



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

ELBERT G. MOULTON, SECRETARY

September 23, 1988

DEPARTMENTS OF:

Economic Development 828-3221  
Housing & Community Affairs 828-3217  
Solid Waste Management 828-3245

DIVISIONS OF:

Administration 828-3231  
Historic Preservation 828-3226  
Vermont Travel Division 828-3236  
Film Bureau 828-3236  
Vermont Life Magazine 828-3241

Carol Shull, Chief of Registration  
National Register of Historic Places  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed please find the National Register nomination form  
for the following:

South Windham Historic District  
Windham, Windham County, Vermont

This District is being submitted under the Historic  
Preservation Act of 1966, as amended in 1980, for  
inclusion in the National Register of Historic Places.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION

A handwritten signature in cursive script, appearing to read "Eric Gilbertson".

Eric Gilbertson  
Director/State Historic  
Preservation Officer

EG/clm

Enclosures

VERMONT

Windham County

South Windham Village Historic District

TH 1 and TH 26

Windham 10/27/88 88002061

VIRGINIA

Orange County

Ballard--Marshall House

158 E. Main St.

Orange 10/27/88 88002138

WISCONSIN

Brown County

Main Hall

Third St. and College Ave.

De Pere 10/28/88 88002001

Milwaukee County

Chief Lippert Fire Station

642 W. North Ave.

Milwaukee 10/28/88 88002007

Multiple Resource Areas are identified by MRA

Multiple Property Submissions are identified by MPS

Thematic Resources are identified by TR

NHL designates a National Historic Landmark



STATE OF VERMONT

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MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

ELBERT G. MOULTON, SECRETARY

November 23, 1988

Town of Windham  
c/o Carol C. Merritt  
Windham Town Clerk  
Windham, Vermont 05359


Dear Ms. Merritt:

The Division for Historic Preservation sent you a letter on August 22, 1988, notifying you that your property in South Windham was being considered for nomination to the National Register of Historic Places as part of the South Windham Historic District. We are pleased to inform you that the South Windham Historic District has now been officially entered on the National Register.

If you have any further questions regarding this nomination, please feel free to contact us.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION

  
Eric Gilbertson  
Director/State Historic  
Preservation Officer

EG/tlg

DEPARTMENTS OF:

Economic Development 828-3221  
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United States Department of the Interior  
National Park Service

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

**1. Name**

historic South Windham Village Historic District

and or common South Windham Village Historic District

**2. Location**

street & number T.H. 1 and T.H. 26 N/A not for publication

city, town Windham N/A vicinity of

state Vermont code 50 county Windham code 025

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object N/A	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name See Continuation Sheets

street & number

city, town N/A vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Windham Town Clerk's Office

street & number N/A

city, town Windham state Vermont

**6. Representation in Existing Surveys**

The Vermont Historic Sites  
title and Structures Survey (#6 only) has this property been determined eligible? ☐ yes ☒ no

date November, 1971 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier state Vermont



## 7. Description

### Condition

☐ excellent  
☒ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☐ original site  
N/A ☐ moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The South Windham Village Historic District, located in an isolated valley surrounded by forested hillsides, includes 11 primary buildings (of which nine are contributing) that together form the rural hamlet of South Windham. Small-scale, 1-1/2 to 2-1/2 story, woodframe, gabled buildings predominate and include: nine barns or outbuildings, nine residences (of which one is a former one-room schoolhouse), and a brick and clapboarded Federal style church with an attached vestry. All but three of the buildings contribute to the significance of the district. Most of the contributing buildings date from the mid-19th century, but the contributing primary buildings range from 1825 to c.1887. The starkly plain buildings allude to the Greek Revival style but are best described as vernacular in their appearance.

The village, located on a level stretch 3-1/2 miles south of Windham Village and three miles north of Townshend, is a mountain town with a mean elevation of approximately 1800 feet. It is primarily agricultural and utilitarian in its appearance, dominated by the Perry farm, #3, at its center. The village is distinguished by the presence of a brick, clapboard-fronted Federal church with attached vestry and the nearby parsonage, #s 6 and 7, respectively. The schoolhouse, together with the church, indicate that this was once a thriving village, the decline of which paralleled the decline in the economic viability of Vermont hill farms.



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Continuation Sheet**

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Descriptions of the individual buildings follow:

1. Brown Barn; c.1940.

This gambrel-roofed outbuilding is situated on the Windham/Jamaica borderline. After its original use as a cattle barn, it was used as a place for antique auctions and occasional dances. Although it does not contribute to the historic district because of age, the vernacular structure, built c.1940, is well maintained and its mass, proportion and material is in keeping with the historic buildings within the district. The rough-cut, vertical planks were added, covering the originally exposed cinderblock walls, in 1975.

2. Harrington-Brown House; c.1860.

The Harrington-Brown House is located about 40 feet north of the Brown Barn, #1. Its late Greek Revival detailing and Georgian plan mass distinguishes the structure from the other more vernacular 1-1/2 story residences in the village. The two-story, 5 x 2 bay structure, built c.1860, has a full entablature with a prominent returning cornice. Two-story, flanking wings on the north and south gable ends give the building a relative formality. The south wing is trimmed with paneled corner pilasters and a gable pediment, while the north appendage has a first-story, recessed, front porch. The north wing has a row of four, small, 6/6 sash windows on the first story of the north gable elevation. Formal features on the house include slightly peaked lintel boards over the 6/6 sash and a recessed, central entrance to the main block which has full side-lights, flanking plain pilasters, and an entablature with peaked cornice. Two, small, brick chimneys, set in slightly from the sides of the main building, project from the ridge of the roof. A third, large, brick chimney is located on the south wing. The building has lost its original paint and has been resurfaced with dark brown stain. The foundation has large stone facing.

The building was formerly used as a residence, cabinet shop and coffin factory by the original owners, the Harringtons. It appears on the 1869 map under this name. Stylistic evidence and the 1869 map show that the north wing was later added. The house subsequently became a private residence and is now the home of a local joiner and carpenter.



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Continuation Sheet**

Section number 7 Page 2

3. Donally-Perry House; c.1850.

North of #3A and east of a rolling pasture is a building with Classic Cottage proportions. Trim includes a returning cornice and wide frieze board and plain cornerboards. Windows are 2/2 with plain surrounds. On the main facade is a c.1900 enclosed porch with a half-hip, tar-papered roof. The central main block entrance has full-length sidelights. Above the porch is a prominent shed dormer, also a later addition. A chimney rises from the center of the asphalt-shingled roof. A smaller, but similarly proportioned, wing is attached to the north end. An open porch with turned columns supporting a shed roof trimmed with scalloped eaves spans its east side. A rebuilt cement block chimney stands in the center of the wing. Attached at the northwest corner of the wing is a barn, now used as a garage, with a hayloft above. The post and beam framed building has vertical board sheathing and a cupola with a large-scale finial on the peak of its hip roof.

The house and farm buildings, numbers 3A, B, C, and D, together comprise one of the largest farms in the South Windham area. According to Beers Atlas it was owned by A. Donally in 1869. Donally is listed as a blacksmith in Child's gazetteer of 1884. It is now owned by James Perry and is maintained as a working farm.

3A. Perry Barn; c.1850.

A dry-wall foundation supports the vertical plank and clapboard walls of this post and beam outbuilding while sheet metal covers the gable roof. The structure is oriented on a north/south axis with an overhang for a pulley on the north end. A sliding door with a transom (lights missing) provides access on the east facade and a two-story, gabled projection on the west facade incorporates a wood stave silo. There is evidence on the south gable end that this barn once had an attached, gabled extension.

3B. Perry Shed; c.1900.

Facing the north end of the barn is a small, deteriorated, modestly proportioned shed with a tar-papered roof, clapboarded walls and open bay for equipment storage on the east side of the south elevation.



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3C. Perry Barn; c.1850 (later additions).

The Perry Barn is located five feet north of the attached house and barn, #3. It is a sprawling complex of outbuildings together forming a single barn and storage building. The main gabled bank barn is oriented along a north/south axis and has a sliding door with a glazed, multi-light transom (many panes missing) on its east facade. A concrete block, gabled projection, built in 1958, extends from the west (rear) elevation. On the north elevation of the main barn is a two-story, gabled wing; a small board and batten shed-roofed wing is attached to the wing's east facade.

3D. Perry Barn; c.1850.

This small barn, located 25 feet north of #3C, is oriented on an east/west axis. A small addition extends from the east end. This deteriorated post and beam framed structure is sheathed with clapboards and has a gable roof with asphalt shingles.

4. Corriveau House; c.1968.

This Neo-Colonial Revival Cape, built in the late 1960s, is 1-1/2 stories, 4 x 2 bays, with an eaves front gable roof; entrances are placed in the gable ends. It does not contribute to the historic district because of age.

5. Old Schoolhouse No. 5; c.1887.

The current Schoolhouse No. 5 is a late 19th century replacement of the building shown as Schoolhouse No. 5 on the 1869 Beers Atlas. The first schoolhouse in South Windham was kept by Miss Anna Amesbury. School was held in a log barn on the Wheeler place, later owned by "Esquire" Pierce. On July 21, 1798, the district members voted to hire a teacher. She was paid three shillings each week and salts at 20 shillings per 100 pounds, butter at 18 cents per pound or wheat, rye or corn, depending on what was available. Later, the schoolmistress' pay increased to \$15 paid in salts, grain or butter at the market price. In 1801, members of the district decided to build a new schoolhouse. Money was raised by the community for the 22-foot square building. It cost \$172.50 to construct. The original building had a hip roof and apparently followed the plan of other similar structures in Vermont towns of this period. It was replaced by the present rectangular gable-roofed building in c.1887.



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The present one-story building measures approximately 185 by 25 feet. It has clapboard walls and a granite foundation. Prominent features include simple corner pilasters, fascia board, returning cornice, simple braced gable hood over the central, gable-front entrance (a modern metal door with toplight has replaced the original inverted cross, raised panel door). Three 6/6 windows punctuate the wall of the north elevation. On the south side there is a bank of multi-paned windows, an early 20th century alteration typically found on Vermont schoolhouses. The roof is sheathed in galvanized sheet metal. A low, hip roof belfry is located on the front of the ridge. The well preserved building is now occupied as a private residence.

5A. District School No. 5 Outhouse; c.1900 (Removed c.1987).

A very small outhouse measuring 3 x 4 feet is within a short walking distance of the main building to the rear of the schoolhouse lot. Removed c.1987.

6. South Windham Baptist Church; 1825.

The South Windham Baptist Church, situated parallel to the road, is a 4 (south) x 5 (west) bay, gabled, brick structure with the main entrance placed on the clapboarded, pedimented south facade. Attached to the church's front (south) right corner is a 5 (west) x 2 (south) bay vestry added in the late 19th century. It is a one-story, gabled wing and has a small, gable-roofed shed with exposed rafter tails projecting from the southeast corner, 6/6 windows with plain architrave surrounds and a Christian Cross door in the northeast corner entrance (near the juncture with the Church).

The church rests on a fieldstone and granite foundation and has a metal roof. An enclosed pediment, wide fascia board and corner quoins on the walls trim the front facade. Two, twin, four-panel doors trimmed with plain surrounds and a cornice molding provide access on the left and right bays of the front facade. Two upper-level, 12/12, double-hung windows are placed between the two doors. A central, recessed, three-part steeple has a clapboarded and quoined square first stage, louvered rectangular openings on the second (also quoined), cornices between levels, and a tall, pyramidal spire. Five, recessed, arched panels frame 16/16 double-hung windows on the side and rear facades. Red brick dust was added to the lime mortar to give the brick facades more uniform appearance. There is a large circular gable opening and two brick exterior stove chimneys on the rear facade.



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The interior of the sanctuary was slightly altered at a later date. Arrangement of seating follows a typical auditorium plan, with the pews oriented towards the pulpit at the north end. The pews, painted cream, have contrastingly dark-colored scroll arms and are capable of seating about 250 persons. A choir gallery spans the south end of the church forming a ceiling for the anterooms underneath. The gray pine floor with random-width planks appears to be original. The stamped tin ceiling dates from the late 19th century.

The church was organized on January 12, 1807, with 33 members; the Reverend Thomas later that year became pastor. For several years the congregation met in private homes. The church building was erected under the pastorate of Reverend Samuel Kingsbury in 1825. In 1884, the society had 100 members and Reverend H. V. Baker as minister. The church currently has no minister, and the membership has dwindled in size.

7. Old South Windham Baptist Church Parsonage (Hall House);  
c.1845.

The former parsonage of the South Windham Baptist Church, built c.1845, is now a private residence. The 5 x 2 bay, clapboarded Classic Cottage is oriented on a north/south axis, rests on a granite foundation, and has a three-bay, recessed wing extending from its south elevation. Despite aluminum siding, details include fluted door surround with corner blocks, 2/3-length sidelights, and a returning roof cornice; irregularity in the siding indicates that a porch once protected the entrance. The windows are double hung, with 6/6 sash and plain surrounds. (A modern neo-Palladian window has been placed in the south gable of the wing.) The main roof and wing roof are asphalt shingled.

Harry Hall, a long-time South Windham resident and former town clerk, resided here for many years until selling the house c.1987. The house formerly belonged to the Fisher family. It is labeled as the Baptist Parsonage on the 1869 Beers Atlas.

7A. Hall Chicken Coop, c.1920 (Removed c. 1987).

The long, woodframe, one-story, gabled chicken coop has windows lining its eaves facades. Removed c. 1987.



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8. The Old Whipple Store-Reed Property, c.1855 (Removed c.1987)

The asymmetrical, clapboarded mass of the Old Whipple Store includes a gable front, 1-1/2 story, 2 x 3 bay saltbox shape block with a front, first story recessed porch, partially enclosed with novelty board siding. Two added columns, allegedly taken from a former storekeeper's Long Island home in c.1950, support the open portion of the porch. These columns are the only stylistic references for the otherwise starkly plain vernacular building. The asphalt-shingled roof has a plain, open cornice and is punctuated by a gabled dormer on the south facade and a chimney on the ridge. Sash, with plain surrounds, include 2/2 and 4/4 windows. The store rests on a fieldstone foundation and the rear elevation includes a small shed addition and an exterior stairway that leads to the second story.

The store, labeled as the J. E. Whipple O. C. Store on the 1869 Beers Windham County Atlas was built in the middle part of the 19th century. It remained in the Whipple family for at least 30 years and appears to have always served as a store. Residential quarters are found on the second level. The building was a general store until the 1960s when it was converted into an antique shop. This building was demolished c.1987.

9. Kingsbury-Reed House, c.1850.

The gable front, 1-1/2 story, 3 x 2 bay block of the Reed House is sheathed in synthetic siding. The right sidehall entrance is flanked by 2/3-length sidelights, has a plain surround with corner blocks, and is protected by a c.1960 porch that spans the front facade and wraps around the house's northwest corner. A returning cornice trims the sheet metal covered roof, and louvered blinds surround the windows, some of which have been replaced with modern windows. A large, modern picture window has replaced two 2/2 sash windows to the north (left) of the main entrance. The rear elevation's basement is above grade and attached is a clapboarded, gabled wing with a large sliding entrance, small single pane sash and a small shed-roofed outhouse on the gable end. Beers' 1869 map shows N. Kingsbury living in the house. He is listed as a deacon in the Baptist Church in 1884.



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9A. Storage Shed, c.1900.

This 1-1/2 story, 10' x 15' storage shed has a sheet metal covered gable roof and is sheathed in horizontal board. The south gable end has a bank of four, 1/1 windows to the left of a paneled door. There is a modern window in the gable peak.

10. The Worden House, c.1840.

The Worden House sits 30 feet from the main road on a terraced rise. The 5 x 5 bay, broad, gable front, clapboarded block is oriented on an east/west axis. A similarly oriented, smaller wing extends from the east (rear) elevation. An open, shed-roofed porch with turned posts, turned balustrade and a high latticed skirt was added c.1900 to the gable front, as early photographs indicate. The central front door has symmetrically molded surrounds and 3/4-length sidelights. The double-hung windows have 6/6 and 2/2 sash with storm windows covering them. The house rests on a granite foundation that is exposed on the south elevation (the west end of this wall is brick up to the first floor; the base of this brick wall is granite). Centrally located on this south basement level is an entrance with a paneled door flanked by 3/4 length sidelights. The gable roof, covered with asphalt shingles, has a prominent shed dormer on the north side. Trim includes corner-boards, wide frieze board and returning molded cornice.

10A. Worden Garage, c.1850.

This garage may have served as a blacksmith shop. Gabled and four bays long, it is sheathed in asphalt siding and has an overhead garage door, swinging barn door, and pass door on the north facade. Irregular fenestration features six-pane windows. The south elevation basement is above grade due to the steep site.

11. The Fellows House, c.1840.

This broadly proportioned, 5 x 4 bay, 1-1/2 story Classic Cottage of c.1840 is oriented on an approximate north/south axis. The clapboarded walls rest on a granite foundation. Details on this house include an embellished, wide frieze board, corner pilasters with fillet caps, and a returning roof cornice. The main entrance,



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Section number 7 Page 8

centrally placed on the west (front) facade, has an architrave-molded surround, corner blocks, 2/3-length sidelights, and a paneled door. The south gable end entrance has a similar surround. Windows include 6/6 and 2/2 sash. A ridge chimney projects from the asphalt-shingled roof. The house is thought to have been owned by a successful wool grower and cattle dealer during the mid-19th century. Foundation remains of a barn can be found in the back-yard. A one-story, shed-roofed rear addition is currently under construction (1988).

11A. Fellows Chicken Coop, c.1975.

A small, one-story, shed-roofed, woodframe chicken coop stands to the rear of the Fellows House.

12. Holmes House, c.1835.

This 4 x 2 bay, one-story, late, 3/4 Cape type house is oriented on a north/south axis and is plainly trimmed except for cornerboards and a returning cornice. The clapboard walls rest on a granite foundation. The off-center (left) entry has a c.1910 door with toplight in a plain surround with wide lintel board. A long wing projects from the south elevation. This wing includes an entrance with flanking sidelight-like sash and two shed entrances, one with a sliding door. Both the main block of the building and the wing have central chimneys located on the ridges of their respective metal roofs. The double-hung sash windows have 2/2 and 1/1 glazing patterns in plain surrounds with wide lintel boards. Most of the windows are covered with aluminum storm windows. Nineteenth century owners included A. Smith, a postmaster, shoemaker and farmer.

12A. Shed, c.1920.

To the south of the house is a small, plain, gable-roofed shed with eaves to the street. It is clapboarded and features paired windows on the west elevation and an asphalt-shingled roof. The entrance is in the north gable end.



## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates N/A

Builder/Architect N/A

### Statement of Significance (in one paragraph)

South Windham, a small, remote hamlet situated among rolling hills, dates from the early to mid 19th century when many similar, small villages served the state's large number of upland farms. It remains today, although the area's population has dwindled, few are engaged in farming, and the hill-sides are forested. Almost all of the buildings shown on Wallings and Beers 1857 and 1869 maps are still standing, and retain their original character--plain and utilitarian in their styling. Some outbuildings have been lost and only one modern house has been constructed within the village core. Unlike many similar hilltop villages, which have been entirely abandoned or persisted as scattered residences, South Windham includes a variety of 19th century building types. A church, school, residences and outbuildings reveal the variety of activities that took place there. This variety, combined with the village's layout, immediate environment of open fields and stone walls and the present agricultural activity at the Perry farm (#s 3, 3A, 3B, 3C, 3D), provide a valuable and rare glimpse of Vermont's rural past. Its significance lies in its relatively undisturbed state and in its fine collection of early to mid 19th century buildings.

As with Windham, South Windham Village can trace its origins to the late 18th century. At least one 18th century building, a five-bay, center-hall Georgian plan home with a low-pitched, hipped roof, was located in the middle of the town until a relatively recent period. This was taken down around 1968. The core of the present village consists of a number of unpretentious buildings dating primarily from the 1830s and 1840s. They are mostly vernacular, incorporating some Greek Revival elements such as fascias, simple pilaster strips, corner blocks and cornice returns. Their orientations vary. Building #10 is a broadly proportioned Classic Cottage. The Perry farmhouse, Building #3, is similarly oriented, although somewhat altered. Another pair of Greek Revival buildings are the Kingsbury-Reed House, Building #9; and the Worden House, Building #10. Both have gable-front orientations in keeping with the more standard "Greek" models elsewhere. The main difference in this case is that of scale. While both are technically 1-1/2 story buildings, as are the other two Greek Revival buildings mentioned, the Worden House is broader and taller. It includes a second attic level with the "half-story" actually allowing for full headroom. The Chapman House in Windham Village, dating from around the same period, shares this proportion. Other details, including the exterior woodwork and door surrounds, are nearly identical.



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Section number 8 Page 1

A fifth Greek Revival house of interest in the town is the Old Parsonage property, Building #7. This is slightly later, c.1845, and displays Classic Cottage characteristics. The Parsonage has lost its early 20th century porch, revealing the original Greek Revival front.

Two anomalies in the town are the c.1835 Holmes House, Building #12, and the mid-19th century Edward Brown House, Building #2, and originally known as the Harrington property. The first is a vernacular late Cape type. The second building, the Edward Brown House, is slightly later in date than the other residences in the town. Originally serving as a cabinet and coffin maker shop, the old Harrington House consists of a large, five-bay, two-story central core with two nearly equally sized wings. The overall effect is Palladian, something further emphasized by the distinctive late Greek Revival detailing of the door and window openings which include low-pitched pediments over the windows and door.

South Windham's church and attached vestry form a truly impressive central grouping. The church, three walls of which are brick with only its south, the principal, facade being clapboard, was built in 1825 to serve as a Baptist counterpoint to the Congregational Church of the Village of Windham. A combination of Federal and Greek Revival motifs, it is unique among the state's churches of the period with its vestry attached to the front corner. The vestry, added in the late 19th century, is in keeping with the character of the church. Together with the nearby parsonage the church and vestry form a classic villagescape.

South Windham includes a varied group of building types. In addition to the residences, barns, and church, there is a school-house which is located at the northern edge of the district. This building no longer serves its original purpose but recalls the varied functions of the original town.

Another distinction of South Windham is the large collection of farm buildings and outbuildings still preserved within its bounds. One of the main complexes, the Perry Farm, #3, consists of at least two major barns and two appendages. The Worden House, Building #10, still includes a long, unattached shed at the rear. Finally, the original town barn, at one time a multi-bayed structure lining the road, is preserved in the four-bay wide, open-ended shed on the Perry property, Building #3D. It is now used to store farm equipment.

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South Windham Village has been little altered as historic photographs clearly demonstrate. There has been only one substantial addition to the town, an unobtrusive frame residence located across from the church and parsonage, Building #4. Other changes have been minimal. The town is an excellent example of a small Vermont hill town that is preserved with a nearly full range of its original building types and with a continuation of some of its original agricultural functions.



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MAPS

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Page 1

BOUNDARY DESCRIPTION

The boundary of the South Windham Historic District begins at Point A, the intersection of the eastern extension of a line 50' north of and parallel to the north wall of the Baptist Church, #6, and a line 200 feet east of and parallel to the eastern edge of the right of way of T.H. 1. It thence proceeds in a southerly direction along said line, crossing T.H. 26, passing to the east of buildings #6, 7, 7A, 8, 9, 9A, 10, 10A, 11, 12, 12A and continuing on to Point B, located at the intersection of said line and the Jamaica/Windham town line. It thence proceeds in an easterly direction along the town line, crossing T.H. 1, to Point C, located at the intersection of the town line and a line 300 feet west of and parallel to the western edge of the right of way of T.H. 1. The boundary thence proceeds in a northerly direction along said line, passing to the west of buildings #1, 2, 3, 3A, 3B, 3C, 3D, 4, 5, and 5A, and continuing on to Point D, located at the intersection of said line and the western extension of a line 25 feet north of and parallel to the north wall of the Old School House No. 5, #5. The boundary thence proceeds in an easterly direction along said extension, line and an easterly extension thereof to Point E, located at the intersection of said extension and the western edge of the right of way of T.H. 1. The boundary thence proceeds in a southerly direction along said edge to Point F, located at the intersection of said edge and the western extension of a line 50 feet north of and parallel to the north wall of the Baptist Church, #6. It thence proceeds in an easterly direction along said extension crossing T.H. 1 and continuing on said extension, said line, and an eastern extension thereof to Point A, the point of beginning.

BOUNDARY JUSTIFICATION

The boundaries include the historic buildings and their immediate surrounds which give South Windham its rural historic quality. Excluded north of the church, #6, is a deteriorated and altered early twentieth century house. Wooded and some open space extends beyond the boundaries on the remaining sides with the Windham/Jamaica town line creating a distinct edge at the southern end.



## 9. Major Bibliographical References

See Continuation Sheets.

## 10. Geographical Data

Acreage of nominated property Approximately 23 acres

Quadrangle name Saxtons River, Vermont

Quadrangle scale 1:62500

UTM References

A 

1	8	6	8	6	1	0	0	4	7	7	7	6	2	5
Zone			Easting				Northing							

B 

1	8	6	8	6	2	0	0	4	7	7	7	1	2	5
Zone			Easting				Northing							

C 

1	8	6	8	5	9	0	0	4	7	7	7	2	0	0
Zone			Easting				Northing							

D 

1	8	6	8	5	8	5	0	4	7	7	7	5	7	5
Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

Verbal boundary description and justification

See Continuation Sheets

List all states and counties for properties overlapping state or county boundaries

( state code county code

( state code county code

## 11. Form Prepared By

name/title William Chapman, Betty Ausherman, Gina Campoli, David Tansey

Vermont Division for

organization Historic Preservation

date October, 1982; Revised March, 1984 and August, 1988

street & number 58 East State Street

telephone 802-828-3226

city or town Montpelier

state Vermont

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Tim Seltzer*

title Director, Vermont Division for Historic Preservation date 9/23/88

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

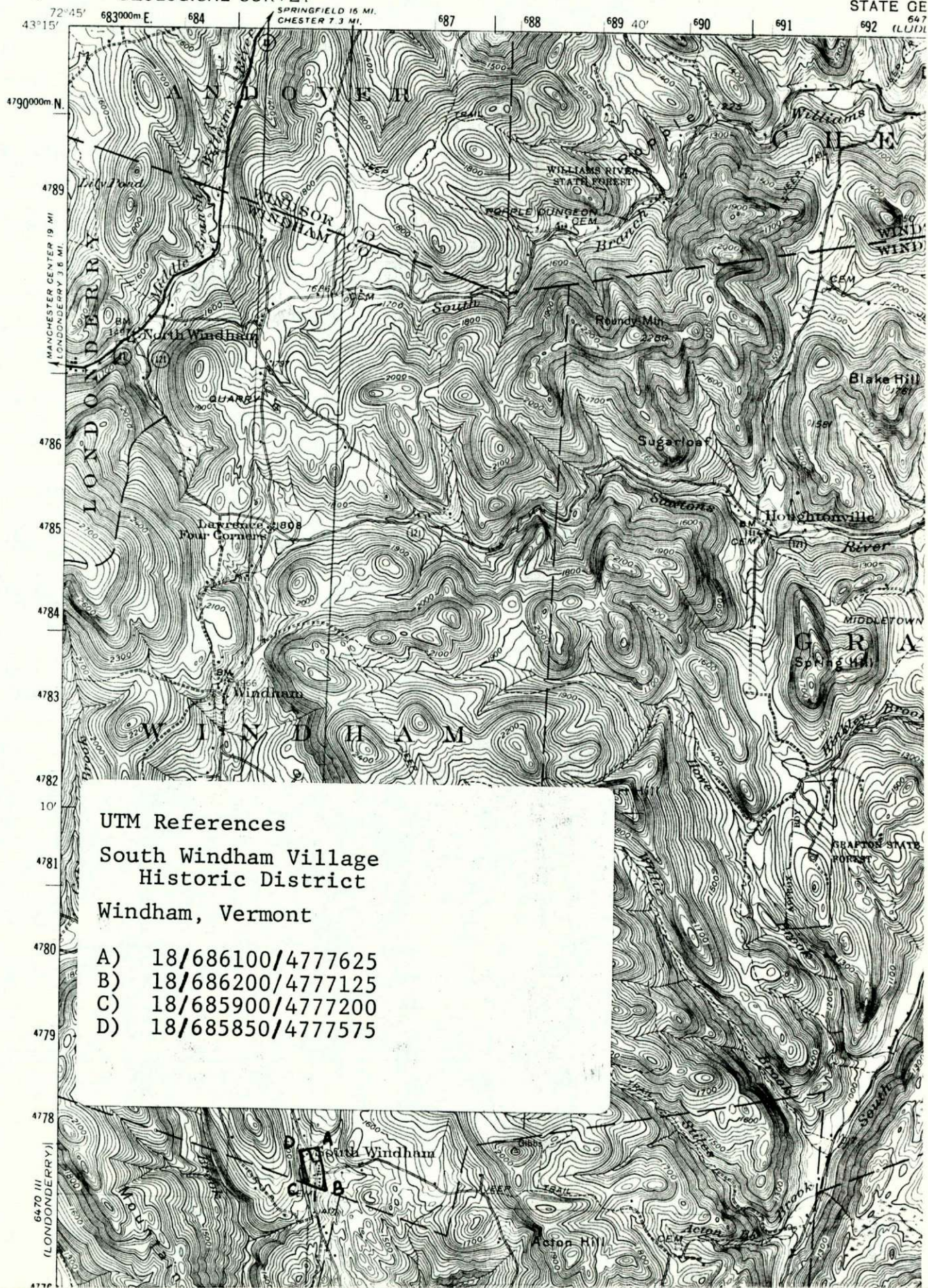
Chief of Registration



6470 IV  
(WALLINGFORD)

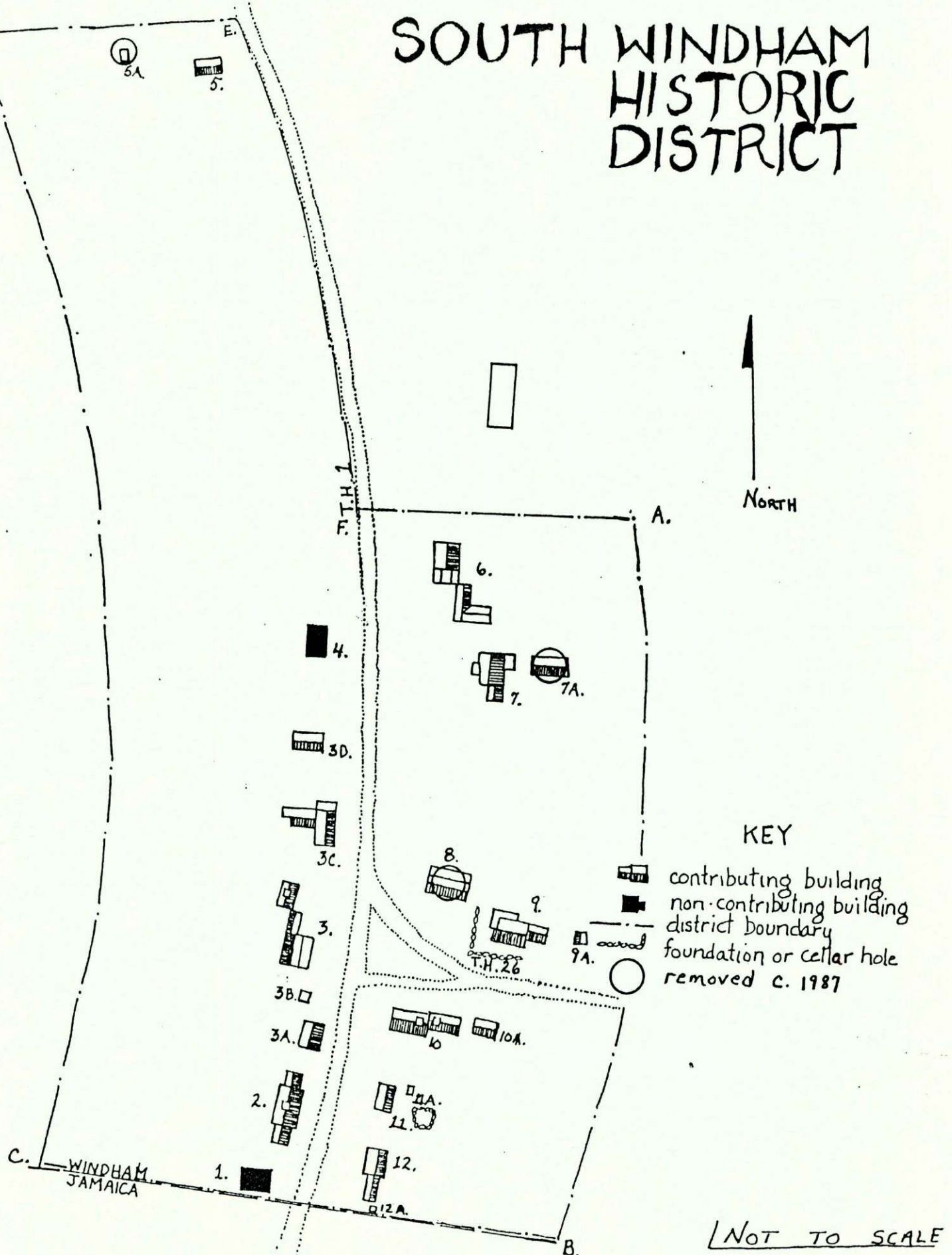
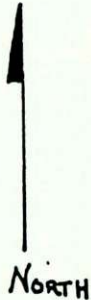
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

STATE OF  
CHARLES  
STATE GE  
(LUI)





# SOUTH WINDHAM HISTORIC DISTRICT



NOT TO SCALE





88-A-159

South Windham Village Historic  
District

Windham, Vermont

Credit: David Tansey

Date: July 1988

Negative filed at Vermont Division  
for Historic Preservation

Description: TH #1, South Windham  
Baptist Church (#6)

View looking south.

Photograph 1





South Windham Village Historic  
District

Windham, Vermont

Credit: Gina Campoli

Date: February 1984

Negative filed at Vermont Division  
for Historic Preservation

Description: TH #1. Buildings #  
3B, 3, 3C, 6, 8, 10 (left to  
right)

View looking north.

Photograph 2

84-A-55





88-A-159

South Windham Village Historic  
District

Windham, Vermont

Credit: David Tansey

Date: July 1988

Negative filed at Vermont Division  
for Historic Preservation

Description: TH #1, Buildings #  
2 and 3A

View looking north.

Photograph 3





88-A-159

South Windham Village Historic  
District  
Windham, Vermont  
Credit: David Tansey  
Date: July 1988  
Negative filed at Vermont Division  
for Historic Preservation  
Description: TH #1, Buildings #  
10, 11, 12 (left to right)  
View looking north.

Photograph 4





88-7-159

South Windham Village Historic  
District

Windham, Vermont

Credit: David Tansey

Date: July 1988

Negative filed at Vermont Division  
for Historic Preservation

Description: South Windham Baptist  
Church (#6), Parsonage (#7)

View looking northeast.

Photograph 5





84-A-55

South Windham Village Historic  
District

Windham, Vermont

Credit: Gina Campoli

Date: February 1984

Negative filed at Vermont Division  
for Historic Preservation

Description: Harrington-Brown House  
(#2)

View looking north.

View looking north

Photograph 5

Photograph 6





#3 & 3C W

South Windham Village Historic  
District

Windham, Vermont

Credit: Gina Campoli

Date: February 1984

Negative filed at Vermont Division

for Historic Preservation

Description: Perry House (#3) and

Perry Barn (#3C)

View looking west.

Photograph 7

84-A-55





#3C NW

South Windham Village Historic  
District

Windham, Vermont

Credit: William Chapman

Date: August 1982

Negative filed at Vermont Division  
for Historic Preservation

Description: Perry Barn (#3C)

View looking northwest.

Photograph 8





88-7-159

South Windham Village Historic  
District

Windham, Vermont

Credit: David Tansey

Date: July 1988

Negative filed at Vermont Division  
for Historic Preservation

Description: Old Schoolhouse (#5)

View looking west.

Photograph 9





82-A-208 #4

South Windham Village Historic  
District

Windham, Vermont

Credit: William Chapman

Date: August 1982

Negative filed at Vermont Division  
for Historic Preservation

Description: South Windham Baptist  
Church (#6)

View looking north.

Photograph 10





#7 E

South Windham Village Historic  
District

Windham, Vermont

Credit: William Chapman

Date: August 1982

Negative filed at Vermont Division  
for Historic Preservation

Description: Old Baptist Church  
Parsonage-Hall House (#7)

View looking east.

Photograph 11

82-206-35





#8(demolished)

82-206-31

South Windham Village Historic  
District

Windham, Vermont

Credit: William Chapman District

Date: August 1982

Negative filed at Vermont Division  
for Historic Preservation

Description: Old Whipple Store  
(#8); demolished c.1987

View looking northwest. (#8); View

looking northwest

Photograph 12

Photograph 12





Site of #8

88A-159

South Windham Village Historic  
District

Windham, Vermont

Credit: David Tansey

Date: July 1988

Negative filed at Vermont Division  
for Historic Preservation

Description: Site of Old Whipple  
Store (#8); demolished c.1987

View looking northwest.

Photograph 13





88-# 159

South Windham Village Historic  
District

Windham, Vermont

Credit: David Tansey

Date: July 1988

Negative filed at Vermont Division  
for Historic Preservation

Description: Kingsbury-Reed House  
(#9)

View looking east.

Photograph 14





South Windham Village Historic  
District

Windham, Vermont

Credit: William Chapman

Date: August 1982

Negative filed at Vermont Division  
for Historic Preservation

Description: Worden House (#10)

View looking southeast.

Photograph 15

82-206-28



#11 SE

88-A-159

South Windham Village Historic  
District

Windham, Vermont

Credit: David Tansey

Date: July 1988

Negative filed at Vermont Division  
for Historic Preservation

Description: Fellows House (#11)

View looking southeast.

Photograph 16





84-A-55

South Windham Village Historic  
District  
Windham, Vermont  
Credit: Gina Campoli  
Date: February 1984  
Negative filed at Vermont Division  
for Historic Preservation  
Description: Holmes House (#12)  
View looking east.  
Photograph 17