projects to develop some National Register district nominations. The research into Norwich's industrial past and other topics could continue while a plan of action is formed for locating and documenting the remaining related resources. Public education perhaps through oral histories and documentary film is one way that the largely lost past of the Pompanoosuc/Pattersonville and Lewiston area could be brought to the public's attention.

National Register recognition is one path for follow up on a number of survey findings and most appropriate for some districts and farmsteads but intensive level survey for some of the individually eligible properties would be a good way to document them simply. The intensive survey process could also be a good way to further flesh out and assess eligibility for several potential historic districts. In the future the recent app should be able to play a role in Norwich.