

III. HISTORIC RESOURCES

A. Introduction

The Town of Cabot's rich history is evident in buildings, road markers, the remains of old mills, on the stones of cemeteries, and even in the patterns of roads lined by centuries-old trees. All of these physical remains of Cabot's past are valuable in understanding and connecting with the Town's history. Cabot's historic resources are valued by local residents, as evidenced by the restoration and interpretation activities of the local Cabot Historical Society, and in the responses to the 2010 Cabot Community Planning Survey. Respondents to the survey identified historic resources as one of the top three most valued features in Town, and historic resources also ranked in the top three features to be protected when development occurs.

B. Existing Conditions

Properties in Cabot listed on State Register of Historic Places

From 1978 to 1979, the State Division of Historic Preservation undertook a survey of historic resources in Cabot. Some of these resources were also identified by the Cabot Historical Society as being historically significant in the 2003 Town Plan.

The State identified a total of 62 resources in Cabot, two of which were Historic Districts: the Lower Cabot Historic District, consisting of 30 surveyed structures; and the Cabot Village Historic District, consisting of 68 structures.

Figure II-1 is a reproduction of the location map included in the State's 1979 survey. It identifies the locations of historic resources in Cabot by numbers next to circled structures. The two historic districts are identified by shading on the map. The list of resources in the subsection entitled "Locally Identified Historically Significant Buildings and Sites" (below) are labeled with the corresponding number assigned it in the State survey. The inventory forms for all structures and sites in the State survey are available on disk at the Vermont Division for Historic Preservation (the "Division").

It is noted that a comprehensive inventory of Cabot's historic resources has not been undertaken in over 30 years, so it is possible that some of the resources described in the state survey are no longer extant.

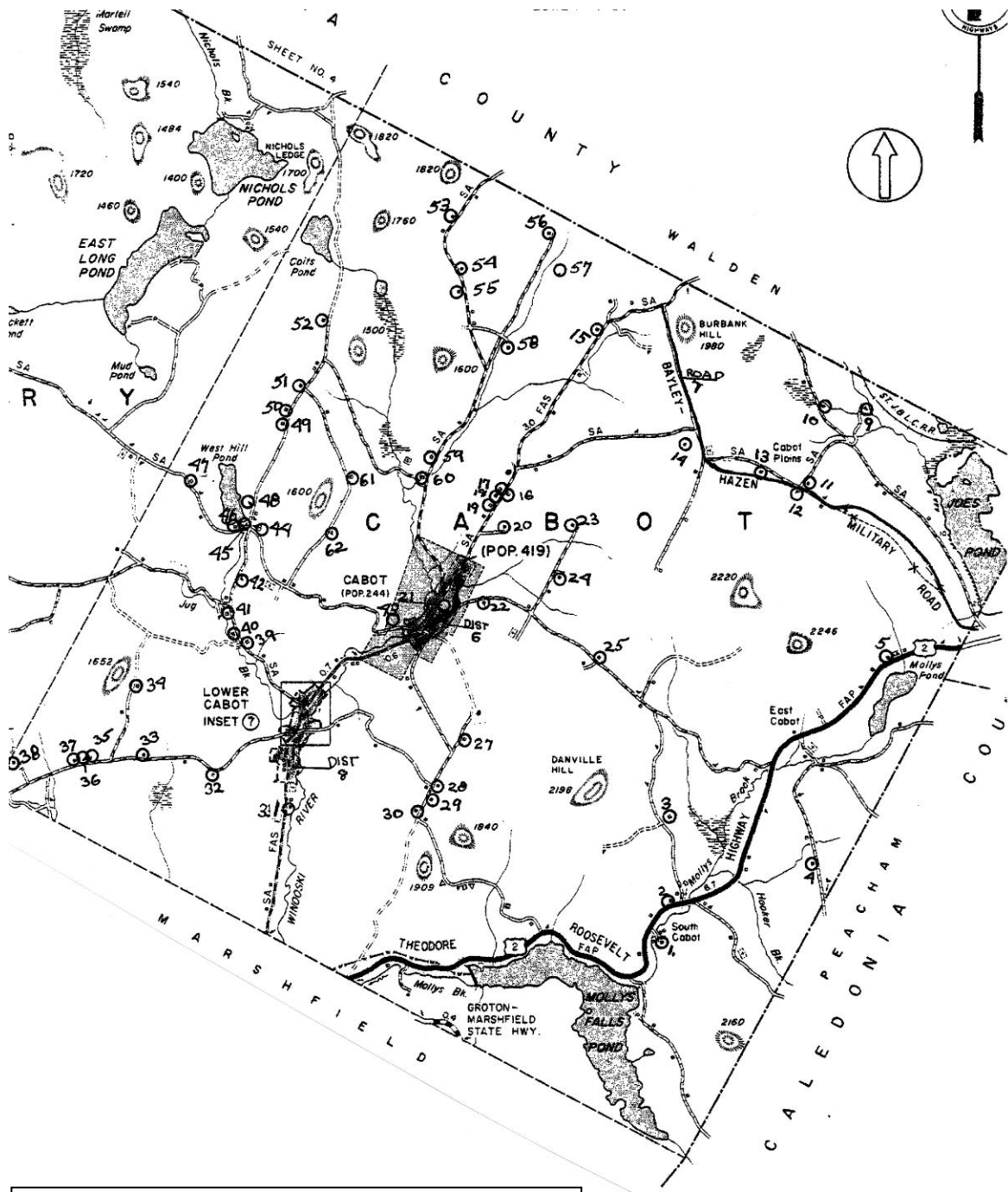


Figure III-1
 Historic Resources identified in
 1979 Historic Sites and Structures Survey
 Prepared by
 Vermont Division for Historic Preservation

Descriptions of the two historic districts, as included in the State's 1978 - 1979 survey and prepared by Division staff, are as follows:

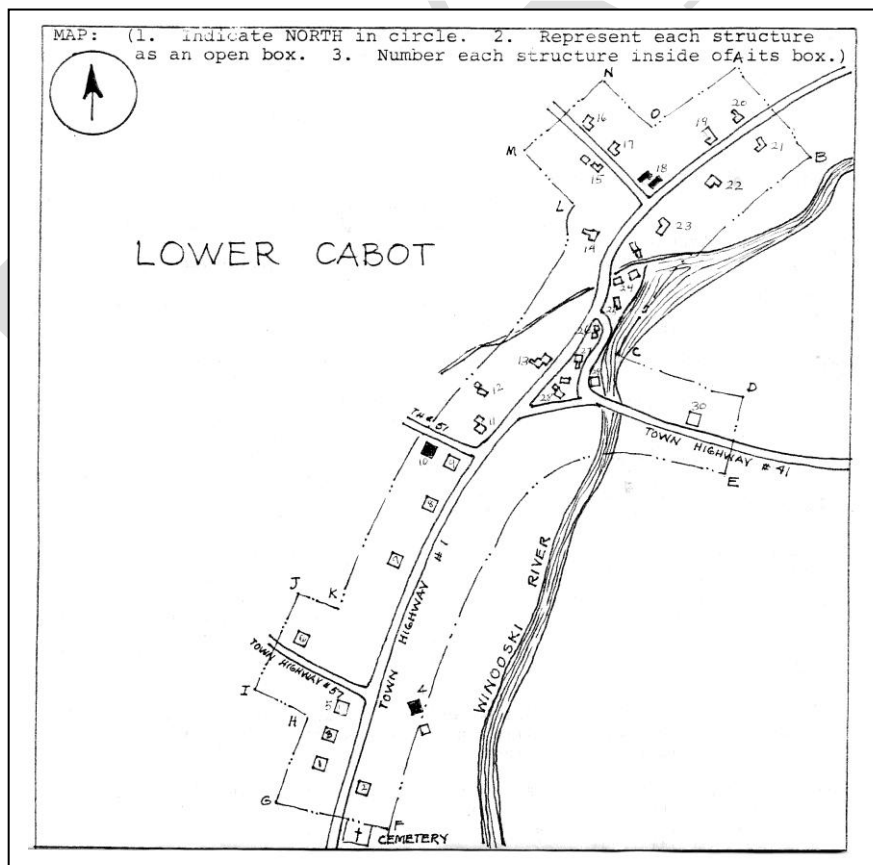
Lower Cabot Historic District

“The Winooski River provided water power for small mill operations and manufacturing in Lower Cabot. The first settlement was in 1799 and by 1889 it was a thriving post village of about 30 dwellings with two meeting houses and a woolen mill (built 1825) producing “cassimeres and flannels” and doing custom carding.

The village declined with the demise of small manufacturing, but into the 20th century there was a vigorous community spirit centered around activities in the Lower Cabot School (#12), presently used as a residence.

Now the meeting houses and mills are gone, but many of the original houses remain. Several were built by True Town, a cabinetmaker in the 3rd quarter of the 19th century. Also still extant are a school (built in 1880), a store, and the water-powered Davis sawmill.(#29).”

Figure III-2
Lower Cabot Historic District
As depicted on 1979 Historic Sites and Structures Survey



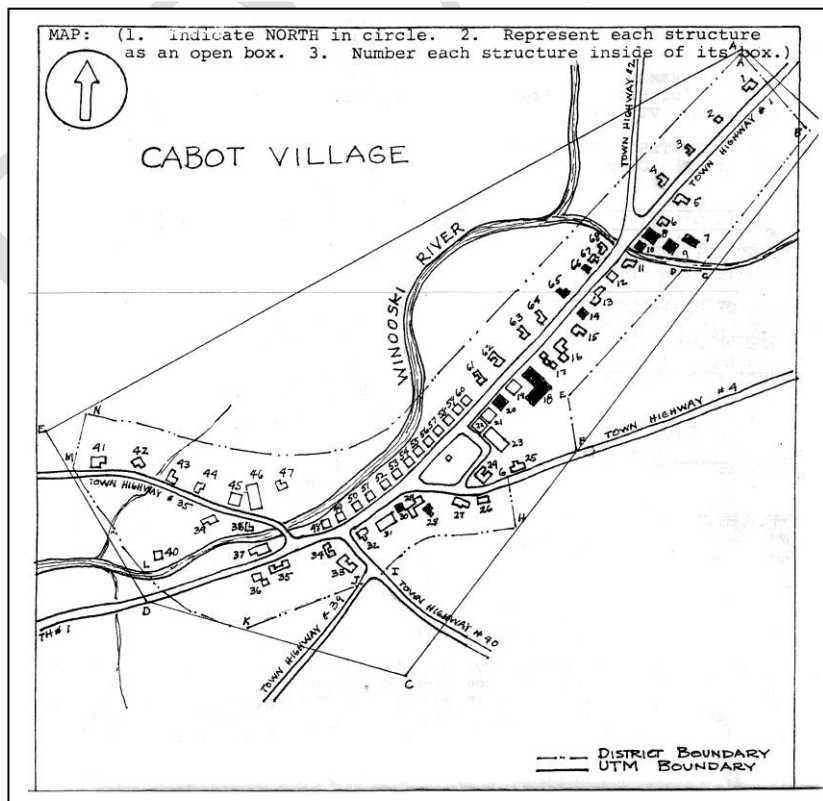
Cabot Village Historic District

“This long linear district along T.H.#1 and #35 includes a village green with a Civil War monument of Barre granite, a cluster of late 19th century commercial buildings and a row of workers houses along #35 adjacent to the location of a former carriage factory and grist mill. The village is rich in Greek Revival architecture. The Wiswell-Coyle house combines mid and late 19th century components. The interior has outstanding examples of Eastlake design.

Cabot Village was incorporated on November 19, 1866. Its site on the Winooski River was selected by Thomas Lyford and his son, Thomas Lyford Jr., for saw and grist mills built in 1789. The original town center on the plateau east of the village decreased in importance compared with the settlement which grew up around the water powered mills. In the 1820s some buildings were actually moved to the valley location, which in the 1880’s held a store, potash and pearlsh manufactory and distillery, cloth-dressing and wool carding mill, a blacksmith shop with a trip-hammer and foundry. The Village’s location midway between Montpelier and St. Johnsbury made inn-keeping a lucrative business.

Cabot Village is an important historic resource because it provides a nearly intact view of a small 19th century manufacturing and agricultural settlement.”

Figure III-3
Cabot Village Historic District
As depicted on 1979 Historic Sites and Structures Survey



Locally Identified Historically Significant Buildings and Sites

The Cabot Historical Society has identified the following historically significant sites and structures in Cabot. The corresponding listing of the site in the State survey is noted in parentheses:

The Hazen Road and Markers (Site No. 7)

The Bayley-Hazen Road was built in two phases, the first in 1776 by Colonel Jacob Bayley from the present village of Wells River in Newbury to Cabot Plains, the second in 1779 by General Moses Hazen from Cabot Plains to Montgomery Center. It was intended as a supply route for American Revolutionary forces in Quebec, but later proved useful as a route for settlers. As shown on the reference map, the Bayley-Hazen Road cut through the northeastern section of Town, from Peacham north of Molly's Pond.

Seven small granite markers were placed beside the road in about 1901. From south to north:

- 1) Bearing the words "Hazen Camp," it marks the probable site where General Hazen began the second phase of the road;
- 2) Near the Plains Cemetery at the junction of the roads is a marker worded simply "Hazen Road";
- 3) A hundred yards to the north on the western side of the road is a marker, "Smuggler's House," locating a house that was used as a smuggler's haven during the War of 1812;
- 4) A hundred yards to the north on the same side of the road a marker designates "First School";
- 5) A hundred feet to the north on the eastern side of the road is a marker near the site of the "Yellow House," the first frame building in the town, built around 1792. It was operated as an inn serving travelers and locals on the Bayley-Hazen Road;
- 6) One-half mile to the north on the eastern side of the road, a marker reading "First Settler" marks the location of the home of Benjamin Webster, who came to Cabot with his family in 1783;
- 7) Approximately one mile to the north on a portion of the road that is now abandoned is a marker with the words "Gordon Shot," a reference to the death of a British General during the Revolutionary War.

The Center Cemetery, Pound, and Markers

Cabot Center, located in the geographic center of Town, was the main settlement in Town prior to the mid-1820s, when the area which is the present village center gained prominence. The Center Cemetery, located on Old Center Road, contains the oldest gravestones in Cabot, including many of the first settlers. About 1915, the stones were removed and the ground was ploughed and planted with potatoes. The stones were later replaced and set in rows. The Center Pound, where stray animals were confined in early settlement days, was rebuilt about 1915. The former location of the first Congregational Church in Cabot is marked by a large boulder bearing an inscription. (The church building was moved to the village in 1826.) About one acre of land encompassing the pound and

church markers was given to the town in 1803, and is recorded on page 27 of the land transfer book. A time capsule is buried on the site which is opened and replenished on every fiftieth anniversary of the Congregational Church. The most recent opening took place in 2001.

Ducharme Place. Located on the south side of Ducharme Road. The State survey notes that the main section of this house, constructed ca.1814, may be the oldest in Cabot and is a good example of the early construction methods and building form used by the early settlers in Cabot. (Site No. 32)

Wiswell-Wells-Coyle-McKay House. Located on the southeast side of Main Street, this house is described in the State survey as a Greek-Revival style house that partially burned and was replaced in 1866. In 1889 the house was altered with the addition of a Mansard roof and two-story circular bay, and a shingled porch was added in the 1920s. (Site No. 21, and No. 16 in Cabot Village Historic District)

Judge Lamson House. North Side of Elm Street. Built in the Italianate style in 1869. (Site No. 43)

Town-Currier-Thompson-Spencer House. Lower Cabot. This house is a good example of Carpenter-Gothic Victorian style, built about 1875. State survey notes that it was built by True Town, a local cabinetmaker. (Lower Cabot Village Historic District Site No. 3)

Lower Cabot School House. Presently used as a home, the Lower Cabot School House was built in 1880. It was altered to include a kitchen, library, and theater, and served for many years as the focal point for frequent Lower Cabot community events. (Lower Cabot Village Historic District Site No. 12)

West Hill School House. Built in 1854 and used as a school until 1917. Owned by the Cabot Historical Society and has undergone substantial restoration. Good example of its type. (Site No. 44)

The Walbridge School House. Moved from its original location on the Walden Heights Road to the old settlement area on Cabot Plains. It was extensively renovated while retaining its original appearance. It is a fine example of adaptive reuse of an historic building that otherwise would have been lost. (Site No. 14)

The South Cabot School Houses. Both are historic sites now in private ownership. Mid-19th century school located on a 0.1 acre parcel on Route 2 near Last Road (parcel 9003388); and 1930s school located on Ennis Road. (Sites No. 1 and 2)

Old Village School or Brimblecombe Shop. The first Cabot Village school, built in 1845 in the Greek Revival style. The building was bought by the Independent Order of Good Templars, a temperance organization, which converted it from a tenement into a meeting

hall in 1898, with a paneled auditorium and stage upstairs. On the ground floor were a kitchen, cloakroom, and dining hall. The Good Templars also introduced to the deed the proviso “no dancing in the building” which remains on the deed today. Later, the Morrill Women’s Relief Corps and the Modern Woodmen had their meetings there. Bob Brimblecombe used the building as a plumbing shop for a number of years before it was purchased by the Cabot Historical Society, which has been working to restore the building as a meeting hall and museum. (Cabot Village Historic District Site No. 21)

Reade Schoolhouse. Historical marker located on Urban Road. This school house was built prior to 1870 and burned in 1910.

United Church of Cabot. Was originally organized as the Congregational Church in 1801. The present church house was built in 1849, after the original church was knocked down, moved and set up twice, the second time with more modern Greek Revival styling. The Congregationalists and the Methodists formed the United Church in 1928. The church building has a handsome late Victorian interior, a fine Greek Revival exterior and forms the visual centerpiece for the village common area. (Cabot Village Historic District Site No. 22)

Willey Memorial Hall. The town hall was built in 1921, on the site of the Winooski Hotel which was destroyed by fire. The money for the Willey Building was raised by solicitation, and Mr. C. W. Willey gave matching funds. It was built of lumber cut and milled in Cabot. It was owned and maintained by the Judith Lyford Women’s Club, but was given to the town in 1974. It contains a stage and auditorium, kitchen, dining room, club room, lounge, public library, Town Clerk’s offices, and meeting space. Town Meeting is held in the auditorium. Substantial renovations to the building were completed in the 1990s and included a sprinkler system, a new heating system, a lift for handicapped accessibility, a new entranceway, a new Town Clerk’s office and vault, expanded library space, improved lighting, addition of storm windows, new restrooms, and external painting of clapboards and roof.(Cabot Village Historic District Site No. 31)

Methodist Church Building. Most recently a theater and painted in Victorian colors, it was built in the mid-19th century in the Greek Revival style. It was converted from a church into a gymnasium in 1938 and was used by the school for four decades until sold to its present owner. (Cabot Village Historic District Site No.27)

Mill Site on Carpenter Road. Near the Marshfield town line (Site No. 37)

Old Ford Mill Dam. Lower Cabot. Site of a former woolen mill (Lower Cabot Historic District Site No. 29)

West Hill Pond Dam and Mill Site. Mill house converted to residence. (Site No.45)

Mill Site in South Cabot. Located in the former settlement known as Hookerville, a mill village. (Part of Site No. 1)

Peterville. The site of this settlement was flooded by the creation of Molly's Falls Reservoir. Archaeological potential.

Cemeteries

There are eight cemeteries in Town that are historically significant. Seven are still active and maintained by the Cemetery Commissioners. They are:

Center Cemetery - Established in 1799; the town's first cemetery;

Durant Cemetery - Established in 1813 in Lower Cabot;

Cabot Village Cemetery (Elm Street) - established in 1820;

Kimball Cemetery - Established in 1814 (not maintained as a town cemetery);

West Hill Cemetery - Established in 1817;

Cabot Plains Cemetery - Established in 1825;

South Cabot Cemetery - Established in 1834;

East Cabot Cemetery - Established around 1847

(See section IX Community Facilities, Utilities and Services, for a discussion of the projects of the Cabot Historical Society)

C. Historic Preservation Statutes and Programs

Local Statute

Section 3.11, "Historic Sites," of Cabot's existing zoning ordinance requires that any application for the proposed use of a parcel that contains an historic site or building listed in the Cabot Town Plan must receive site plan approval by the Planning Commission prior to issuance of a permit.

State and Federal statutes

Sites listed in or determined eligible for the State Register are considered under criterion 8 of Act 250 for proposed projects that require land use permits. During the permit process the Vermont Division for Historic Preservation makes recommendations to district environmental commissions, who issue permits and may deny them for projects that have an undue adverse effect on historic resources. Adverse effects can usually be avoided through early planning and coordination with the Division.

Other projects using state funds or requiring a state license, permit, or approval must also take into account resources listed in or eligible for the State Register.

The State Division of Historic Preservation reviews projects that require federal permits under Section 106 of the National Historic Preservation Act. Section 106 requires that all

federal agencies funding, permitting, licensing or assisting a project must consider the effect of that project on historic properties listed or *eligible for inclusion* on the National Register of Historic Places.

Village Center Designation

The purpose of Village Center Designation by the State is to recognize and encourage local efforts to revitalize Vermont's traditional village centers. Benefits include various tax credits that are designed to assist with rehabilitation and code improvements for older and historic buildings located within the designated center. Application is made to the Vermont Downtown Program. (see the Economic Development section for more information on this program)

D. Planning Considerations

Inventory

The first step in assessing and mitigating potential impacts to historic resources is to undertake a complete inventory and assessment of Cabot's historic resources. The last comprehensive inventory conducted by the State, referenced in this section, was completed over 30 years ago so it is likely that some of the resources are no longer extant or have been significantly modified over the years.

Design Guidelines

Cabot's historic buildings evoke a unique sense of place. In the areas of Cabot Village and Lower Cabot Village, the architectural features and orientation of these historic buildings provide the context for new construction, and should be a starting point for the development of design guidelines for new development in the proposed "Village Center District" (see Land Use section of Plan).

Village Center Designation

Village Center designation by the State would help forward the goal of revitalizing Cabot's downtown commercial areas while preserving Cabot's historic fabric, through the provision of financial incentives to owners of income-producing properties in the village center area.

E. Goals and Implementation Strategies

Goal	Implementation Strategy	Key implementer(s)	Measures of Progress
<p>III.1 Provide a means to identify and interpret Cabot’s existing historic resources.</p>	<p>III.1(a) Create an up-to-date inventory of historic structures and sites in Town (including photographic documentation) using the State Register listings as a starting point.</p> <p>III.1(b) Match an E-911 address or coordinate with each site to enable GIS mapping of resources</p>	<p>Cabot Planning Commission/ Cabot Historical Society in consultation with State Historic Preservation Office (SHPO)</p> <p>Planning Commission with assistance of Central Vermont Regional Planning Commission (CVRPC)</p>	<p>Historic Resources inventory updated</p> <p>Historic resources mapped</p>
<p>III.2 Retain historic resources Town-wide that provide a physical connection to Cabot’s past and provide a unique sense of place.</p>	<p>III.2(a) Educate residents on the location and value of historic resources in Cabot.</p> <p>III.2(b) Educate owners of historic properties on weatherization and energy retrofits that can significantly reduce operating costs and energy use in historic buildings while retaining historic features.</p> <p>III.2(c) Clarify standards for site plan review of historic sites/structures contained in existing section 3.11 of Cabot’s zoning regulations.</p>	<p>Cabot Historical Society</p> <p>Ad hoc Energy Team with assistance of SHPO</p> <p>Planning Commission/ Selectboard</p>	<p>Educational programs scheduled</p> <p>Educational programs scheduled</p> <p>Site Plan standards created</p>
<p>III.3 Retain the historic character of Cabot’s downtown areas</p>	<p>III.3(a) Investigate “Village Center” designation through the Vermont Downtown program.</p> <p>III.3(b) Develop design guidelines for new construction within the historic downtown areas.</p>	<p>Planning Commission/ Selectboard</p> <p>Planning Commission</p>	<p>Meeting scheduled to discuss Village Center designation</p> <p>Design guidelines drafted</p>