

UNITED STATES DEPARTMENT OF THE INTERIOR

Form Approved
OMB No. 42-R1765NATIONAL PARK SERVICE
Washington D.C. 20240HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

RECEIVED FEB 7 1984

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Chapman House
Address of property: Cornhill Road
City Windham County Windham State Vermont Zip Code 05359
Name of historic district in which property is located: Windham Historic District

Check here if request is for:

- ☒ certification (structure contributes to significance of the district)
☐ decertification (structure does not contribute to significance of the district)
☐ easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements—use reverse side if necessary)

The Chapman House is a five by four bay, two story frame building located in the center of the Windham Historic District. The building is predominately Greek Revival in character and includes such typical Greek

3. Statement of Significance:

(use reverse side if necessary)

The Chapman House is a typical Greek Revival village house dating from approximately 1840. It is centrally located in the Windham Historic District and is a key building in the district. Its principle significance is architectural and cultural. The house retains a number of Greek Revival details, including a prominent gable end, returns, a formal entrance

Date of construction (if known): 1840 ☒ Original site ☐ Moved ☐ Date of alterations (if known): c. 1900

4. Name and Mailing Address of Owner:

Name William Chapman
Street 2025 Walnut Street, 3F
City Philadelphia State PA Zip Code 19103
Telephone number (during day): Area Code (215) 597-2337

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature William F. Chapman Date 2/10/84

Social Security Number or Taxpayer Identification Number _____

For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☐ contributes ☐ does not contribute to the character of the district.The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).The structure is located in a district which ☒ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☒ appears ☐ does not appear to contribute to the character of said district or ☒ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria.Signature Em. Sultan Date 2/3/84
Deputy State Historic Preservation Officer

Item 2, continued.

Revival details such as prominent returns, endboards with caps and bases, a full entablature over the central door, etc. Otherwise, the building is strictly vernacular with its white-painted main core, prominent red barn and interconnecting ell, complete with outhouse. The house includes a drawing room, dining room, kitchen and a small study on the first floor, three bedrooms with connecting hall and landing on the second. All rooms retain their original plaster walls, wide plank floors and Greek Revival style and vintage woodwork. Appendages include two pantries and a summer kitchen, a laundry and woodshed, all contained in the ell. The barn (c.1890) is still intact and contains a number of early farm implements, together with stables and storage rooms; a dilapidated chicken coop is attached to the south end.

The house has been little altered over the years. Changes include the installation of two dormers around 1900 and the addition of a front porch at about the same time. Both additions are sympathetic in terms of scale and materials. Windows are predominately two/over/two double-hung sash (installed in 1900) with some remaining six/over/six and six/over/nine sash remaining from an earlier period. An enclosed glass entry way is located within the kitchen at the north end as a reminder of the building's one-time use as a post office.

Special concerns are the building's foundation, presently in need of stabilization, the deteriorated chicken coop and the deteriorated front porch. Plans call for the stabilization and repair of all three elements.

Item 3, continued.

with entablature, and simple symmetrical interior woodwork. Because of few changes, the building preserves much of its original appearance and configuration -- up to and including the changes of c.1900. The original layout of rooms, including secondary rooms of the ell or shed, are all intact. The alterations of 1900 little altered the earlier Greek Revival character and are fully in keeping with traditional practice in the region.

For several years during the late nineteenth and early twentieth centuries the building served as a post office in addition to its use as a residence. Former owners include Dr. George Spafford (c.1860) and several generations of Chapmans.

Windham Historic District is a typical nineteenth-century Vermont village, located along the ridge of Glebe Mountain in the southern part of the State. The district is noted for its Federal, Greek Revival and (to a lesser extent) Gothic Revival buildings and additions to buildings and for its well-preserved rural character. The period of significance is 1785 through 1910.

UNITED STATES DEPARTMENT OF THE INTERIOR

Form Approved
OMB No. 42-R1765



NATIONAL PARK SERVICE
Washington D.C. 20240

**HISTORIC PRESERVATION CERTIFICATION
APPLICATION — PART 2**

RECEIVED FEB 17 1984

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received. Use type-writer or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 2, attach additional blank sheets. Part 2 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year.

Part 2 DESCRIPTION OF REHABILITATION

1. NAME OF PROPERTY: Chapman House
Address of property: Street Cornhill Road
City Windham County Windham State Vermont Zip Code 05359
If located in National Register historic district, local or State designated district, specify: Windham Village Historic District
(Not yet entered)

2. DATA ON EXISTING STRUCTURE:

Date of construction: c.1840 Existing floor area: 2350 sq. feet
Original use: Residence
Type of construction: Wood-frame

3. DATA ON REHABILITATION PROJECT:

Project starting date (est.): Aug. 1984 Project completion date (est.): July, 1986
Estimated cost of rehabilitation: \$20,000 Proposed use: Residential/rental
Number of housing units to be created (if applicable): 1
Has the property received Federal or State financial assistance? ☐ yes ☒ no
If yes, specify source: _____
Are architectural plans and specifications available for review? ☐ yes ☒ no
Architect's or developer's name and address: William Chapman
2025 Walnut Street, 3F
Philadelphia, PA 19103
Telephone Number: (215) 597-2337

4. DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK—includes site work, new construction, alterations, etc. Complete blocks below.

| NUMBER | Architectural feature | Approximate date of feature | Describe work and impact on existing features. |
|-----------------------|---|-----------------------------|--|
| 1 | Foundations | c.1840 | Partially excavate crawlspace beneath kitchen to allow for ventilation. Reinforce existing fieldstone drywall with concrete footings. Partially excavate packed dirt surface along north facade; install 6" deep, 2' wide drainage ditch; fill with crushed stone to improve drainage. Grade site along north perimeter. |
| | Describe existing feature: | | |
| | Fieldstone drywall with cement patches. Exterior sheathed with granite froststones. Includes half-basement and crawlspace. Fieldstone only for barn and shed. | | |
| Photo no. <u>4-11</u> | | Drawing no. <u>1</u> | |

NUMBER

2

Architectural feature Sub-floors and sillsApproximate date of feature c.1840 and later

Describe existing feature:

Heavy timber joists, joining into sills and beams. Intact with some deterioration on main house. Joists west end of house later replacements. Sills badly deteriorated along north and west sides. Same, barn and ell.

Photo no. 1-11 Drawing no. 1

Describe work and impact on existing features:

Reinforce existing joists where necessary. Replace deteriorated sills where necessary. All new materials to match original. All new materials to be treated with wood preservatives.

NUMBER

3

Architectural feature Exterior wallsApproximate date of feature c.1840/c.1890/c.1900

Describe existing feature:

Clapboard, painted white and red. Superficial deterioration.

Photo no. 1-14 Drawing no. 4-6

Describe work and impact on existing features:

Scrape loose paint, wirebrush and repaint using high-quality oil-based alkyd paint following oil-based primecoat. Colors to match existing.

NUMBER

4

Architectural feature Roof, main building ell and barnApproximate date of feature c.1840/1890/1900

Describe existing feature:

Cedar shingle roof over plank sheathing. Now covered (c. 1920) with corrugated sheet metal. Condition deteriorated.

Photo no. 1-9 Drawing no. 4-7

Describe work and impact on existing features:

Wirebrush, scrape and seal existing roof. Prime and paint using industrial quality paint. Color slate grey. Little visual impact.

NUMBER

5

Architectural feature WindowsApproximate date of feature c.1840/1900

Describe existing feature:

Assorted 2/2 and 6/6 and 6/9 double-hung sash windows. Condition operable, but deteriorated. Some missing panes.

Photo no. 1-6, 14 Drawing no. 4-6
20

Describe work and impact on existing features:

Repair existing windows: replace glass where necessary, scrape loose paint; remove loose putty; apply linseed oil, prime and paint and reputty.

Continuation sheets attached: ☒ yes ☐ no

Name and mailing address of owner:

Name William ChapmanStreet 2025 Walnut Street, 3FCity PhiladelphiaState PAZip 19103Telephone Number (during day): (215) 597-2337

I hereby apply for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Social Security Number or Taxpayer Identification Number _____

Owner's Signature

William M. Chapman

Date

2/10/84

CONTINUATION SHEET

Historic Preservation Certification
Application — Part 2

Name of Property: Chapman House
Address of Property: Cornhill Road, Windham, Vermont
Name of Owner: William Chapman

NUMBER

6

Architectural feature Shutters (Exterior Blinds)

Approximate date of feature c.1840

Describe existing feature

Wood shutters or exterior blinds with operable louvers. Deteriorated.

Describe work and impact on existing features

Repair existing shutters. Scrape loose paint, apply linseed oil, putty, prime and repaint using good quality oil-based paint. Color, dark green as existing.

Photo no 1-6, 14, 21 Drawing no 4-6

NUMBER

7

Architectural feature Chimneys

Approximate date of feature c.1840 and changes

Describe existing feature 1st

Two chimneys, structurally sound but lacking linings. Lime mortar deteriorated. Presently unsafe. Ell chimney rests on tie beam and lacks foundation.

Describe work and impact on existing features

Remove ell chimney for structural reasons. Chimney to be replaced at later date. Rebuild main chimney in new materials to meet current safety standards. Upper portion (visible portion) of chimney to be rebuilt in original brick and will match existing in height and configuration. High lime content mortar to be used.

Photo no 1, 5, 26 Drawing no 1-3, 7

NUMBER

8

Architectural feature Floors, main building

Approximate date of feature c.1840/1900

Describe existing feature

Wide and narrow pine floors, painted various colors. Hardwood floor installed in drawing room c.1900.

Describe work and impact on existing features

Replace floor boards where necessary (anticipated in north-west corner of kitchen only). Repaint floor in diningroom, hall space, study, kitchen and bedrooms. Refinish hardwood floor in drawing room using turpentine stripper and steel wool only. Apply wax finish. Painted floor colors to match existing.

Photo no 26, 28 Drawing no 2, 3
30, 32, 33, 35

NUMBER

9

Architectural feature Plaster walls, main building, ceilings

Approximate date of feature c.1840 with later patches.

Describe existing feature

Plaster and lath walls attached to structural members. Later ceilings in dining room, kitchen and study (gypsum board and beaverboard). Deteriorated in spots, but generally sound.

Describe work and impact on existing features

Remove wallpaper saving samples for own record. Patch plaster where necessary; repin to walls where required. Provide skim coat for drywall ceilings. Repaint using high quality latex paint. Color white.

Photo no 25-35 Drawing no 2, 3

NUMBER

10

Architectural feature Interior woodwork and doors
 Approximate date of feature c.1840/1900

Describe existing feature

Predominately Greek Revival and utilitarian wood work and four-panelled doors with original hardware (wrought iron).

Photo no 25-35 Drawing no _____

Describe work and impact on existing features

Repaint existing woodwork. Color white. No scraping anticipated.

NUMBER

11

Architectural feature Mechanical systems.
 Approximate date of feature 1940's and earlier.

Describe existing feature

Presently no plumbing or heating system. Electrical installed in 1940's and of uncertain condition. Outhouse located at west end of ell.

Photo no 2,3 Drawing no 3

Describe work and impact on existing features

Provide new septic system and bathroom and kitchen fixtures. Bathroom to be installed on landing (photo 32) beneath later dormer (photo 13). Fixtures to be simple and in keeping with historic character of house. Gypsum board wall with compatible new door to be installed. Elec. to meet modern standards.

NUMBER

12

Architectural feature Front porch
 Approximate date of feature c.1900

Describe existing feature

Wood-frame porch added to house in 1900. Foundations slightly deteriorated. Other materials in fair condition.

Photo no 1,4 Drawing no 2,4,7

Describe work and impact on existing features

Repair existing porch. New footing to replace existing deteriorated pipe posts. Lattice to be repaired. Stairs and balusters to be repaired. Roof to be scraped of loose paint, sealed and repainted. Other details, including painting, to match original.

NUMBER

13

Architectural feature Chicken coop
 Approximate date of feature c.1890

Describe existing feature

Wood-frame chicken coop attached to south end of barn. Condition deteriorated and hazardous.

Photo no 9,10,12 Drawing no 2,5

Describe work and impact on existing features

Repair of existing chicken coop to be explored. If not feasible, the building will be disassembled and stored in barn for later use.

NUMBER

14

Architectural feature _____
 Approximate date of feature _____

Describe existing feature

Photo no _____ Drawing no _____

Describe work and impact on existing features

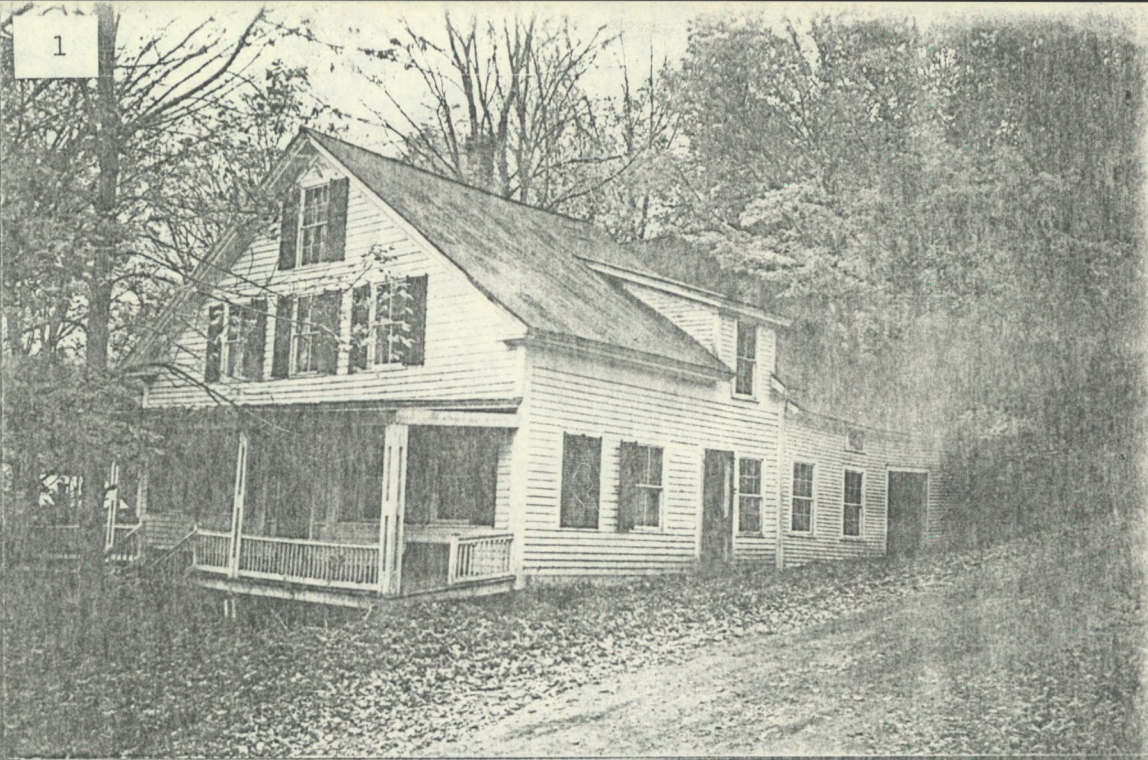
**POOR QUALITY
ORIGINAL_____**

PGS 1-22

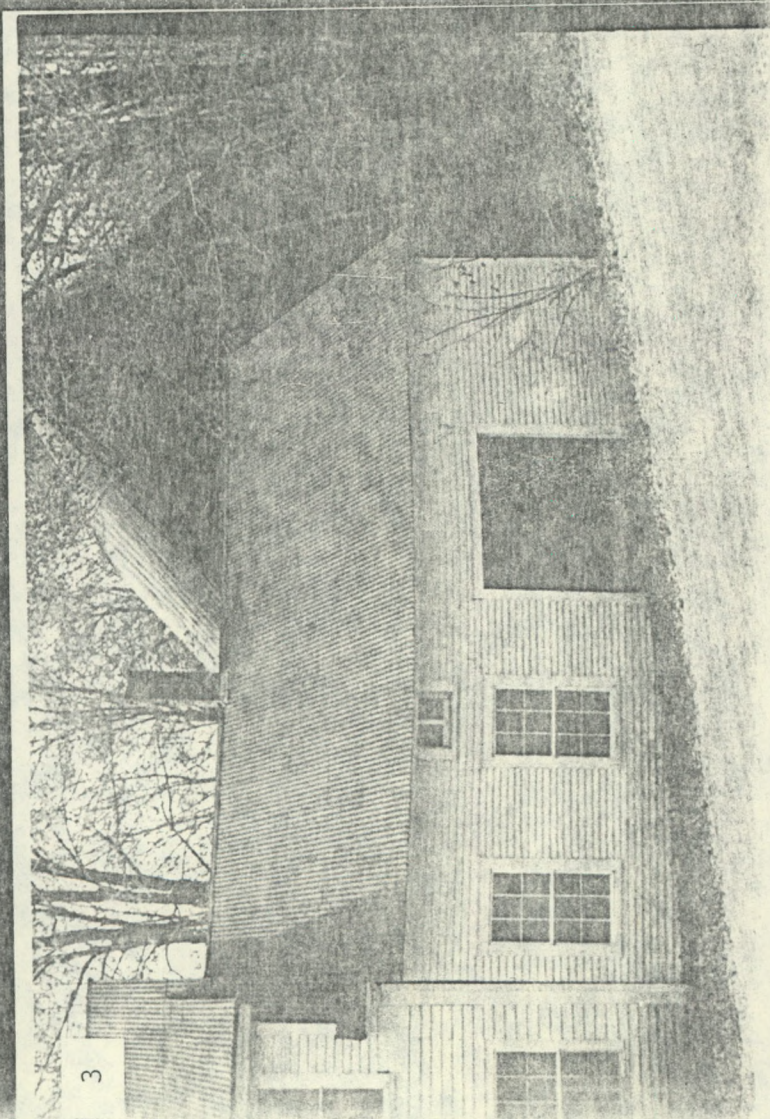
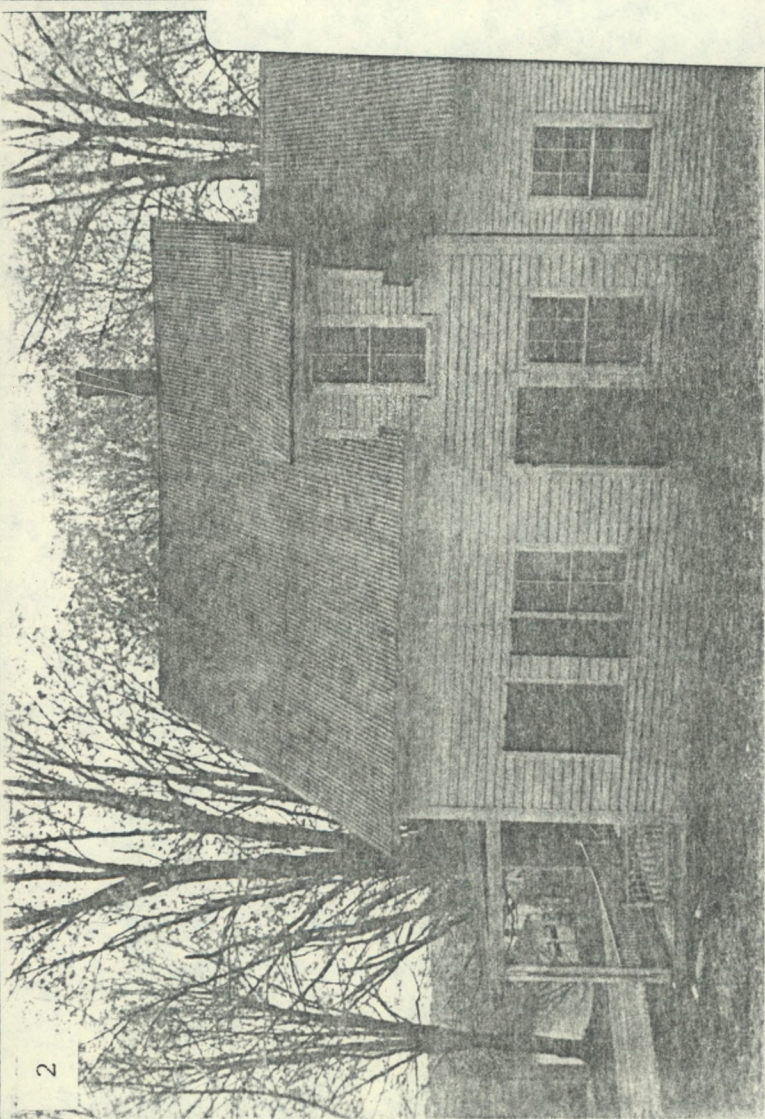
1.
DATE: 10/83
SUBJECT: NORTH &
EAST FACADES
FROM NE

2.
DATE: 5/83
SUBJECT: NORTH
FACADE - MAIN
HOUSE

3.
DATE: 5/83
SUBJECT: NORTH
FACADE - SHED
FROM NORTH



The Chapman House
Cornhill Road (T.H. 1)
Windham, Vermont



4



4.

DATE: 5/83

SUBJECT: SOUTH

FACADE - MAIN

BUILDING

5.

DATE: 5/83

SUBJECT: ELL (SHED)

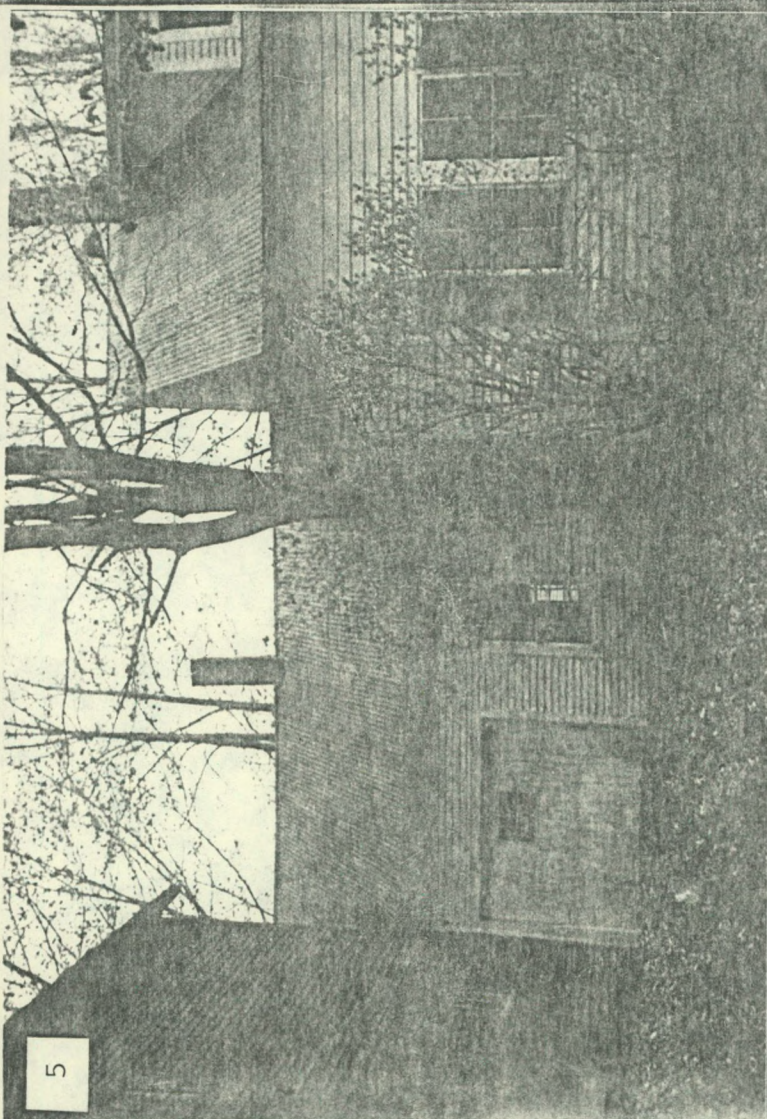
FROM SOUTH

6.

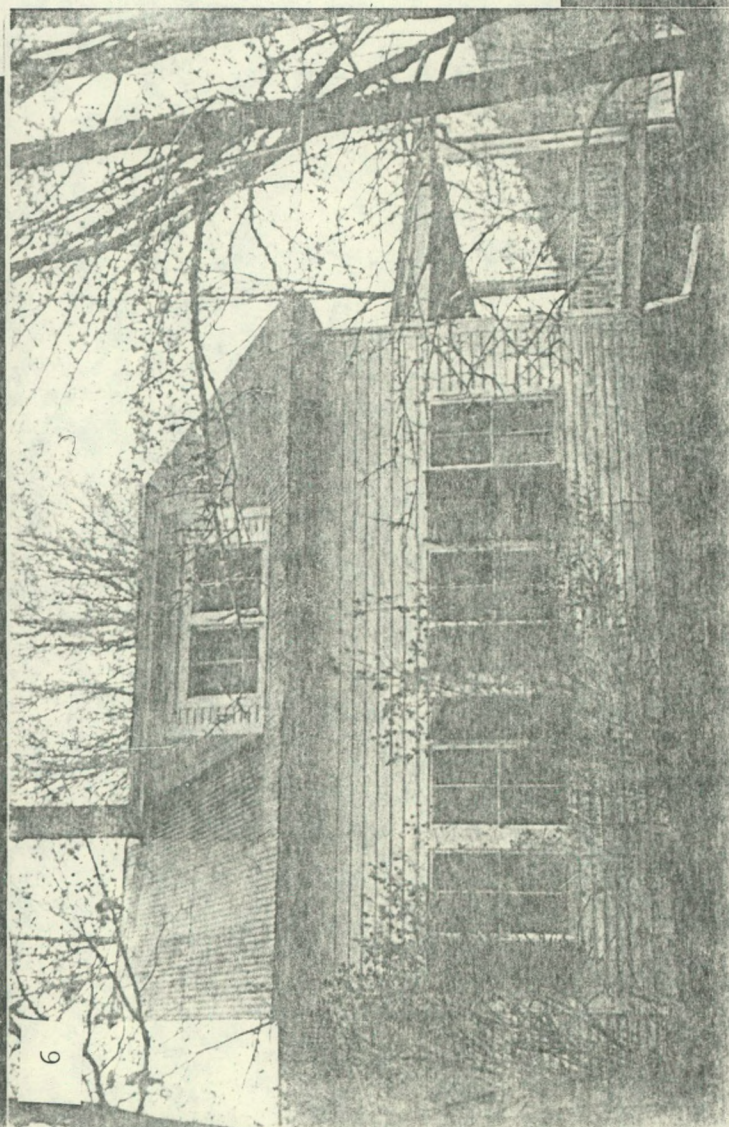
DATE: 5/83

SUBJECT: SOUTH

FACADE



5



6

1. DATE: 10/83

SUBJECT: SOUTH

FACADE

8 DATE: 5/83

SUBJECT: BARN -

NORTH FACADE

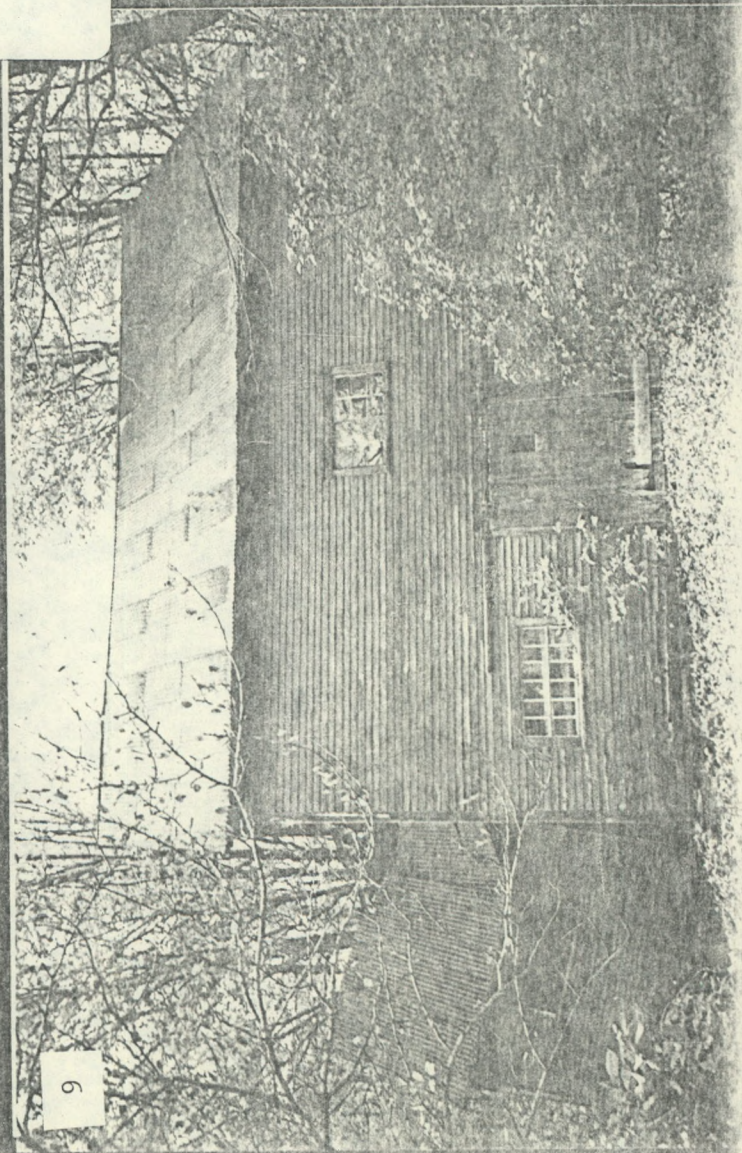
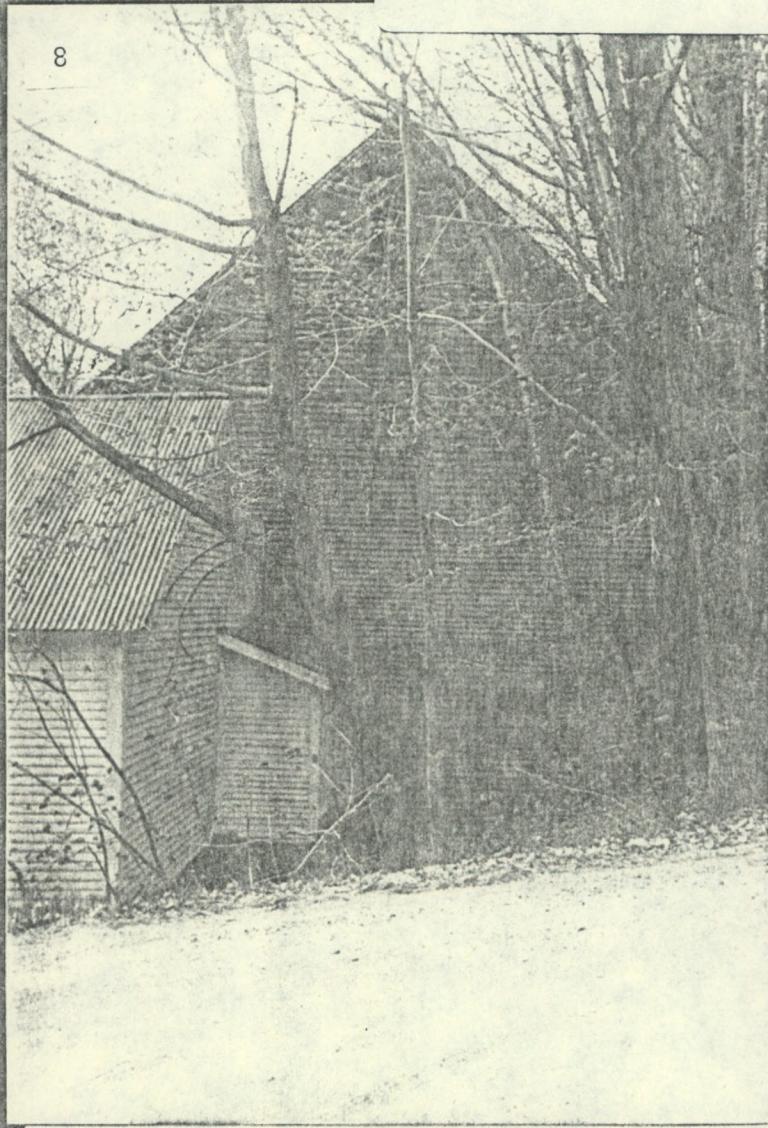
FROM NORTH

9 DATE: 10/83

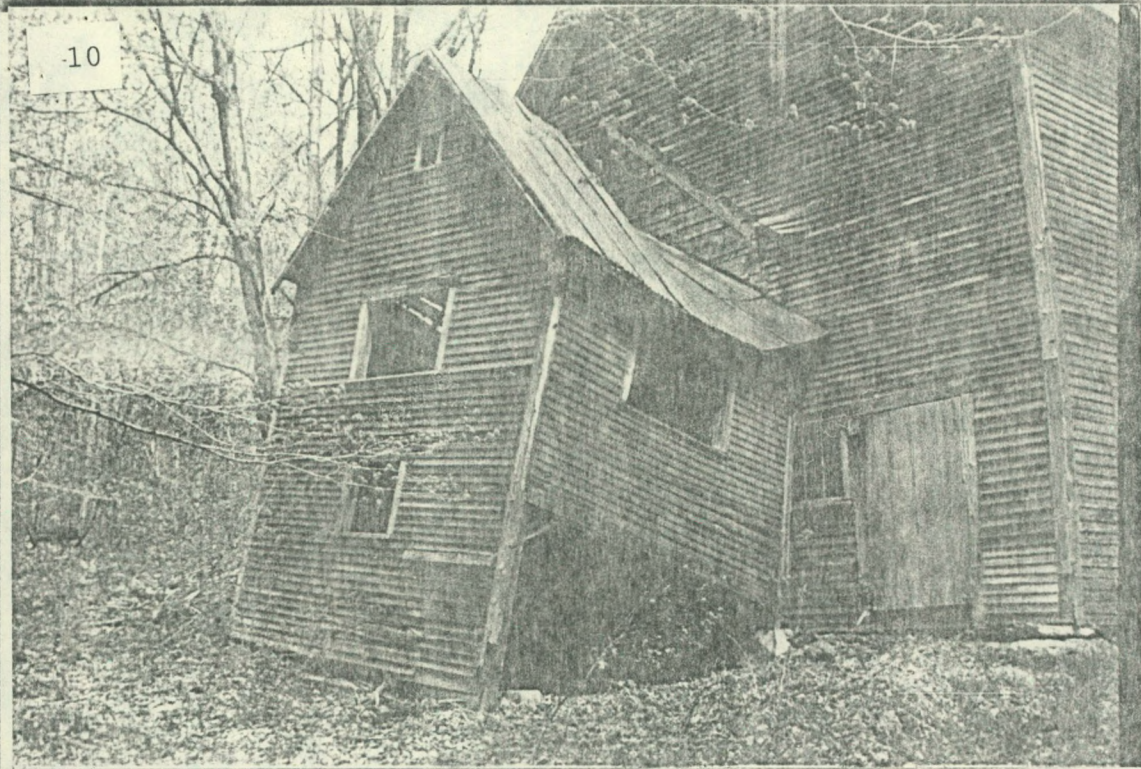
SUBJECT: BARN

EAST FACADE

The Chapman House
Cornhill Road (T.H. 1)
Windham, Vermont



10



10.

DATE: 5/83

SUBJECT: DETAIL

CHICKEN COOP

11.

DATE: 5/83

SUBJECT: BARN

FROM NW -

WEST FACADE

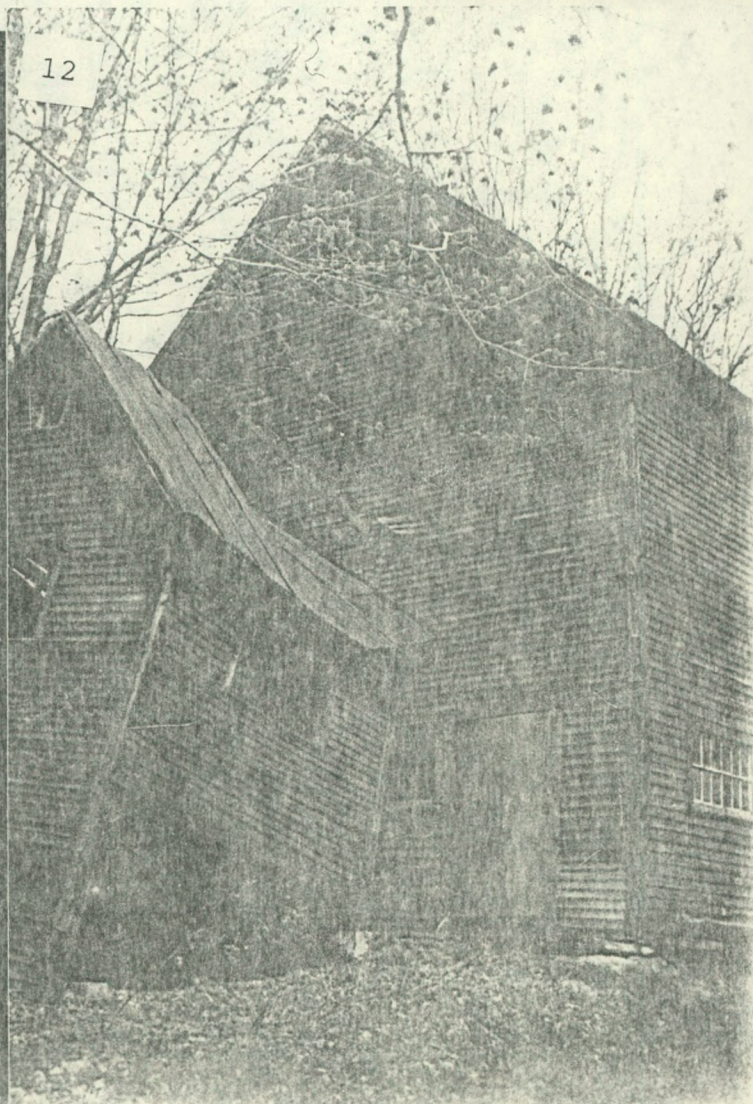
12.

DATE: 5/83

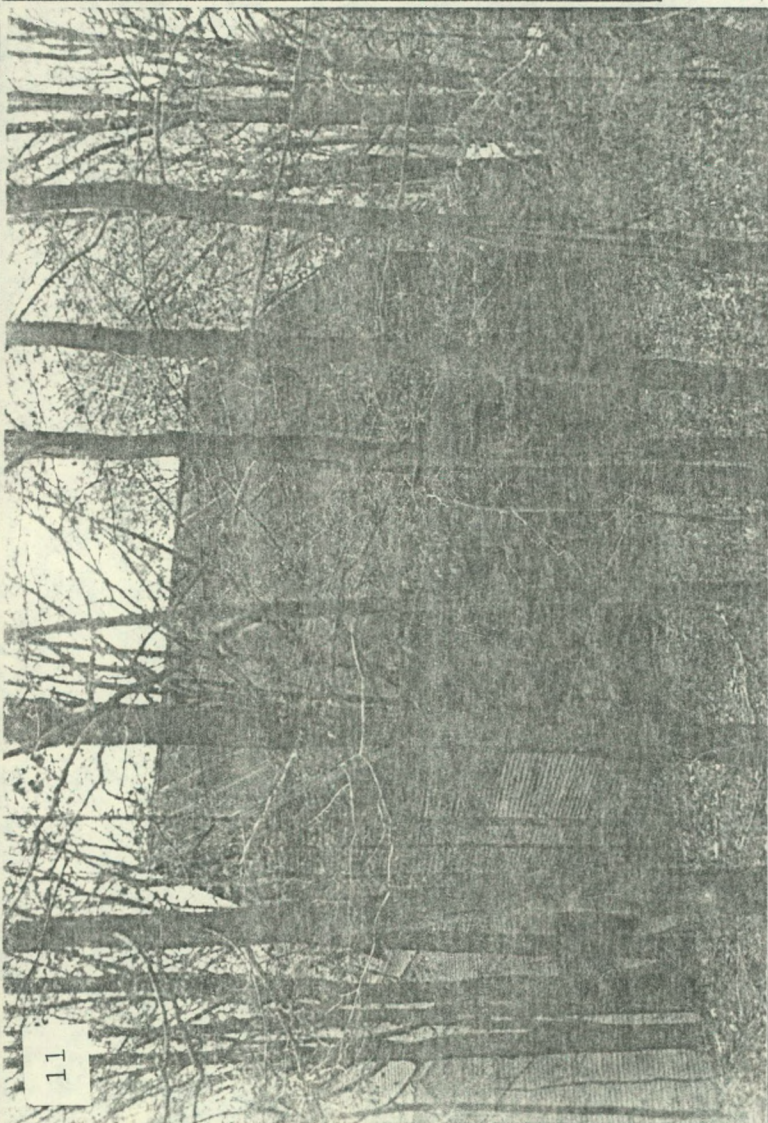
SUBJECT: CHICKEN

COOP

12



11



13. DATE: 5/83

SUBJECT: DORMER,
NORTH FACADE

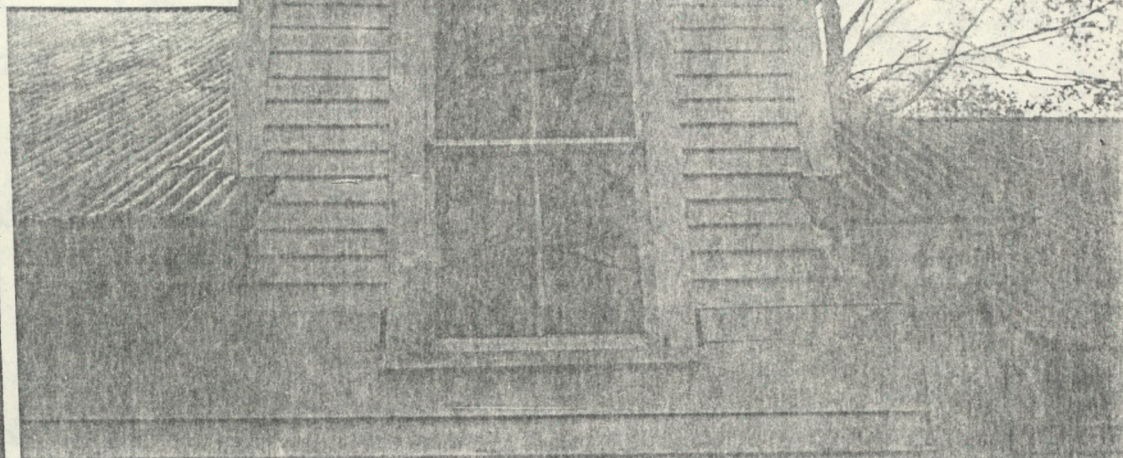
14. DATE: 5/83

SUBJECT: DETAIL -
ELL FROM NORTH

15. DATE: 5/83

SUBJECT: DETAIL,
NW CORNER
MAIN HOUSE

13

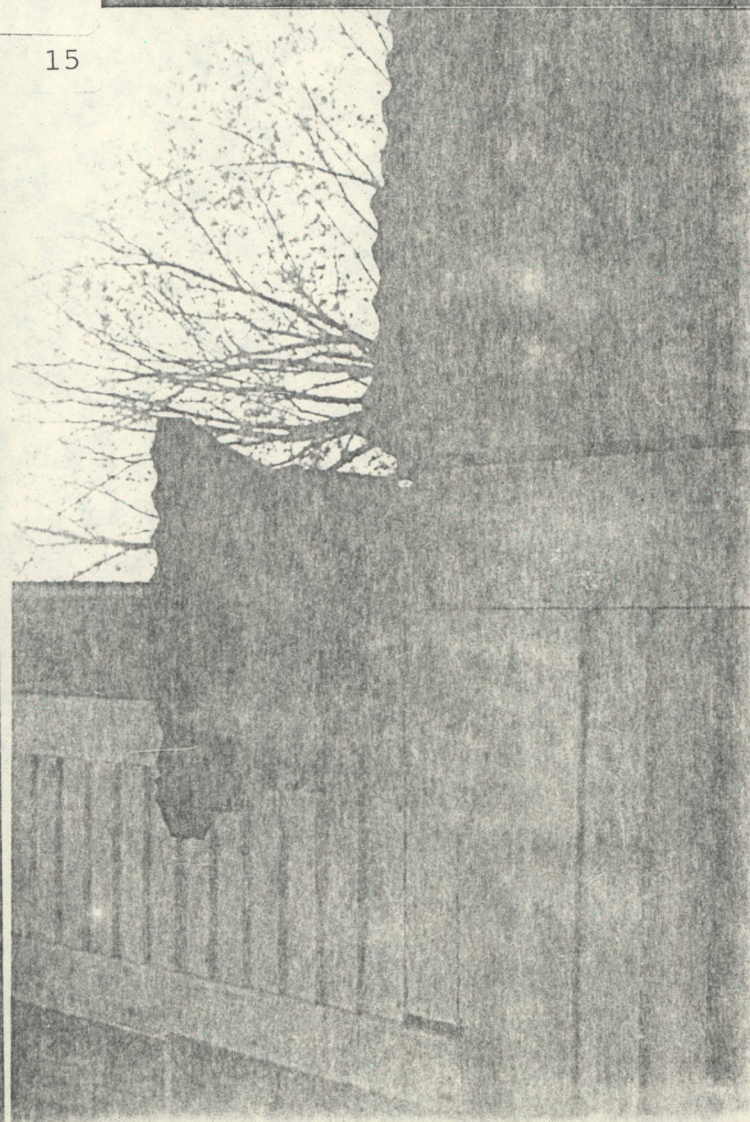


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Windham, Vermont

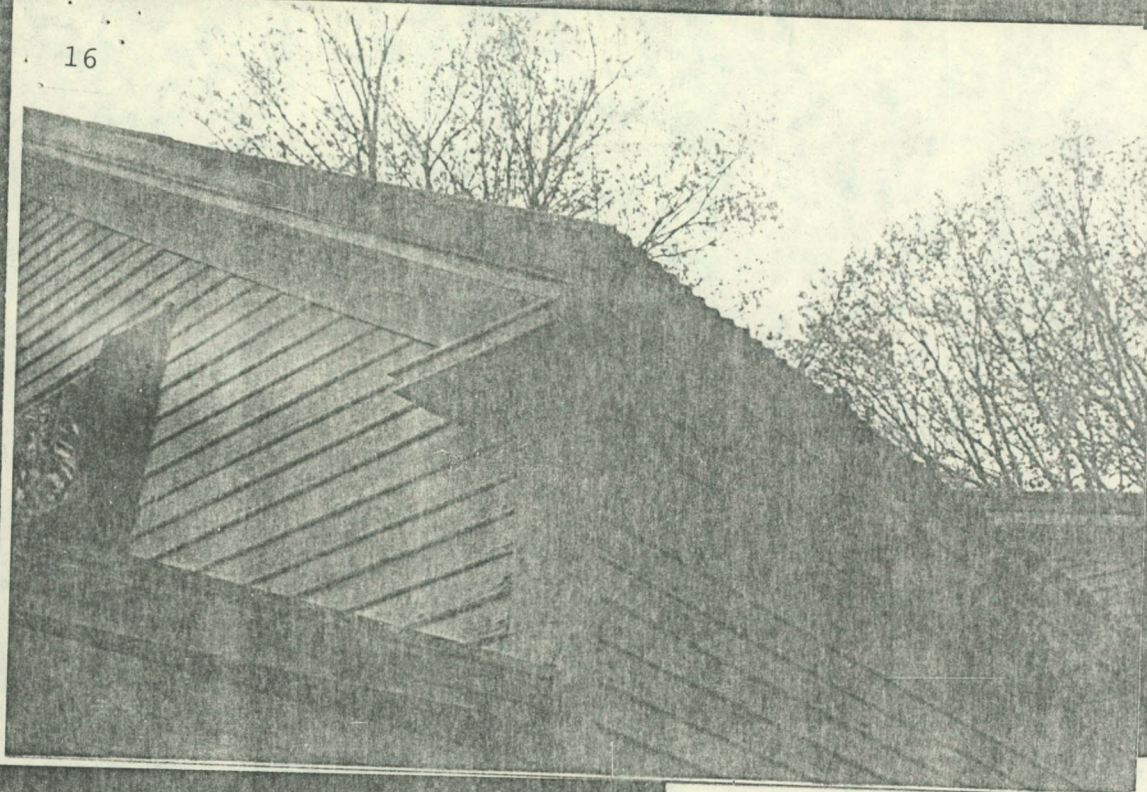
14



15



16



16.

DATE: 5/83

SUBJECT: DETAIL,
RETURN, EAST
FACADE

17.

DATE: 5/83

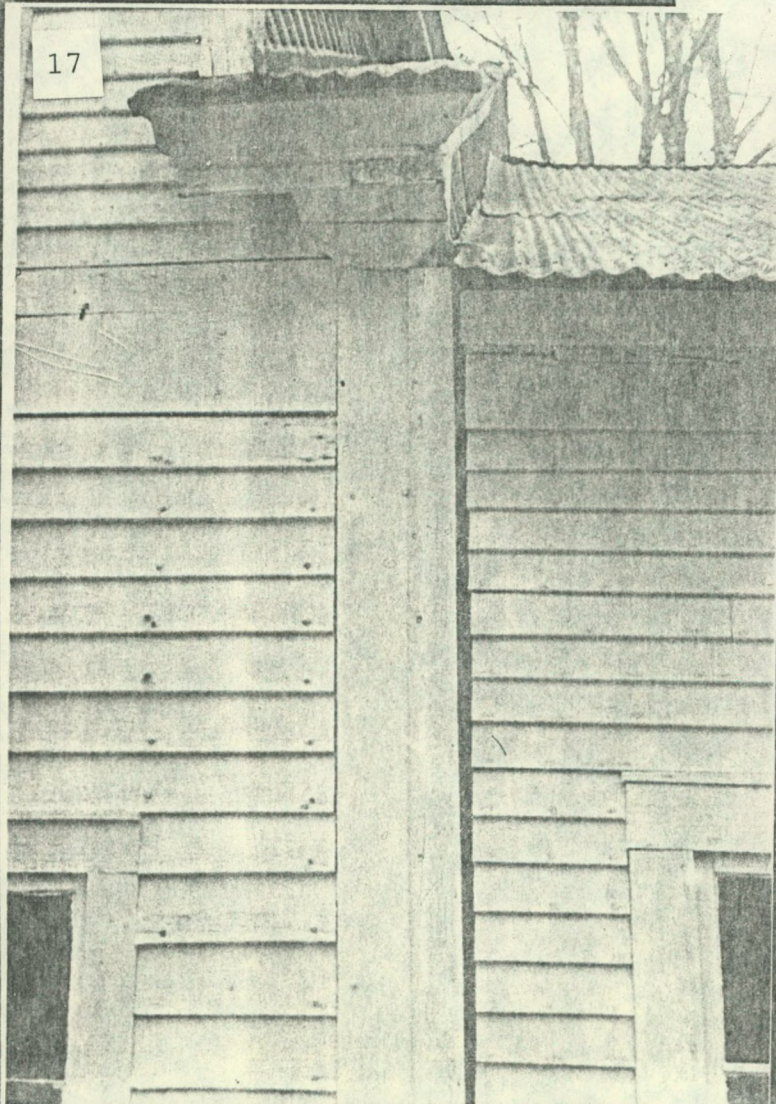
SUBJECT: DETAIL,
CORNER MAIN
HOUSE

18.

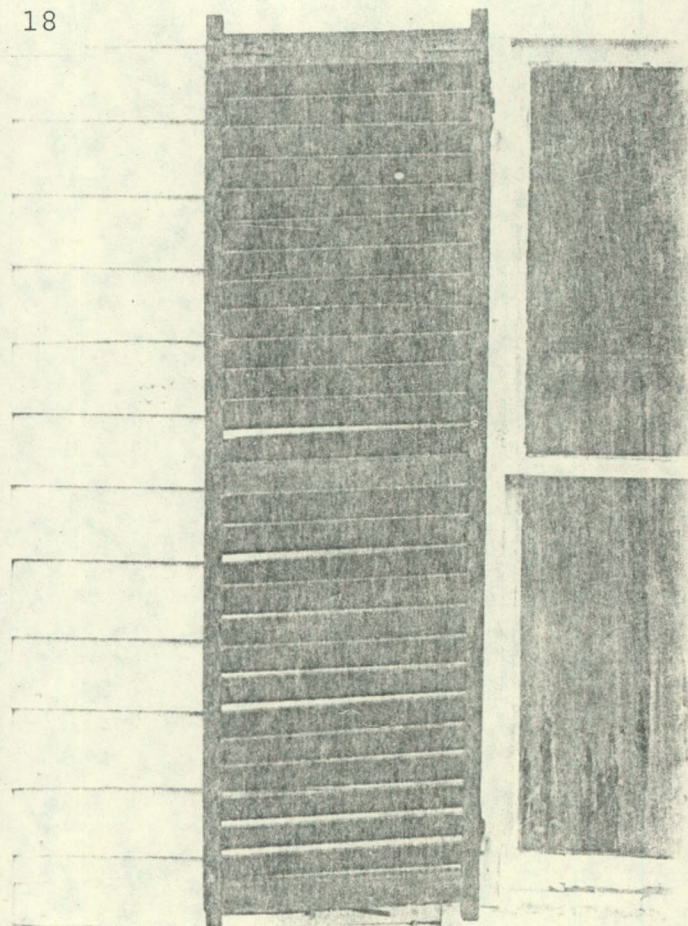
DATE: 5/83

SUBJECT: SHUTTER
NORTH FACADE,
DETAIL

17



18

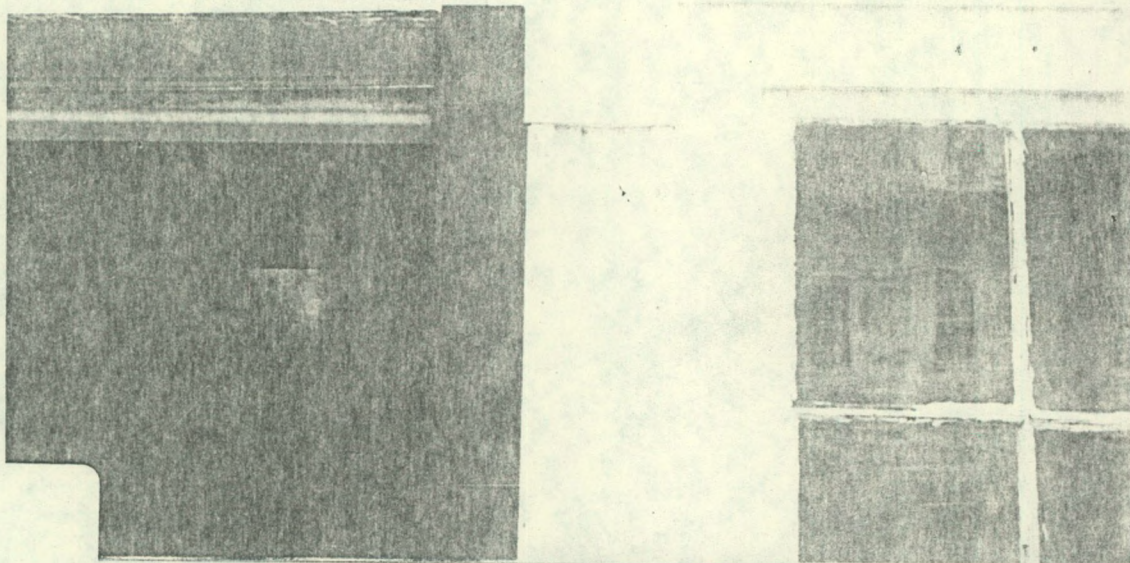


19.
DATE: 5/83
SUBJECT: CORNER
BLOCK - DETAIL
ENTRANCE. NO. FACADE

20.
DATE: 5/83
SUBJECT: CORNER
WEST FACADE
FROM WEST

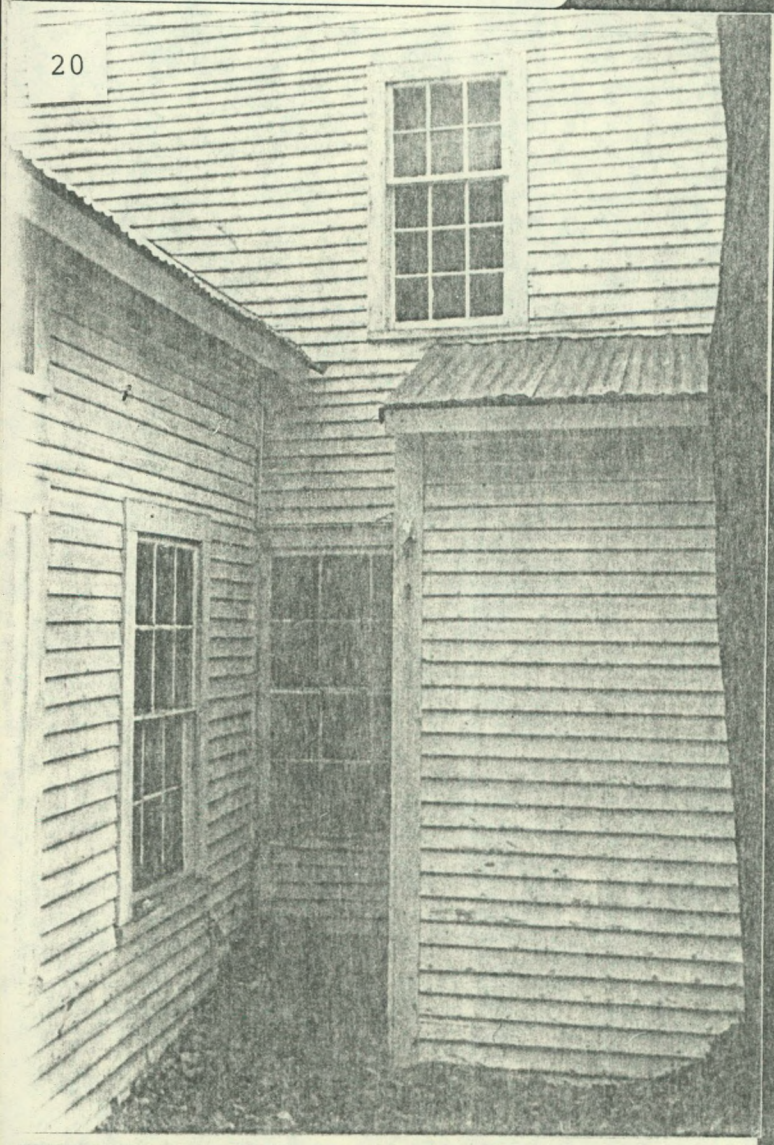
21.
DATE: 5/83
SUBJECT: SHUTTER
DETAIL - NO.
FACADE

19

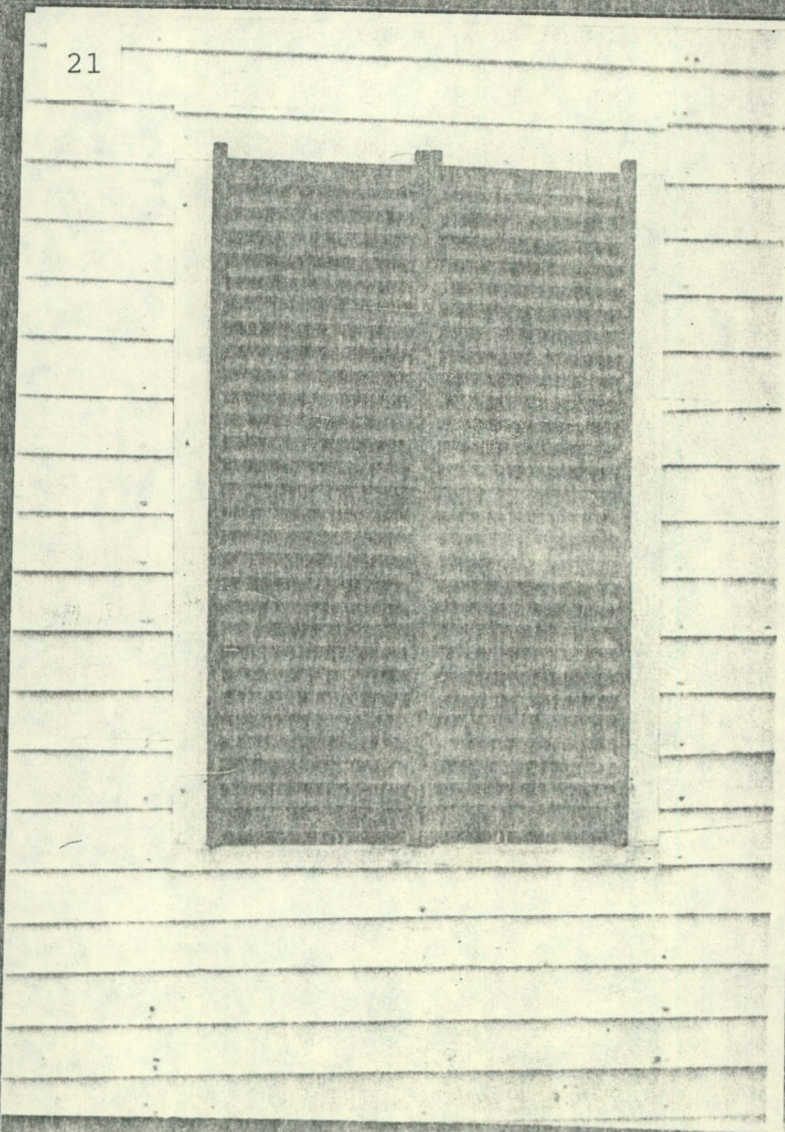


The Chapman House
Cornhill Road (T.H. 1)
Windham, Vermont

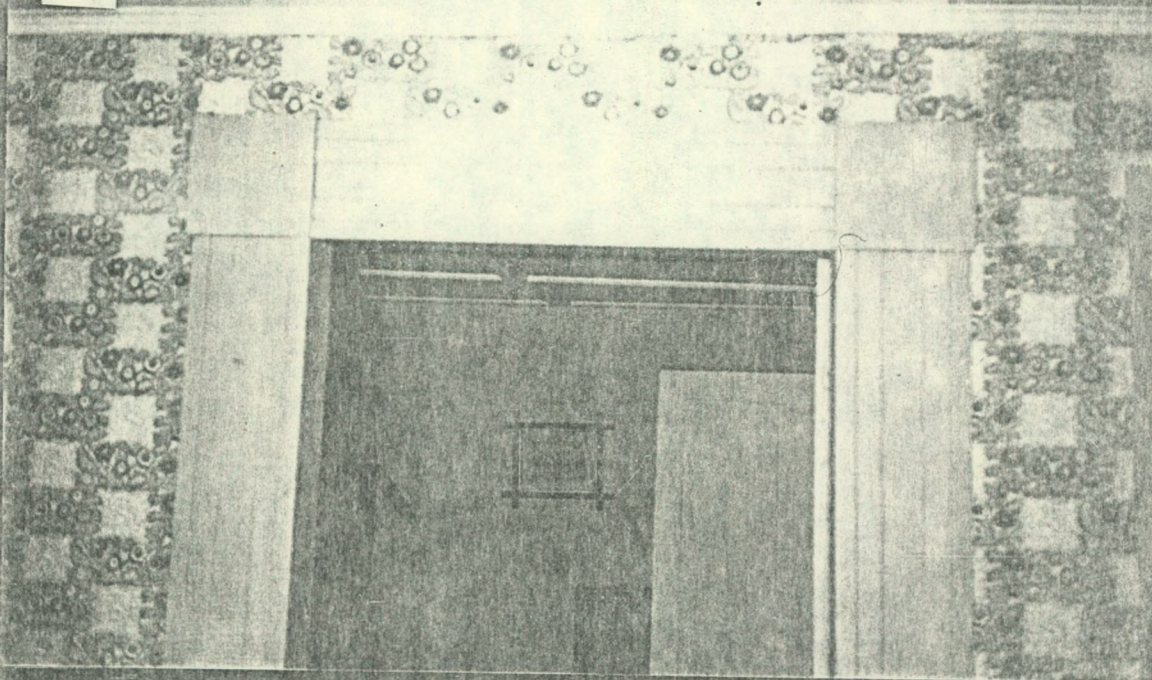
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21



22

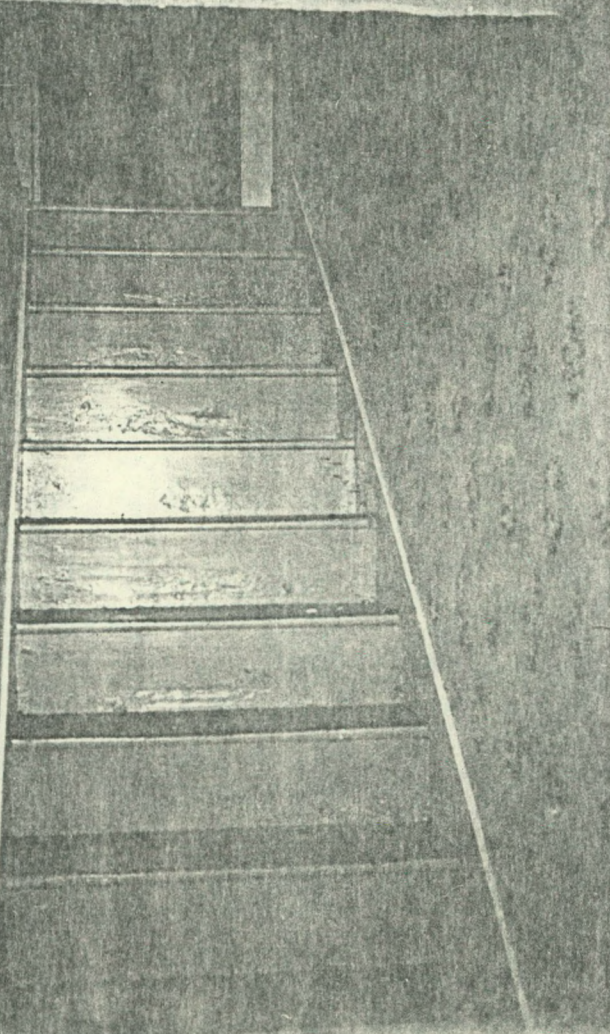


22.
DATE: 5/83
SUBJECT: WOODWORK.
DINING ROOM.
LOOKING WEST

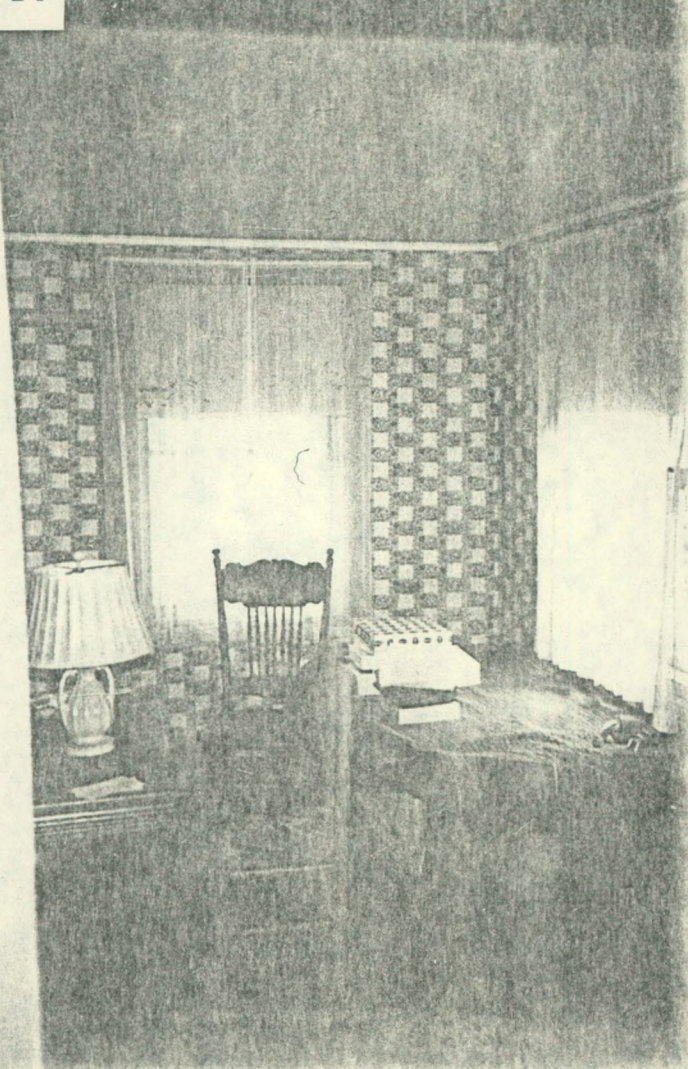
23.
DATE: 5/83
SUBJECT: ENTRANCE
& STAIRS. FROM
EAST

24.
DATE: 5/83
SUBJECT: DINING
ROOM, FROM
WEST

23



24



25.

DATE: 5/83

SUBJECT: DETAIL -

CORNER BLOCK:

DINING ROOM

26.

DATE: 5/83

SUBJECT: DINING RM

LOOKING NW. VIEW

OF KITCHEN & CHIM.

27.

DATE: 5/83

SUBJECT: KITCHEN

VIEW TOWARDS

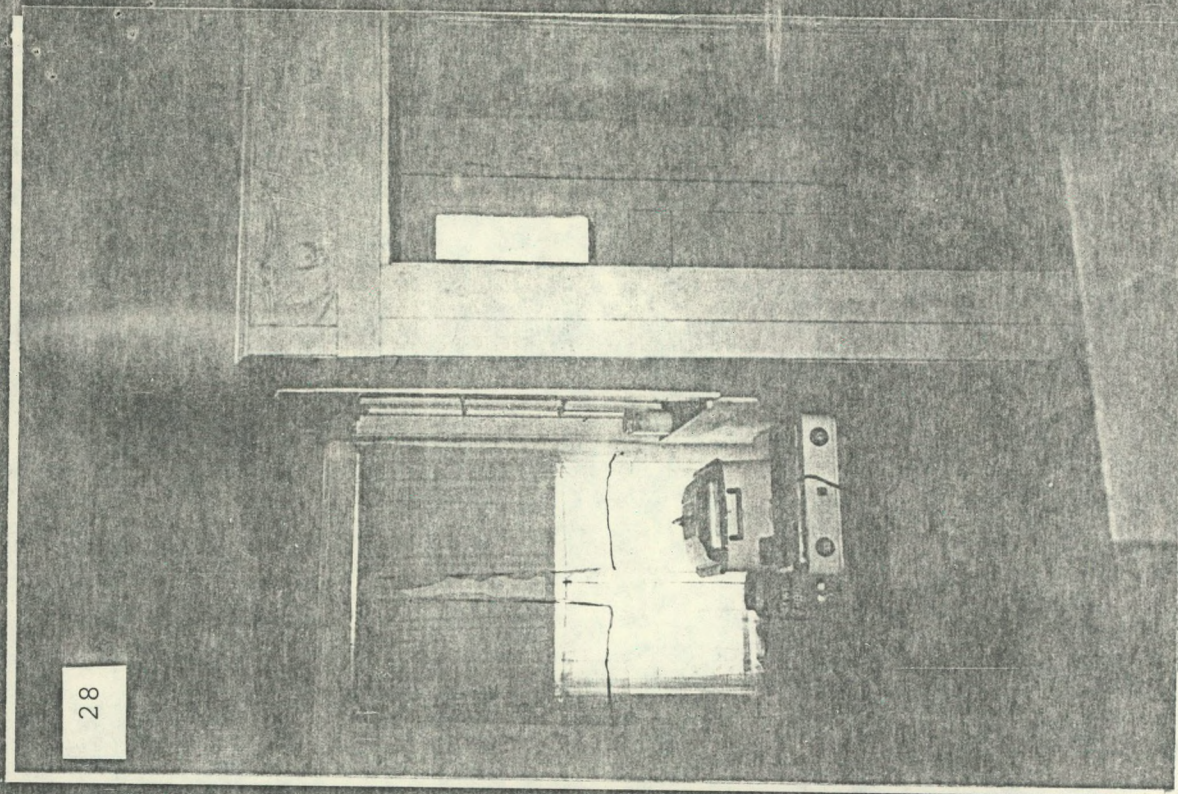
NORTH

The Chapman House
 Cornhill Road (T.H. 1)
 Windham, Vermont

25

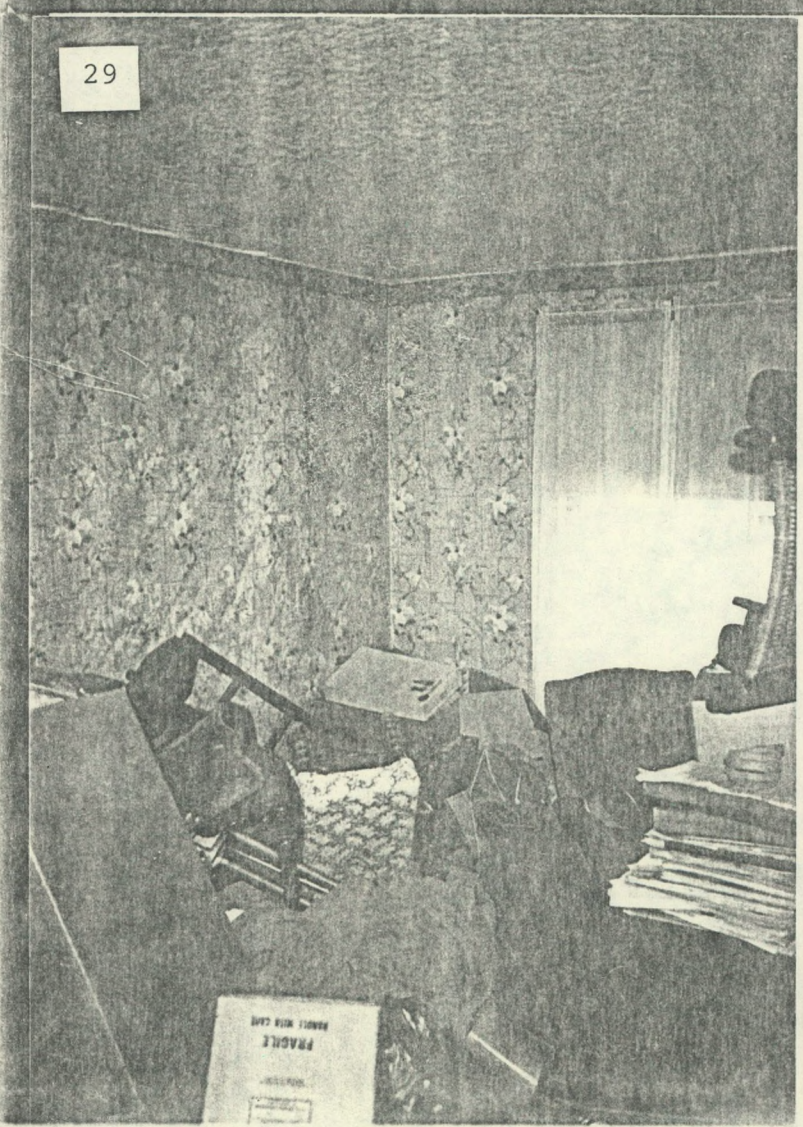
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27

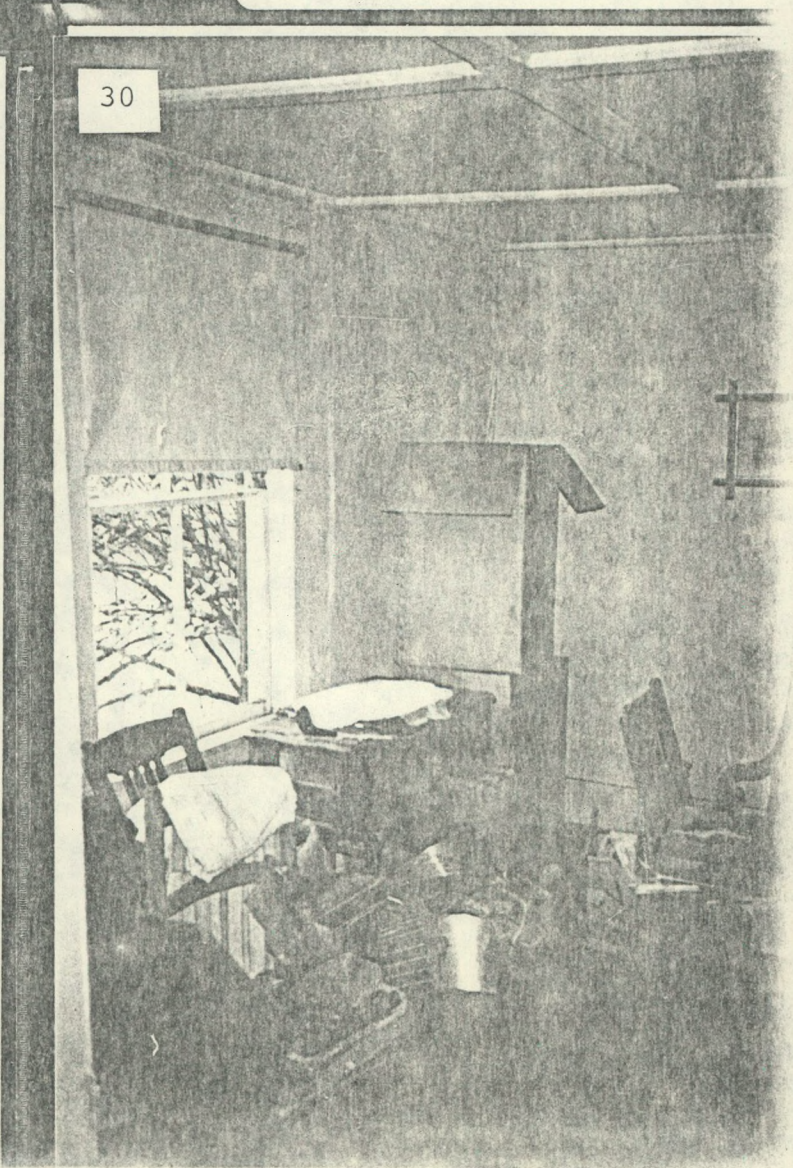


28

28.
 DATE: 5/83
 SUBJECT: KITCHEN -
FROM SOUTH. VIEW
OF P.O. ALCOVE
 29.
 DATE: 5/83
 SUBJECT: DRAWING
ROOM, FROM
WEST
 30.
 DATE: 5/83
 SUBJECT: STUDY,
FROM EAST



29

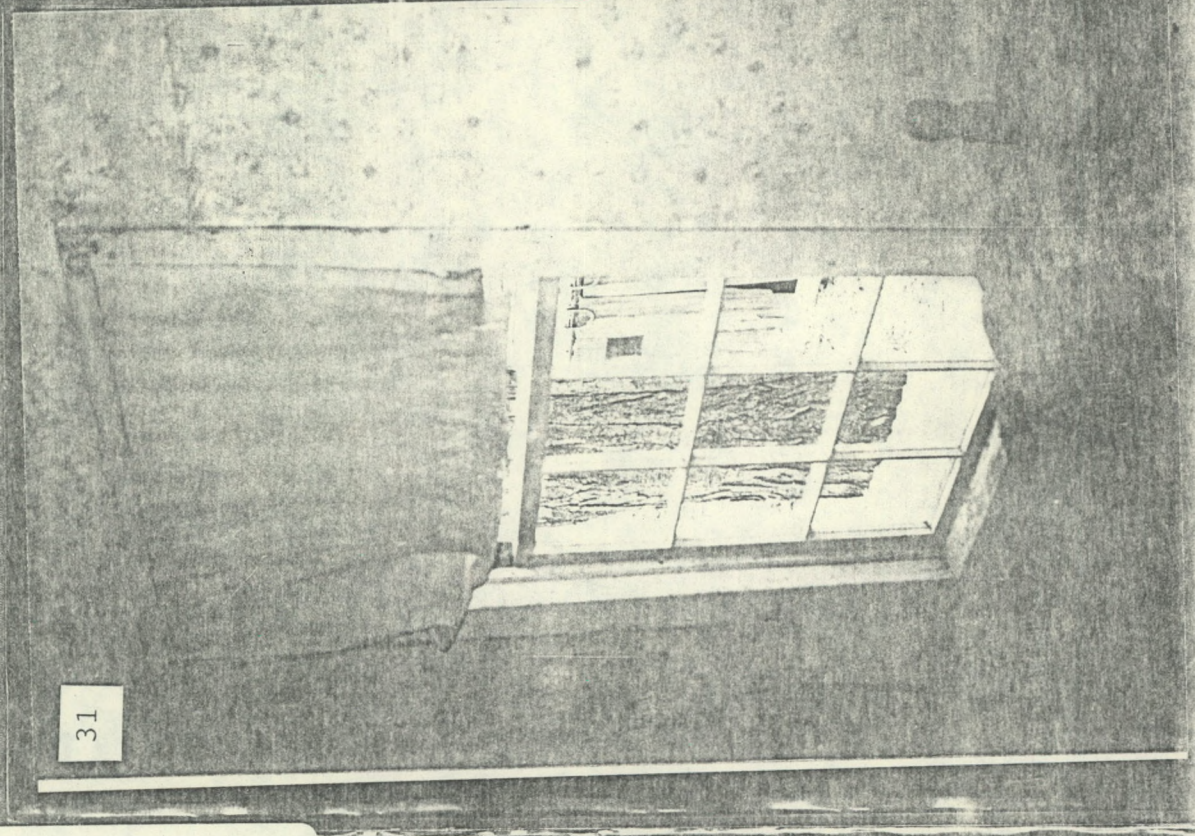


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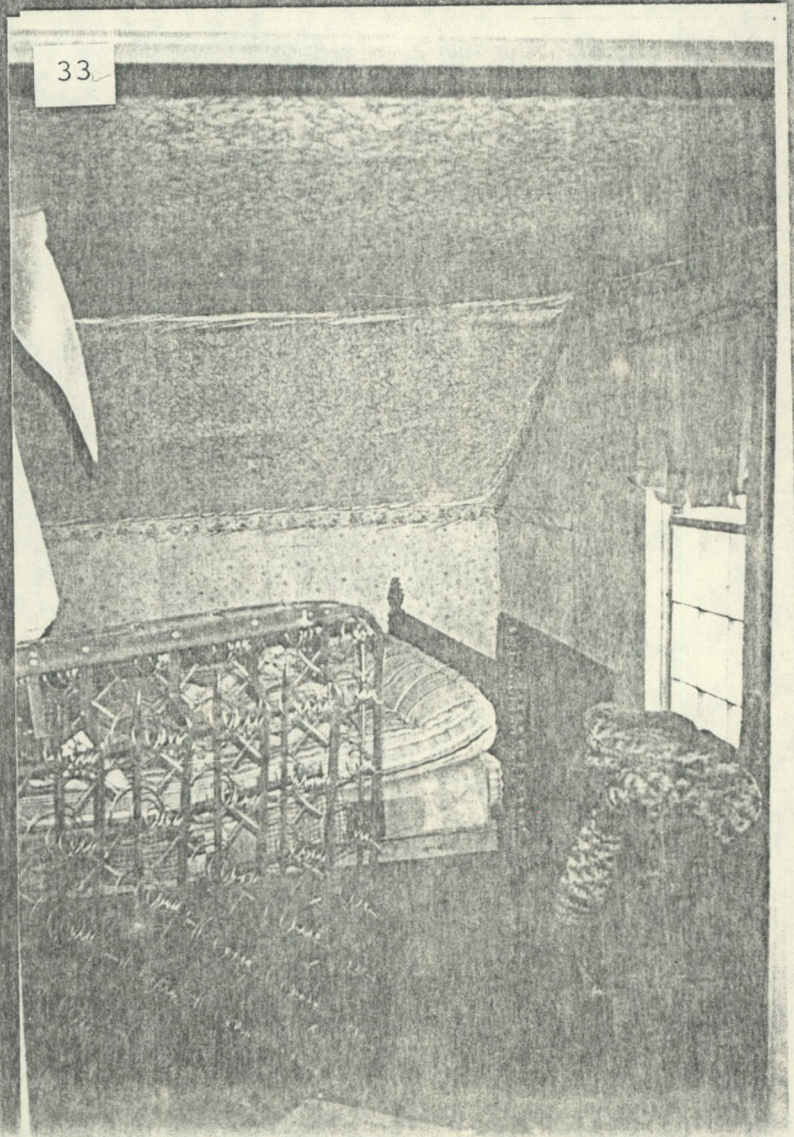
1.
DATE: 5/83
SUBJECT: REAR
WINDOW IN
SW BEDROOM

2.
DATE: 5/83
SUBJECT: VIEW NO.
INTO LANDING &
DORMER.

3.
DATE: 5/83
SUBJECT: REAR
BEDROOM



The Chapman House
Cornhill Road (T.H. 1)
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34

34.

DATE: 5/83

SUBJECT: MASTER

(SOUTH) BEDROOM

LOOKING EAST

35.

DATE: 5/83

SUBJECT: MASTER

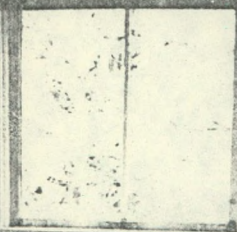
BEDROOM LOOKING

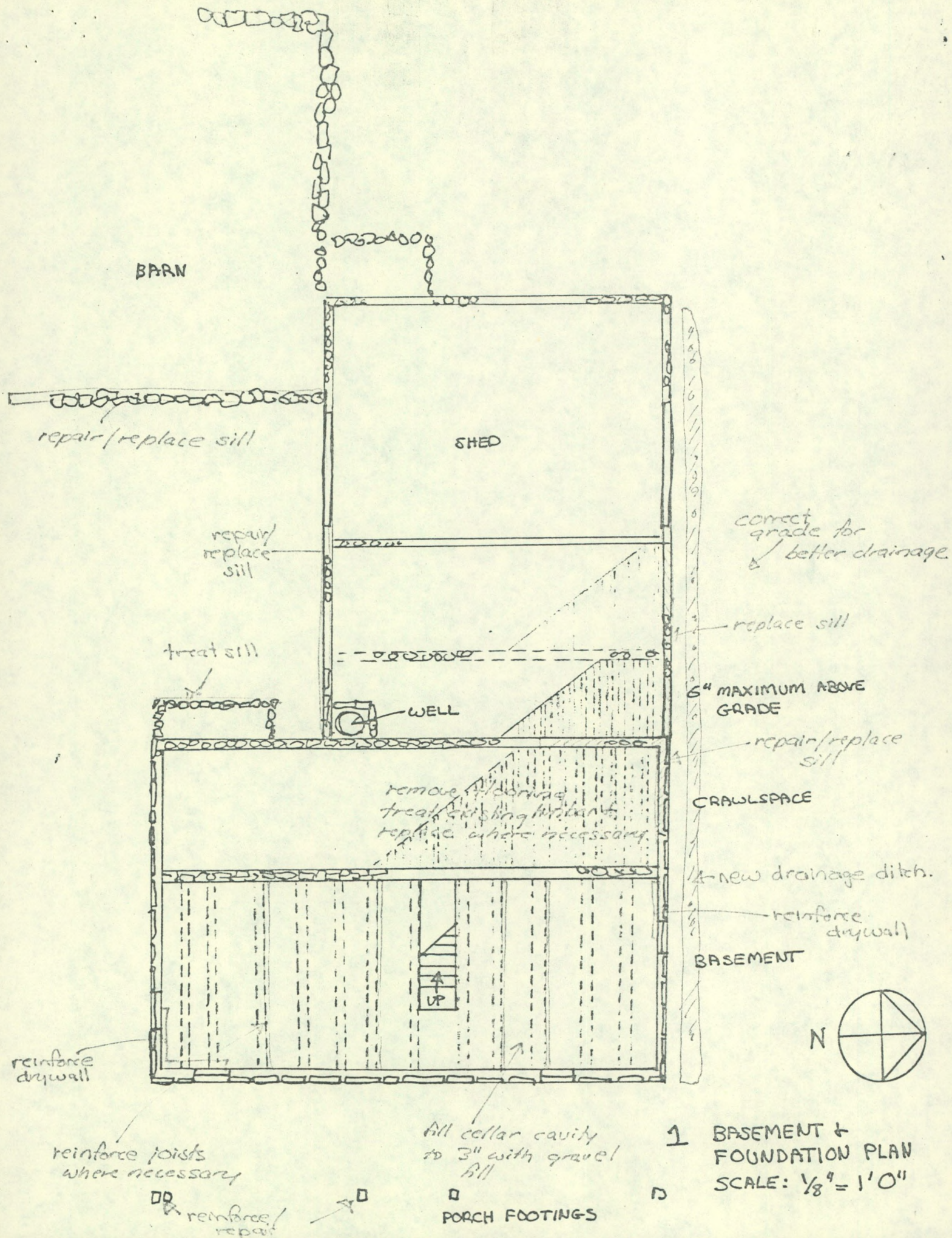
SOUTH

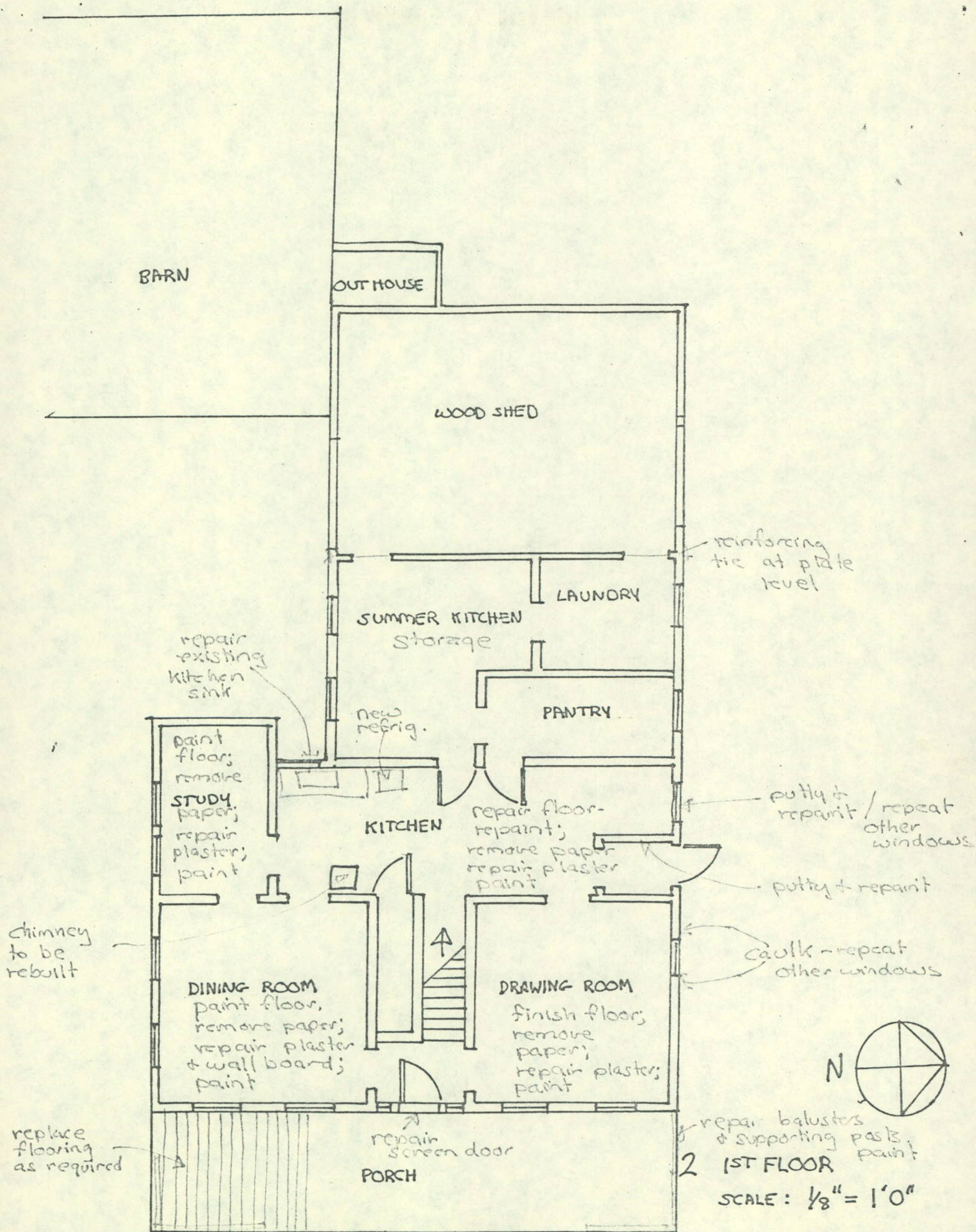
DATE: _____

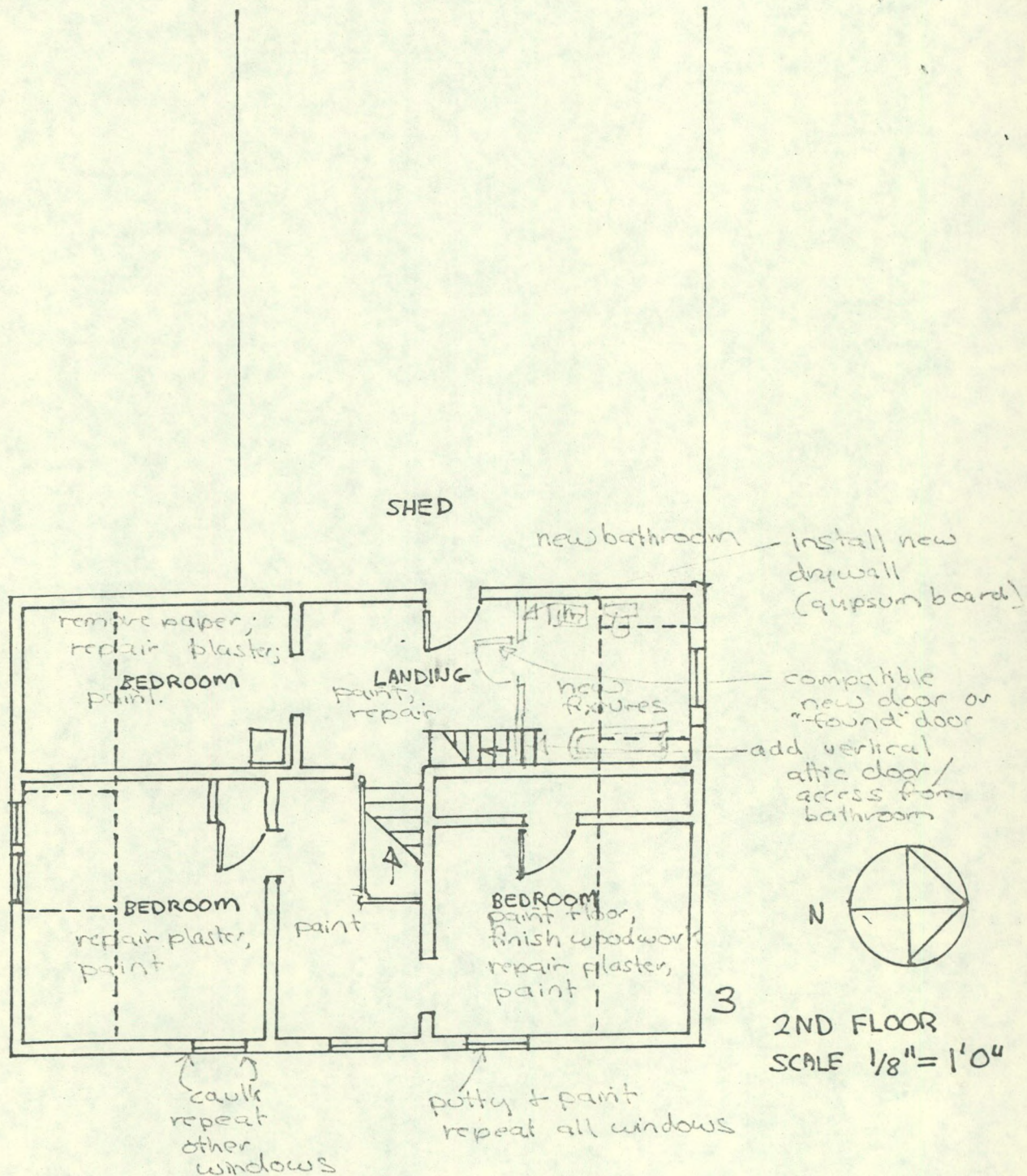
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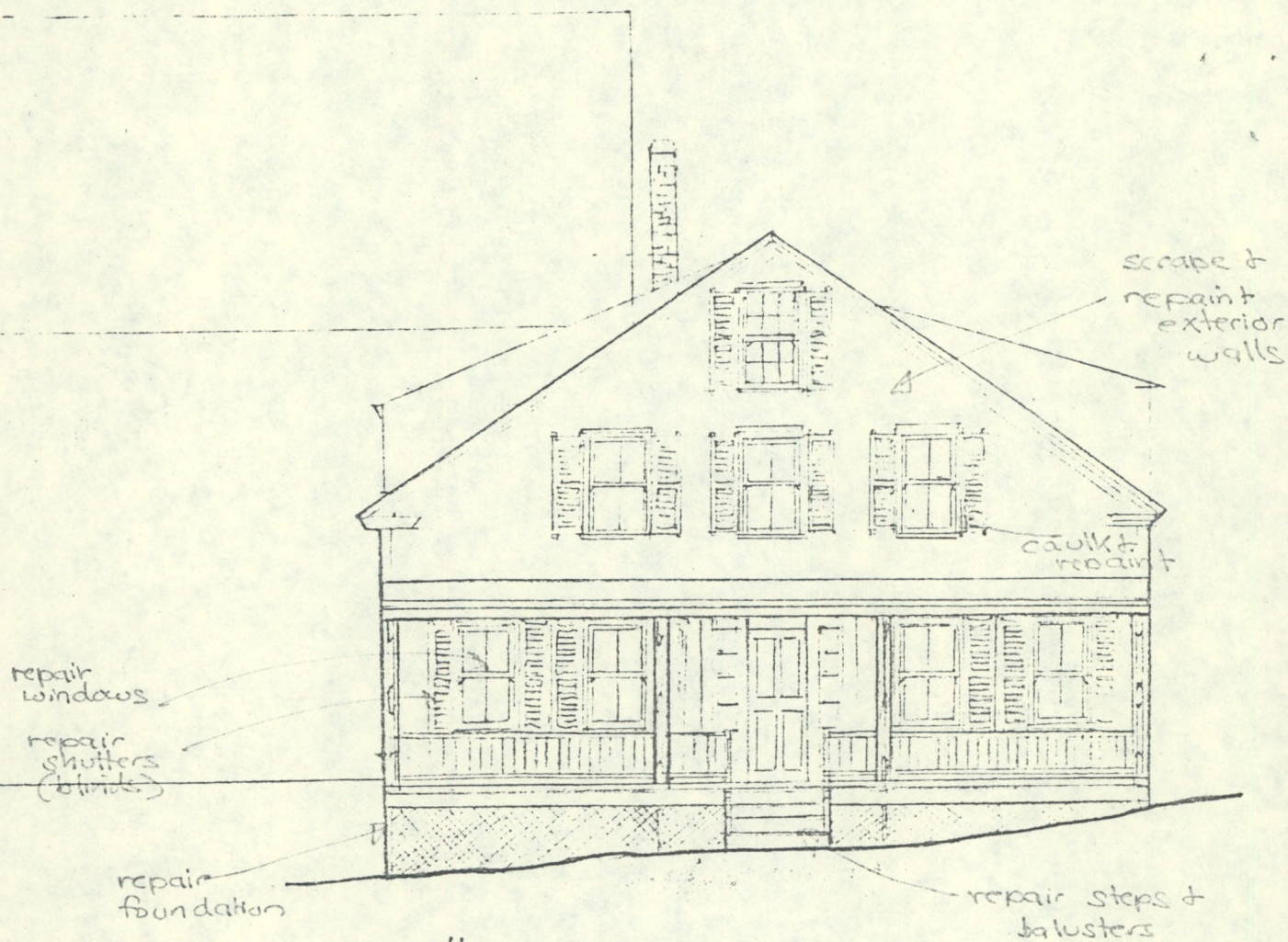
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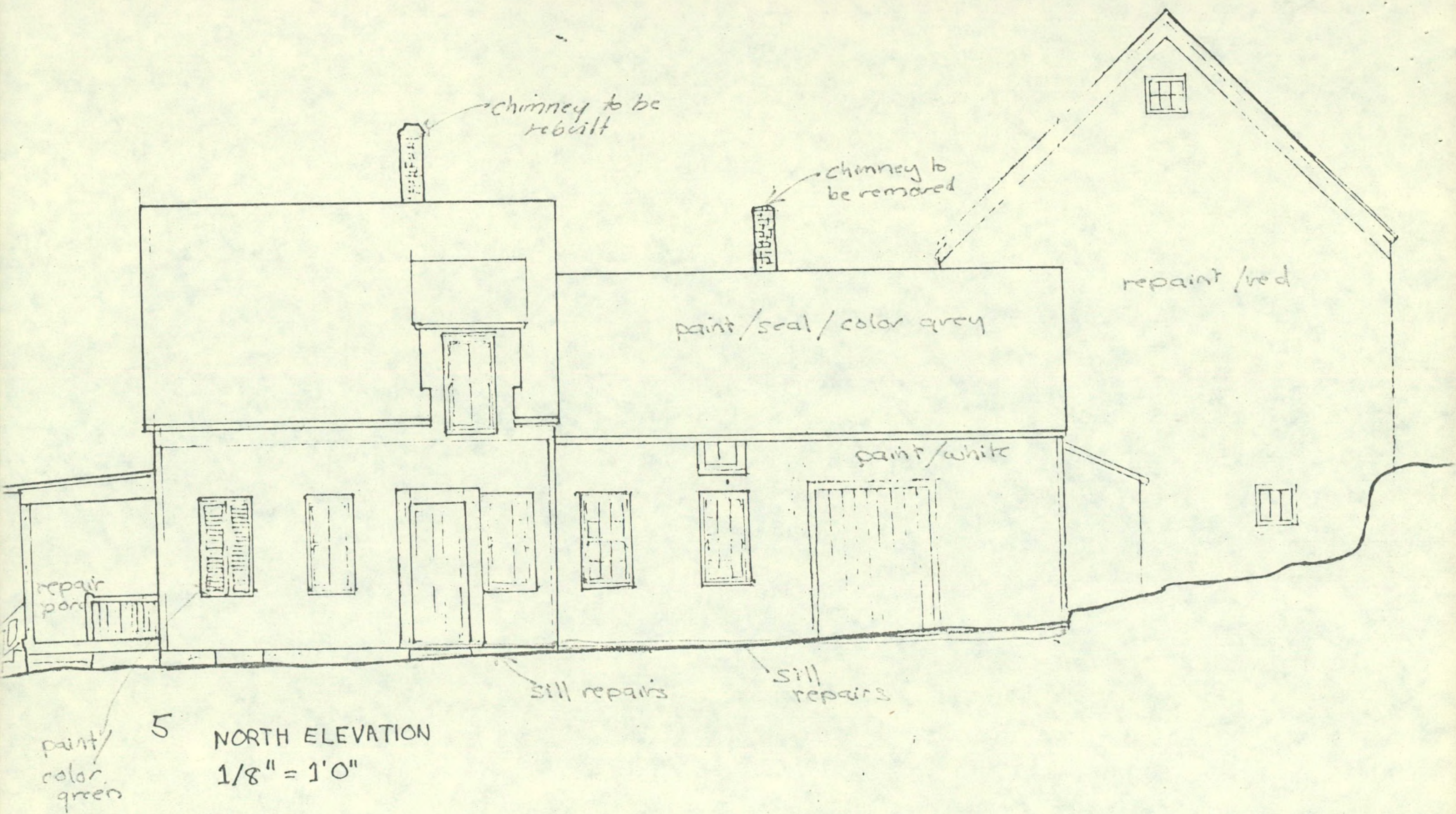


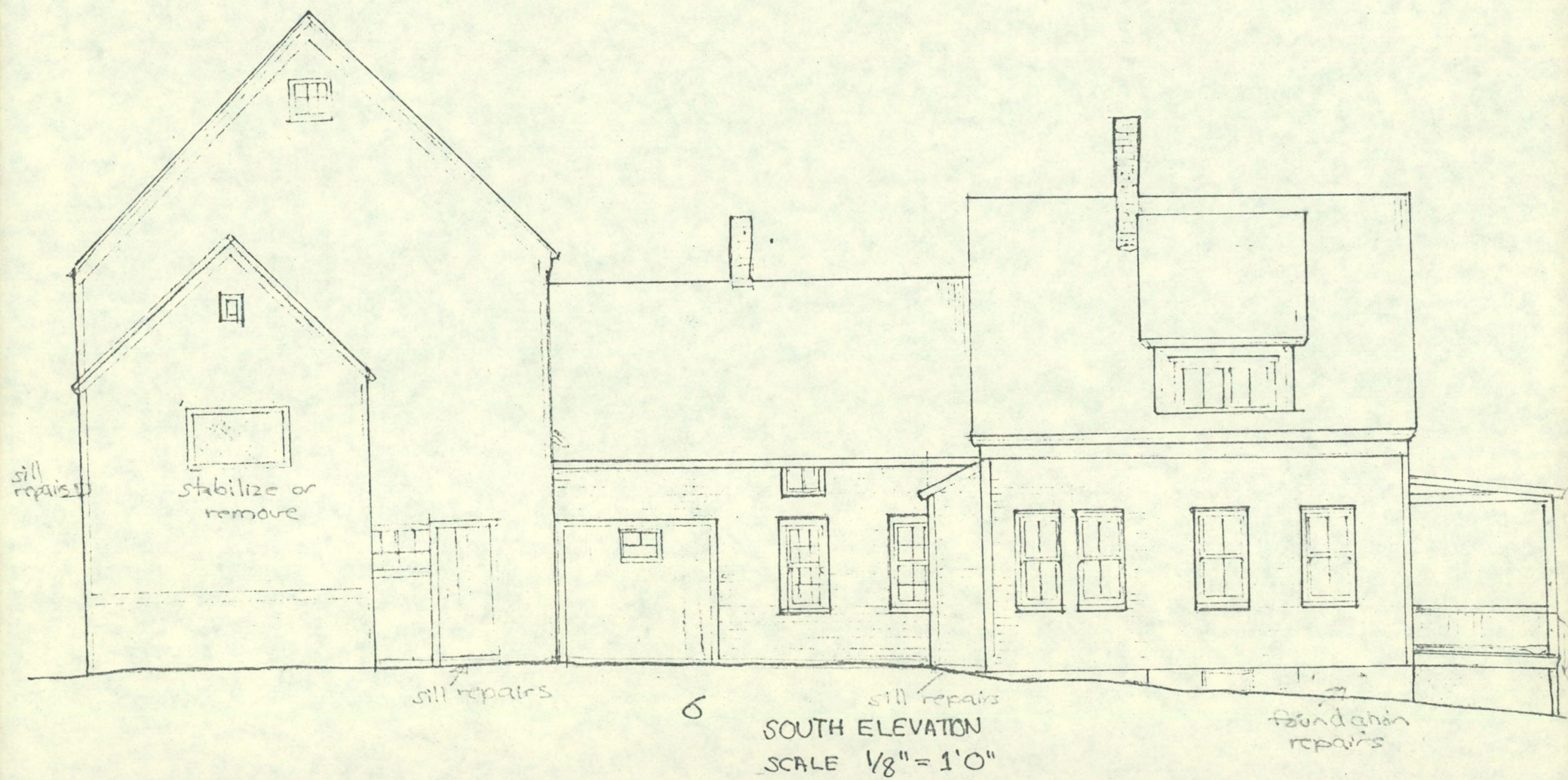


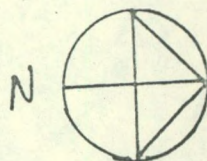
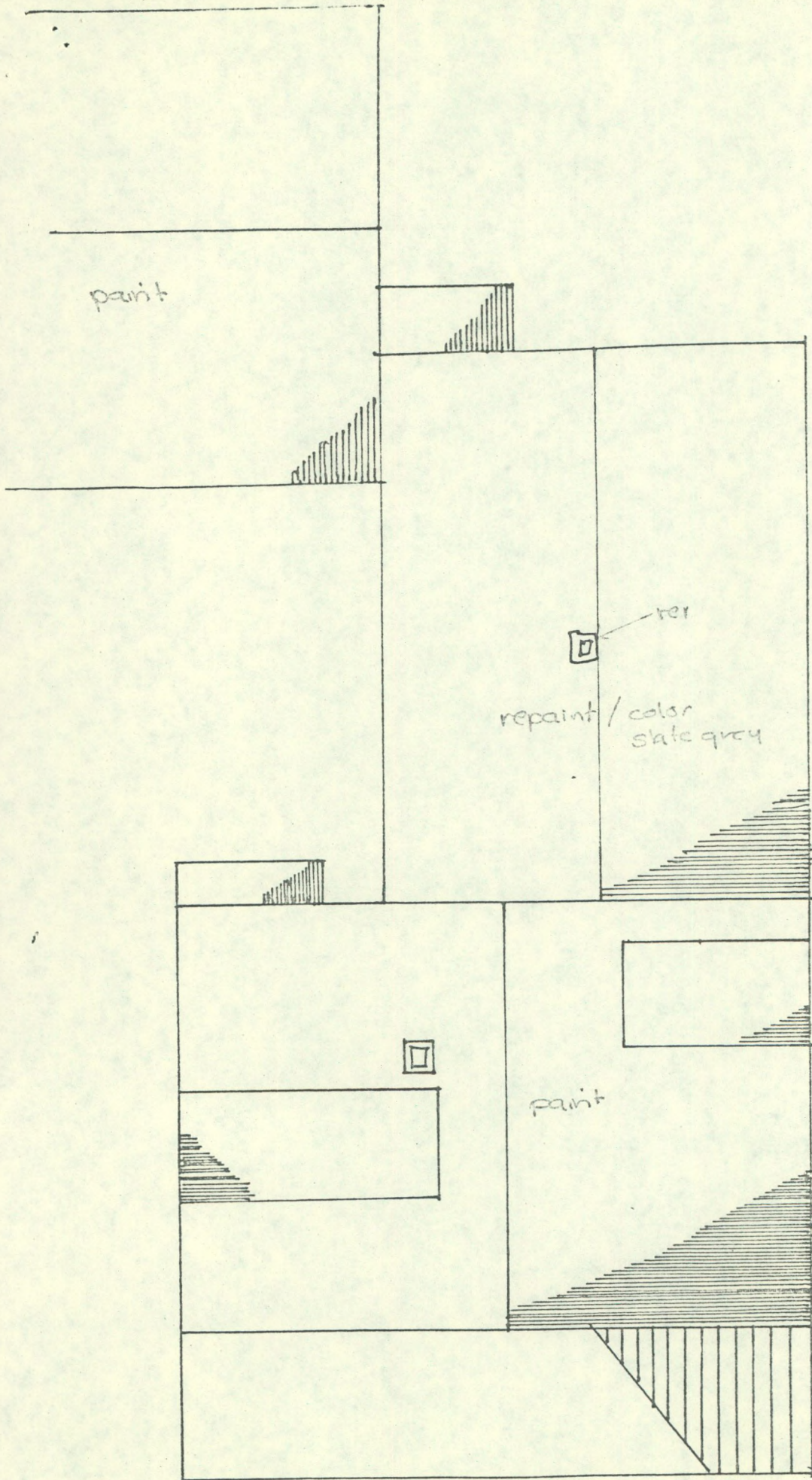
4

EAST ELEVATION

SCALE: $\frac{1}{8}" = 1'0"$



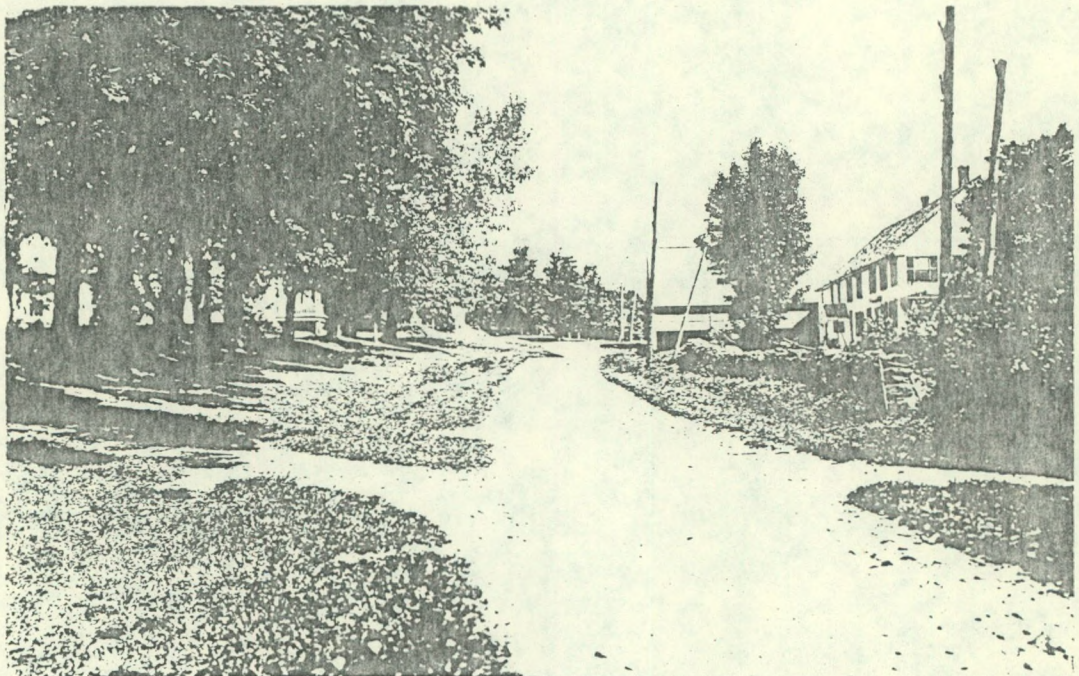




7

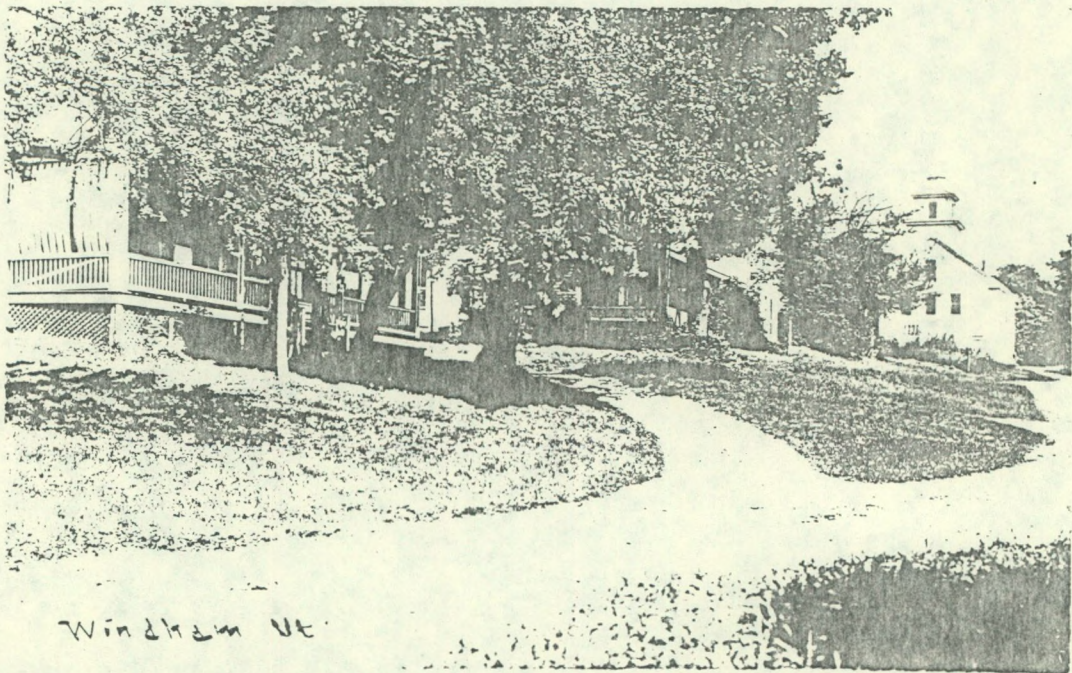
ROOF PLAN

SCALE: $\frac{1}{8}" = 1'0"$



Cornhill Road c. 1900. Chapman house with new porch
(recently added).

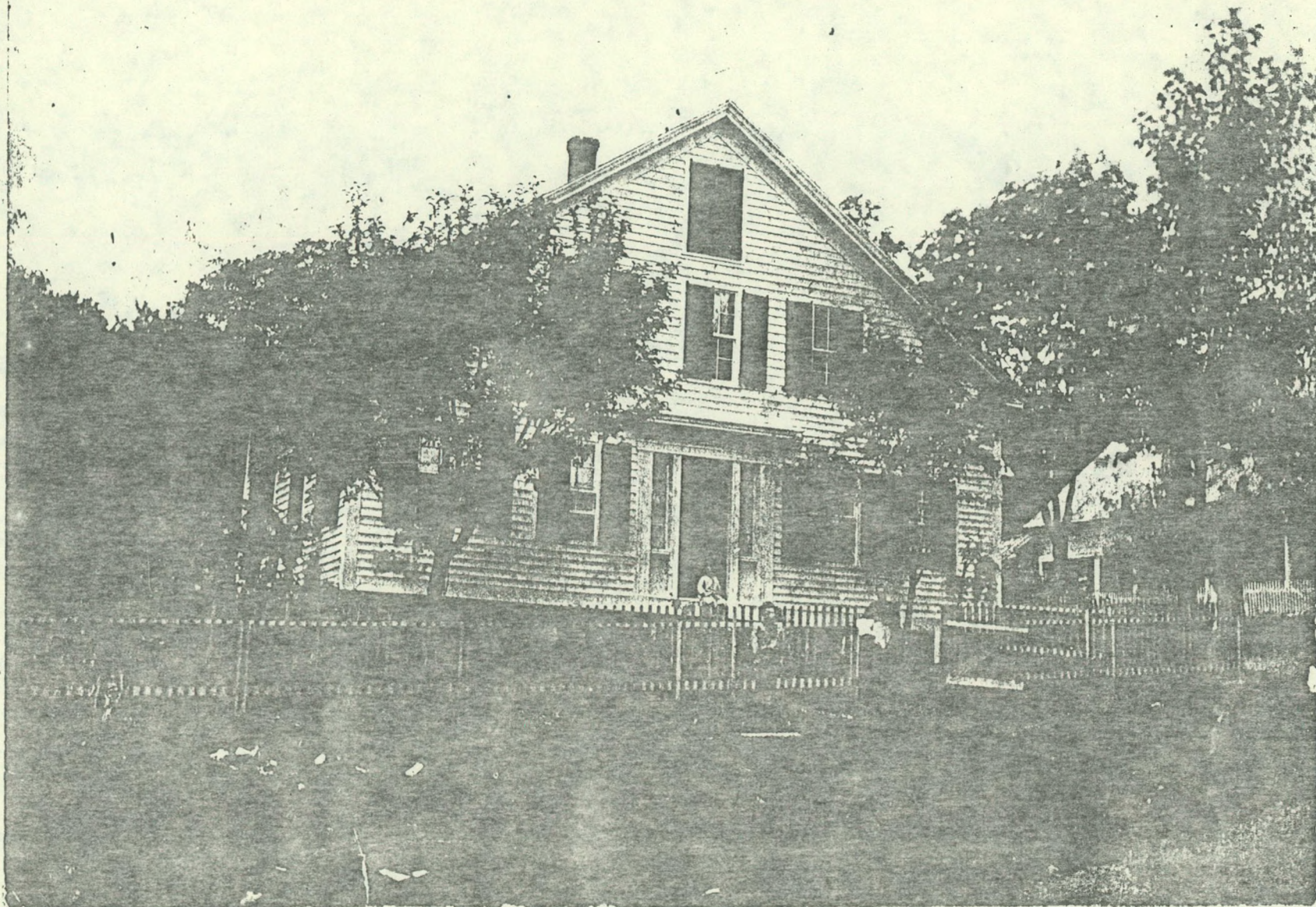
Photographer
Harry L. Chapman



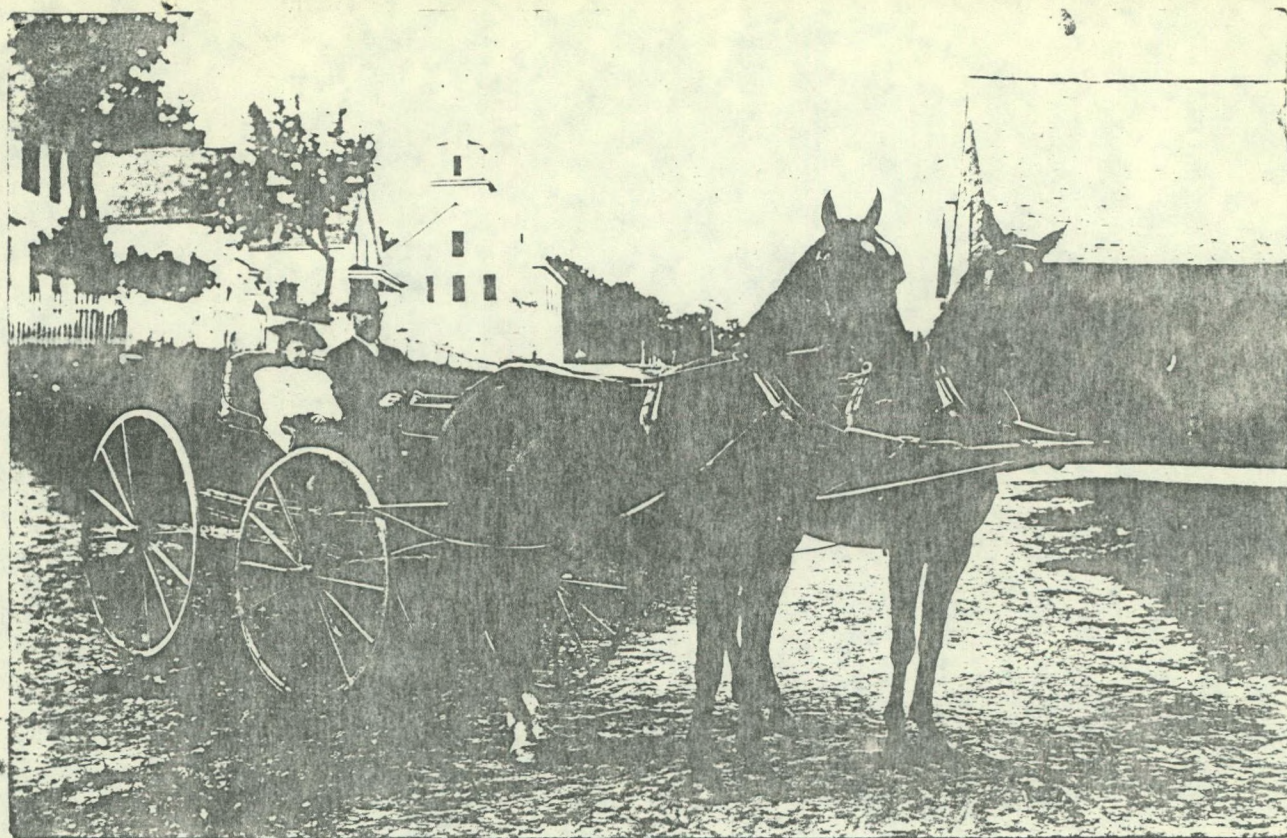
Wincham Ut.

Chapman House, c. 1900.

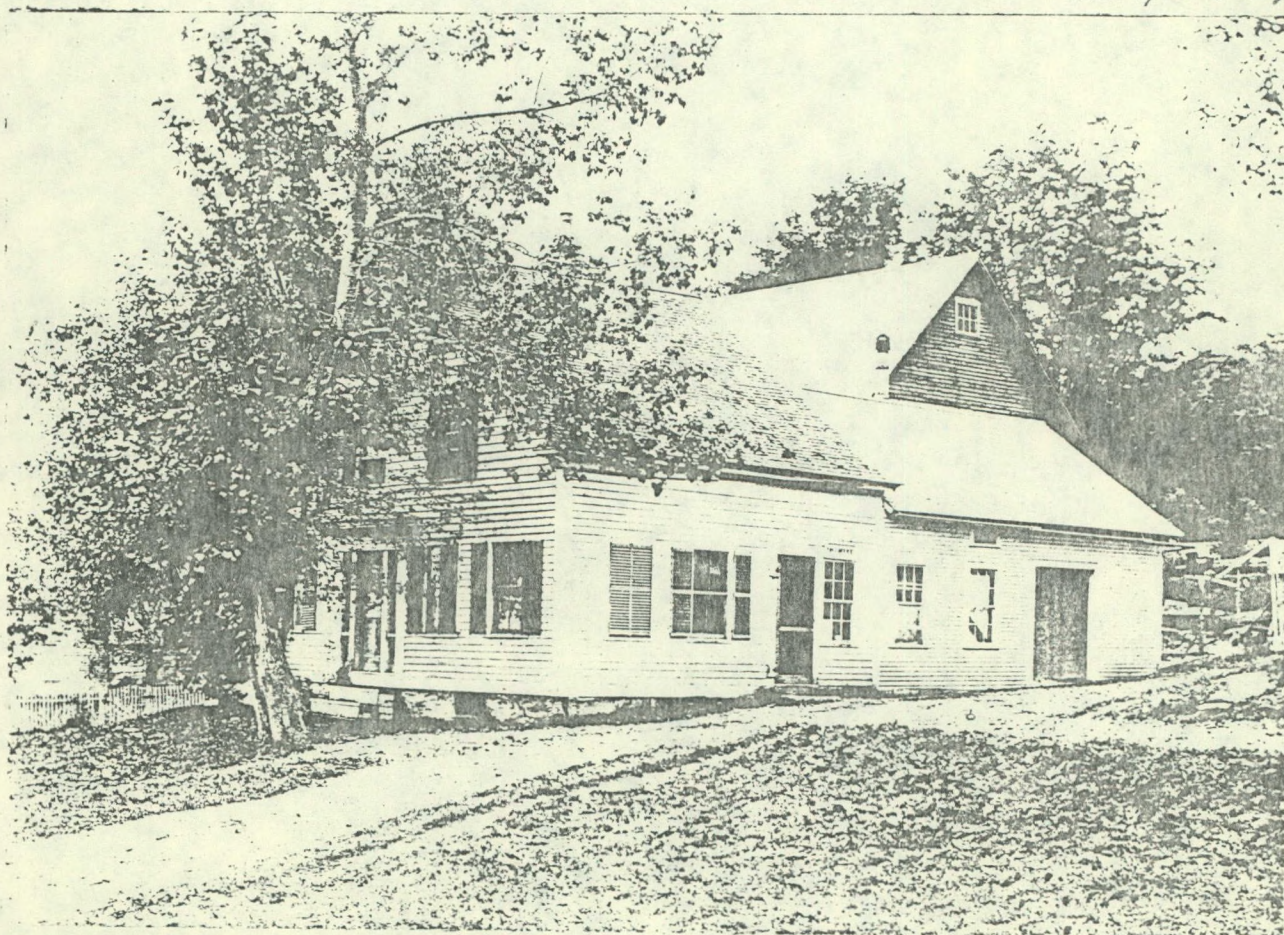
Photographer Harry L.
Chapman



Spafford/Chapman House c. 1880
Note 6/6 windows & missing
barn. Photographer unknown.



Luther Chapman & daughter wintered in front of Chapman House c. 1895
 Photographer unknown.
 Harry L. Chapman?



Spafford/Chapman House c. 1895
 Note 2 1/2 windows in main portion of house
 and barn. Also, post office sign.

Harry L. Chapman?