

BOYCE HILL HISTORIC RESOURCE SURVEY

Fayston, Vermont



Compiled for the Mad River Valley Rural Resources Commission, the Mad River Valley Planning District & the Boyce Hill Steering Committee

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INTRODUCTION

This Historic Resource Study (HRS) was prepared by Samantha Ford of Turn Stone Research (TSR) as part of the Boyce Hill Education Project (BHEP), an initiative created by the Mad River Valley (MRV) Certified Local Government/Rural Resource Commission (CLG/RRC), with partnership from the Fayston Conservation Commission (FCC), the Boyce Hill Steering Committee (BHSC), and the Mad River Valley Planning District (MRVPD). The purpose of this HRS is to survey, document, and record the cultural history of Boyce Hill located in North Fayston, Vermont. This HRS will serve to inform the public about the variety of historic and cultural resources located at Boyce Hill. The associated research and documentation will be an integral part of educating and enhancing community understanding for the protection of the BHTE, through public outreach and interpretive signage. This HSR will help to inform the management plan currently in-progress with the BHSC.

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ANCIENT LAND USE

The Laurentide ice sheet was the last glacier to retreat from North America about 14,000 to 13,500 years ago. As it receded and began to reveal the land underneath, it led to the formation of a series of glacial lakes. The first of which formed in the central Vermont region about 14,000 years ago. The ice sheet was blocking the Winooski River valley, and three separate lakes formed along the three major river valleys; Lake Granville on today's Mad River Valley, Lake Roxbury in the Dog River Valley, and Lake Williamstown in the Stevens Branch Valley. Over the next 700 years the ice sheet continued to recede and revealed the Winooski Valley. The three lakes joined together, forming the beginning of Lake Winooski around 13,300 years ago (Springston, 2020). It was during this period that the ice receded from the higher terrain in Fayston, with Lake Winooski levels reaching 300ft (Heindel, ANR). Today's Boyce Hill (1,400ft-1,800ft) was uncovered from ice during this time.

About 13,000-12,500 years ago the ice sheet had retreated far enough to facilitate the release of glacial Lake Vermont waters, and the sudden influx of sea water through the St. Lawrence River Valley, creating the Champlain Sea in present-day Lake Champlain. The Champlain Sea persisted for about 500 years, and it is thought during this time that the first humans arrived (Robinson, 2021). These first human arrivals experienced a tundra-like environment in what is called the Paleoindian Period (13,000-10,000ya). There are several Paleo-Indian sites along the Champlain Sea in Chittenden County which supports the theory that as the ice receded and the landscape began to support life, flora and fauna began to migrate north and humans followed. There is one projectile point dating to this period in Waitsfield, which is identified as a "found spot," meaning there is little contextual evidence to help inform how this artifact was deposited in this location (Dowd and Trubitt). As the ice sheet continued to recede and the North American continent began to rise above sea level, the Champlain Sea continued to drain and be replaced by freshwater, forming Lake Champlain about 10,000 years ago.

Around this time the Archaic Period (9,000-3,000ya) begins as the environment continues to warm and resources diversify after the retreat of the glaciers. Settlements are found along the rivers, with the arrival of fish as the warming environment can support a wider variety of resources. In addition to fish, forests begin to take shape, with the arrival of nut-bearing trees (Robinson, 2021). One "found spot" point was found in Moretown that might date to this era (Dowd and Trubitt).

The Woodland Period (3,000ya to European contact) introduces the first evidence of long-distance trading for a variety of materials, including ornamental pieces. Pottery is also introduced during this time, and technology for cooking changes. The later Woodland Period (about 1,000ya) shows evidence of the introduction of agriculture, and the cultivation of corn beans and squash. With the introduction of agriculture, the nomadic lifestyle of hunting and gathering begins to decrease and some villages remain in place for more than one season (Robinson, 2021). It is during this time that archaeological connections to the Abenaki begin to take shape.

There are very few archaeological sites in the Mad River Valley to inform a context of land use by the Abenaki. Boyce Hill is located at a high elevation (1,400ft-1,800ft) that it is unlikely that a village site would be located nearby. The lowlands had a higher variety of resources, and access to transportation corridors like the Mad and Winooski Rivers. They were more likely to locate village sites closer to these resources and corridors. The upper elevations, however, were utilized for more specific resources like quartzite, ritual practices, and some plant gathering (Robinson, email correspondence). Further archaeological survey is necessary to support these theories.

FAYSTON HISTORY

The Town of Fayston was chartered by The Governor, Council, and General Assembly of the State of Vermont on the 27th of February, 1782. The town was chartered to Colonel Ebenezer Walbridge “and his associates” for the purpose of settling a “New Plantation” on a “tract of unlocated lands.” These associates were known as Proprietors, and were responsible for dividing up the land within the newly chartered town, and for the organization of offices to govern the people who would settle there. When Towns were chartered across Vermont, either by the Governor of New Hampshire, or New York, or later the Vermont Legislature, no consideration was given to the Abenaki, who were the original residents. This is reflected in language used in the charters and deeds referencing “unimproved land” and “unlocated land.” All of Vermont is founded upon the unceded land of the Abenaki.

In the first meeting of the Fayston Proprietors at Bennington on January 21, 1790 they chose Amos Huntington to moderate the meeting, Ebenezer Walbridge acted as the Proprietor’s Clerk (record keeper), David Bussel as Treasurer, and voted to accept the survey of Fayston. A tax of nineteen shillings and six pence was levied on each “Right” in order to facilitate the First and Second Divisions of land. These divisions would officially allocate each lot or “Right” to one of the Proprietors. They were often done in succession, with the First Division on the best lands in town, and the Second, Third, and sometimes Fourth or Fifth Divisions dividing up the leftover pieces. As the divisions continued, they’d often become smaller and smaller lots. In Fayston, the First Division of lands were each 110 acres. In Montpelier, which was also chartered in the 1780s, the First Division lots were 155 acres.

The lotting plan in Fayston follows those that postdate the creation of the Vermont Republic in 1777. Before this time, the lotting plans followed an English system when Vermont was land claimed by the Governor of New Hampshire, Benning Wentworth. The “New Hampshire Grants” as they were known, usually bordered Lake Champlain or the Connecticut River for access to water. Waterways were valuable because they were the primary transportation routes before roads were built in areas where towns had not been formally laid out. The First Division of lands were often along these routes, with lots laid out in long thin rectangles ensuring they all had some access to the water. Later lots would be laid out square across the remaining land in town. Because Fayston was chartered later, a different land organization system was used which split the town into a grid system of Ranges and Lots. Fayston also had no direct access to the Mad River, though the town of Waitsfield had direct access, and the lotting plan utilized the square lot system. Each Range in Fayston runs North-South, with the First Range in the northeast corner, and running westward to Range 10. As the lots began to run along the spine of the Green Mountains, they are left open for the Second Division as less desirable lands for settling and farming. Each Range starts with Lot 1 and extends south in blocks of 110 acres until the southern border is reached.

Each lot was then allegedly allocated to each Proprietor in a random process of picking the lot number out of a hat. Though more often, the better lands usually ended up in the hands of the wealthiest men in attendance. Though this pattern may not be the case with the Fayston lots,

because Lot 1 of Range 1 is one of the several Lease Lots, and usually the first Lot (often the most valuable land) would go to the Charter recipient, who was Ebenezer Walbridge. Ebenezer has Lot 5 in Range 3, and Range 9, Lot 4 which appear to be good lands along the Shepard Brook valley in North Fayston.

The Lease Lots are also known as Glebe lands, and were a holdover from the English system of land organization. Because Vermont wasn't an original colony, when they became a Republic in 1777, they saw no reason to toss away the practiced English system and instead incorporated familiar elements into the new charters. In most of the original 13 colonies, Glebe lands were discontinued as being too closely related with English laws. These Glebe lands were lots that were rented, or leased from the town, and the funds were put into accounts for the support of the systems they were representing. School lots would raise funds for support of building schools, a lot for the Minister was reserved for the Minister's use when the town could acquire one. Though the Vermont Glebe lands were slightly different in use from the original English system, they functioned in the same way. These leases were meant to be in perpetuity, usually with language like "so long as grass grows and water runs," meaning that those who occupy these lands today technically don't own them and may owe several decades worth of lease funds. As of January 1, 2020, 24 V.S.A. § 2401 authorizes town selectboards to sell these lease lots, either in bulk or individually as cases are discovered. There were nine Lease Lots in Fayston were given to the Grammar School (Range1/Lot1, R4/L20), English School (R7/L11, R6L5), Minister (R1/L14, R5/L5), Ministry (R4/L13), and College (R6/L13, R7/L12). Boyce Hill is not located on a lease lot.

Boyce Hill is located on Lots 1 and 2 of the 6th Range in the First Division of Lots. Lot 1 was the right of Daniel Sherman, and Lot 2 was the right of Benjamin Bingham. Neither of these two men would make any claims to their land, and little was found about them in the historical record. They were both listed in the 1806 Vendue Sale (tax auction) when a large number of the original Proprietors failed to pay their taxes or settle on their land within the allocated timeframe. At the auction Lot 1 was sold to Benjamin Wait, and Lot 2 to Jesse Williams of Woodstock, VT. In November 1807, Jesse Williams purchased Lot 1 from Lynde Wait from another tax sale. Included in this sale were 8 lots in Fayston, one belonging to Ebenezer Walbridge who was the charter recipient. Williams was a land speculator, who purchased lots of land at auction and sold them to potential first settlers or other speculators to make a profit. A month later, in December, Williams sold Lots 1 and 2 to Thomas Sterne of New Hampshire. Though Thomas would later move to Windsor, Vermont, he never resided in Fayston and held onto both lots until his death in 1816. However, his estate wasn't settled until 1824 when his executor Nathan Trask sold Lot 1 to Henry Daniels in November, who was also living in Windsor. A few months later in June of 1825, Henry sold all of Lot 1 to Theophilus Bixby, who was the first Fayston resident to own part of the future Boyce Hill property. Lot 2 continued to rest in the Estate of Thomas Sterne until 1836, when Wyman Stone of Waitsfield purchased it in March. In August of 1836, Wyman is now living in Fayston when he sells all of Lot 2 to Timothy Corliss (of Fayston) and Stilson Hutchins (of New Hampshire). It is unlikely that Wyman Stone is the first occupant of Lot 2, due to the short length of ownership from March to August.

FAMILY HISTORIES

BIXBY FAMILY (1825-1830)

Theophilus Bixby (1781-1861) born MA, died VT

♥Anna Fiske (1778-1865) born MA, died VT married in MA 3/5/1805

→Harriet (1805-1903) born Roxbury MA 7/16/1805

→William (1806-1870) born Groton MA

→George (1808-1830) born Moretown

→Mary (1810-1894) born Roxbury MA marries Carlton Richardson

→Lydia (1812-1887) born Roxbury MA

→G. John (1815-1890) born Moretown

→Luther (1816-1875) born Moretown

→Anna (1818-1907) born Moretown

In the June 1825 deed Theophilus Bixby is in Fayston when he purchases all of Lot 1 from Henry Daniels of Windsor. Theophilus was the first Fayston resident to own a portion of Boyce Hill. It is unlikely that Theophilus resided on the property, and likely used it as a wood lot, due to his ownership lasting only five years. On the 1820 census, they are living in Moretown where they appear to have been for some time, since 1808-1815 when either George or John was the first child born in Vermont. There is, however, a duplicate birth record for George in Massachusetts, making their move to Vermont likely closer to John's birth in 1815. On the 1830, 1840, and 1850 census they are listed as living in Fayston, but not on Lot 1. The earliest available ownership map for Fayston is the 1858 Walling Map, and Bixby doesn't appear on it. On the 1860 census they're living in Waterbury, so it's likely they moved between the 1850 Census and 1858 when the map was made. This makes it difficult to know what other property Bixby owned in town, beyond doing a broad search in the deeds for Theophilus Bixby as a grantee. The theory that Bixby owned other land as his primary residence is supported by newspaper articles referencing the house of Theophilus Bixby as a meeting place, and the location where this mother-in-law died, which predate and postdate his ownership of the Boyce Hill parcel. There are also no references to occupied premises when Bixby sells the Lot 1 parcel.

In 1830, Theophilus Bixby sells all of Lot 1 to Aaron Elliott. He does reserve the right to use the land for three years, as part of an agreement to pay the taxes for that duration. Aaron Elliott appears to have had a series of financial troubles over the course of his ownership of the Boyce Hill parcel. This appears several times in the deeds when mortgages are assigned, or he sells the land at a loss. In 1830, when Elliott purchases Lot 1 from Theophilus Bixby for \$300 a mortgage is outlined to separate the amount in installments, to be fully paid off by December of 1833. In October of 1834, Elliott quitclaims the western half of Lot 1 (55 acres) back to Bixby at half the purchase price for \$75 (when Elliott purchases the full 110 acres for \$300, 55 acres should be worth \$150). Bixby offers to pay the taxes for the three-year mortgage duration, likely to help Elliott offset the cost of purchasing the property. In return, Bixby is allowed use of the land (likely logging). This unusual arrangement was unfortunately not enough for Elliott to pay off the

loan. On the same day in October 1834 when Bixby reacquires half the lot, Elliott sells the eastern half to Samuel and Carlton Richardson (Carlton is Samuel's son, and the husband of Mary Bixby, Theophilus' daughter) for \$100. Elliott's original purchase for \$300 is now valued at just \$175. Bixby takes the western half of Lot 1 and sells it to Paul Boyce a month later in November. The western half of Lot 1 makes up the northern third of Boyce Hill. Three years later in March of 1837, Aaron Elliott purchases the eastern half of Lot 1 back from the Richardsons (who were in-laws of Bixby). He appeals to his neighbor Paul Boyce, who currently owns the western half of Lot 1 for a \$56 mortgage, with interest to be paid in two years. Two years later, having been unable to pay the \$56 to Paul Boyce, Elliott sells the eastern half to Ebenezer E. Hutchins, with the requirement that Hutchins must pay off the mortgage to Paul Boyce. A full description of the series of mortgages on the eastern half of Lot 1 can be found in Appendix L.

CORLISS FAMILY HISTORY (1836-1842)

Timothy E Corliss (1809-1889) born in NH, died in MN

- ♥Eliza E Hutchins (1813-1860) m. 1833 born in NH, died in MN
 - Stilson Hutchins Corliss (1834-1910) born in NH
 - John W (1837-1889) born in Fayston
 - Rebecca E (1839-1847) born in Fayston
 - Ebenezer E (1841-1917) born in Fayston
 - William M (1843-1871) born in Moretown
 - Betsey J (1847-1924) born in New Hampshire
 - Rebecca E (1849-1929) born in New Hampshire
 - Charles M (1856-1928) born in Minnesota

Benjamin Corliss (1775-1865)

- ♥Elizabeth Emerson (1785-1881) m. 1808
 - Timothy E (1809-1889)
 - Asa (1811-1825)
 - Mary J (1813-deceased) twin
 - Mercy J (1813-1900) twin
 - Rebecca E (1816-deceased)
 - Benjamin E (1818-1907)
 - Betsy E (1821-1880)
 - Baby Corliss (1824-1824)
 - Mary J (1826-1918)
 - Moses W (1829-1919)

Stilson E Hutchins Sr (1773-1850)

- ♥Rebecah Eaton (1777-1856) m. 1795
 - Nathaniel E (1795-1863)
 - Rebecca D (1800-1884)
 - Statira (1803-1873)

- Henry D (1806-1893)
- Stilson E Jr (1808-1838) born
- Ebenezer E (1812-1887) born in Quebec, died in Waterbury
- Eliza E (1813-1860)
- Charlotte S (1816-1887)
- Priscilla E (1823-1855)

In August 1836, Timothy Corliss and his brother-in-law Stilson Hutchins purchase all of Lot 2 together from Wyman Stone. They pay off the mortgage for \$85 to Nathan Trask, who was overseeing the estate of Thomas Sterne. They take out a second mortgage on the lot with Wyman Stone for \$74.72, likely to help pay Nathan Trask. Three years later in August 1839, Timothy Corliss takes the western half of Lot 2, and gives his other brother-in-law, Ebenezer Hutchins the eastern half of Lot 2. Stilson Hutchins dies shortly after the joint purchase, and his holdings go to his younger brother Ebenezer. A year later in February 1840, Timothy Corliss takes out a mortgage for \$70 with Garinter Hastings, and takes out a second mortgage with Hastings a year after that in November 1841 for \$80.

On the 1840 Census, Timothy Corliss is living in Fayston with his young family. It lists one male between the ages of 40 and 30 (Timothy, 31yo), one male between the ages of 10 and 5 (Stilson, 6yo), one male under the age of 5 (John, 3yo), one female between the ages of 30 and 20 (Eliza, 27yo), and one female under 5 (Rebecca, 1yo). On the February 1840 mortgage, it doesn't specifically list Timothy as living on the parcel, which is either in error or he is living elsewhere in town despite owning this particular parcel since 1836. On the November 1841 mortgage, it does specify that Timothy Corliss is living on this parcel. It is also unknown if Timothy built the cellar hole and the house above during this time, or if he was residing in a log cabin that isn't evident on the land anymore. The cellar hole size does match with a cape style house that was popular during the 1830s and 1840s. Both of the mortgages were still in force when Corliss sells the western half of Lot 2 to Aaron Elliott the next year in November 1842.

ELLIOTT FAMILY HISTORY (1830-1834, 1837-1839, 1842-1852)

Aaron Elliott (1794-1888) born in Hollis, NH

- ♥ Lydia Hobart (1791-1863) born in Goffstown, NH m.1822 in NH
 - Amanda C (1825-1895) born in Groton, NH, died in Rutland, VT
 - Isaac H (1827-1915) born Canaan, NH, died in Waterbury, VT

Isaac Hobart Elliott (1827-1888) born Canaan, NH, died in Waterbury, VT

- ♥ Harriet Russ (1825-1921) born in Waitsfield, VT, m. 1854
 - Lois V (1860-1936) born in Waitsfield, VT
 - Adell F (1864-1938) born in Waitsfield, VT

In November 1842 Aaron Elliott purchases the western half of Lot 2 (70 acres), where the cellar hole is located. Elliott pays Timothy Corliss \$400 for the property without a mortgage it is

unknown where he got the funds for this purchase. A recorded mortgage could not be found correlating to this sale, which was unusual for Aaron Elliott. Included in the warranty deed is the agreement that Elliott will take on both of the mortgages Timothy Corliss had previously taken out with Garinter Hastings.

In January 1847 Aaron Elliott purchases the western half of Lot 1 from Ziba W Boyce with his son, Isaac Elliott (Aaron had previously owned this piece when he owned all of Lot 1 from 1830-1834) and becomes the first person to unite the western halves of Lot 1 and Lot 2, which is the current-day Boyce Hill parcel. It is assumed, based on Aaron's known financial dealings that his son Isaac potentially paid for the land. Later that year in December 1847, Aaron Elliott takes out a mortgage with Hezekiah Selleck on the western half of Lot 2 where the house is located. The mortgage is fully described in Appendix L, and includes two notes; the first for \$200, and due in 1854, and the second for a total of \$98, due annually until 1854. The mortgage that Elliott took on in 1842 when he purchased the western half of Lot 2 from Timothy Corliss is paid off on this date, per a discharge note on Corliss' 1840 mortgage. The timing suggests that Elliott is using part of the funds from this mortgage to pay off Garinter Hastings.

If Elliott is responsible for building the house, it is likely during this time. He potentially takes out this mortgage to afford building the house. In a mortgage deed in 1850 with Garinter Hastings, Elliott describes this property as "being the premises on which I live and occupy." The prior mortgage in 1847 does not describe the land as being occupied, which is either in error or highly unusual if Elliott was residing there. If Timothy Corliss had not built a house, then the cellar hole and house above it was likely constructed sometime after the December 1847 mortgage and before the May 1850 mortgage. It is possible that the house was present before the sale to Elliott, and for an unknown reason, Elliott had not moved to the property despite owning it for five years, though this theory isn't likely. The size and shape of the cellar hole more closely reflects that of a cape house, and construction is more likely to have been in the early 1840s.

In 1850, Isaac Elliot quitclaims the land to his father, and Aaron owns it outright. Though he is listed as living in his father's household at this time. On the 1850 census, Aaron Elliott is residing on the future Boyce Hill property, and it is valued at \$800. Just two years later in 1852, with several mortgage debts overdue, Aaron sells the farm to his son Isaac. The warranty deed references both mortgages to Garinter Hastings and Hezekiah Selleck, and that Isaac has taken on the responsibility of paying them. Isaac owned the property briefly (from October to November) and sells the farm to James P Boyce. Two years later in 1854, Isaac marries Harriett Russ and they move to Waitsfield.

On the 1860 census, Aaron and his wife Lydia are living and working on the farm of James Selleck in Fayston. Aaron is a day laborer, and Lydia is a domestic servant. It seems that Aaron is unable to afford his own property and despite being 66 years old, has to be employed along with his wife who worked as a domestic servant in the Selleck house. Though it wasn't unusual for retired couples to have this form of living arrangement, they are usually listed as boarders, and not as employees.

Also employed on the Selleck farm in 1860 is James H Somerville, who is just 18 years old. In six years, he would purchase the future Boyce Hill parcel that Aaron Elliott had previously lived on and sold to James P Boyce. It's easy to see how Somerville would come to know this property, living and working alongside a former owner. Another connection on the 1860 census is John W Ingalls, who was also employed as a farm laborer with Aaron Elliott and James H Somerville. John's brother Charles is the "C.C. Ingalls" in the May 8, 1889 Vermont Watchman and State Journal article.

BOYCE FAMILY HISTORY (1834-1842, 1846-1847, 1852-1866)

Paul Boyce (1834-1842)

Paul Boyce (1785-1857)

♥Rhoda Palmer (1788-1859)

→**Ziba W (1812-1877)**

→Moses J (1815-1893)

→Boyce son (1819-1819)

→Esther (1820-1864)

→Aaron V (1823-1847)

→John J (1826-1847)

→Clark S (1828-1831)

In November 1834 Paul Boyce was the first Boyce to own Lot 1 in the 6th Range of the First Division of Lots in the Town of Fayston. The western half of Lot 1 comprises the northern third of the Boyce Hill parcel. There is no evidence of occupation on this portion of the parcel dating to this period, since this purchase occurs nearly 30 years after Paul arrives in Fayston.

Paul and his brother William Boyce were the first settlers in North Fayston along Shepard Brook in the spring of 1808. They arrived shortly after their uncle Nathan Boyce, who was the first Boyce to arrive in Fayston a few weeks earlier. According to Laura Brigham Boyce, it is thought that the first Boyce homestead was at Spring and Center Fayston Road (Crumb, 2001). With a homestead already established, Paul likely purchased this parcel for its access to timber and not to occupy it.

In 1842, Paul Boyce sells the western half of Lot 1 to Orson Marble. No references are given to any improvements, it is only referred to as a "piece of land." The Marble family owned homesteads to the south, off of Dunbar Hill Road and North Fayston Road. Like Paul Boyce, it is unlikely they used this property for anything but a woodlot or potential hunting. In 1846, John C Marble (Orson's brother) and Joseph Marble (Orson's father) both separately convey his rights by Power of Attorney to the western half of Lot 1 to Ziba W Boyce (Paul Boyce's son).

Ziba W Boyce (1846-1847)

Ziba W Boyce (1812-1911)

- ♥Sarah Morgan (1814-1911) m. 1839
 - Sarah M (1843-1938)
 - Emogene M (1848-deceased)

Ziba W Boyce was the son of Paul Boyce, and only owned the western half of Lot 1 for six months from June 1846 to January 1847. His homestead was located down North Fayston Road near Smith Road. Because of the short duration of ownership, and an established homestead nearby, it is unlikely that Ziba resided on this property, and continues the pattern of ownership for logging or hunting. On January 28, 1847 he sells the western half of Lot 1 to Aaron and Isaac Elliott. Aaron Elliott has been living on the western half of Lot 2 since 1842, and with this purchase of the western half of Lot 1, he unites the current-day Boyce Hill property for the first time.

James P Boyce (1852-1866)

James P Boyce (1820-1912)

- ♥Mary Boyce (1827-1906) m. 1844
 - Mary Ann (1844-1911)
 - Jennette (1846-1906)
 - Orrin (1849-1929) Orrin's son Ernest marries a Wrisley
 - John (1850-1910)
 - Eliza A (1853-1890)*
 - Levi (1855-1934)* marries a Somerville
 - Jacob (1860-1937)*

*1852 James P Boyce purchases Boyce Parcel from Isaac Elliott and these children are likely born on the property, after the purchase.

David Boyce (1796-1860) (one of 13 children)

- ♥Diana Peck (1800-1879) m.1818
 - Infant son (1819-1819)
 - James P (1820-1912)**
 - Caleb C (1822-1836)
 - Catherine (1824-1858)
 - Dennison (1827-1901)
 - Nelson (1830-1884)
 - Mason W (1832-1914)* abutting landowner
 - Sophronia (1834-1920)
 - Adaline (1836-1849)
 - M Harriet (1839-1900)
 - George (1843-1864)

→Robert (d.1845)

James P Boyce was a Fayston Representative in the State Legislature, Selectman, Justice of the Peace, and Lister. He married his cousin Mary Boyce. James' grandfather was Cadish Boyce (1758-1835), and Mary's grandfather was Nathan Boyce (1762-1847), who were brothers. Nathan Boyce and his nephews Paul and William (sons of Cadish) were the first Boyces to settle in Fayston in 1808 (Crumb, 2001). Paul and William's brother David (1796-1860) would later follow, and settled on a farm on today's Boyce Road (formerly Town Road 6). Evidence of David Boyce's cellar can be seen from the road on a neighboring property to the south of Boyce Hill. From the Hamilton Child *Gazetteer of Washington County 1889*: "David Boyce came from Richmond, N.H., and settled on the farm where John Goss now lives, in the northern part of Fayston, in 1818. He cleared his farm and reared a family of twelve children ... David Boyce died in 1861, on the farm where he first settled." On the 1873 Beers map "J. Goss" appears as the southern neighbor of J. Somerville, which is where D. Boyce is located on the 1858 Walling map. This is the farm that James P Boyce was born and grew up on, and the farm referenced in the Burnt Rock Mountain story. It is now part of the 90-acre parcel to the southeast of the Boyce Hill.

J. Goss is thought to be John Goss (1846-1893) who was the brother of Philip Goss (1837-1922) who married Sarah Somerville (1838-1920). Sarah Somerville was the sister of James H Somerville who later owned the Boyce Hill parcel from 1866 until 1918, and lived on it until his death in 1925.

The story about how Burnt Rock Mountain got its name is traced back through the Boyce family to James P Boyce, who was hunting a bear and lit a fire to haze the bear out of a cave. Though James got his bear, he also set the mountaintop on fire and it is said it was so hot that it destroyed the soil and prevented any vegetation from regrowing (Crumb, 2001). Today, the soils have had enough time to regenerate and support vegetative growth.

When James P Boyce purchased the farm from Isaac Elliott in 1852, he assumed the previous mortgage debts from Isaac's father Aaron Elliott. Though they are payable to Isaac Elliott, the mortgage to Hezekiah Selleck for \$306.40 is discharged on December 9, 1854, and the mortgage to Garinter Hastings for \$180.00 is discharged on July 20, 1859. It appears due to the amounts, that Aaron Elliott never made any payments on either mortgage and they weren't paid off until after the sale to James P Boyce, who was able to fulfill the requirements. On January 30, 1866 Isaac Elliott discharged the mortgage with James P Boyce. The full details of the mortgage can be found in Appendix L. On June 2, 1866, James P Boyce sold the farm to James H Somerville. On the 1860 census, James H Somerville was working as a day laborer on the James Selleck farm, where Aaron Elliott was also living and working with his wife. It is likely this connection that brought Somerville to the former Elliott property.

Shortly before the sale to Somerville, James P Boyce sells 30 acres "off of the northwest corner of Lot 1 in the 6th range," to George and William Nelson. The old Nelson house and barn foundations are located on the adjacent parcel owned by the Bisbee family. Today these 30

acres are part of the 18-acre parcel owned by the Bisbee family off of the northeast corner of the Boyce Hill parcel (As seen in Appendix N. The remaining 12 acres are part of the parcel owned by Mad River Equities LLC on the northwest corner and western side of the Boyce Hill parcel. Until this point, the Elliott-Boyce farm reached the boundary with Duxbury on the north.

SOMERVILLE FAMILY HISTORY (1866-1918)

William Somerville Sr (1794-1874) born in Ireland

♥ Mary Ann Thompson (1805-1888) born in Ireland, m. 1826

→Alexander (1828-1877)

→Samuel T (1835-1916)

→Sarah (1838-1920)

→William Jr (1839-1911)

→James H (1844-1925)

→Mary A (1846-1874)

→Thomas (1851-1910)

James H Somerville (1844-1925) born in Ireland

♥ Candice A Turner (1844-1915) born in Moretown, m. 11/25/1866 in Moretown

→ (b.~1875) Adopted Daughter (14 years old in April, 1889)

→Walter A Rice (1892-) Adopted Son

James H Somerville served in Company G of the 6th VT alongside Charles C Ingalls (Hemenway, 1882). Somerville would be remembered in town throughout his life as a decorated veteran.

The Somerville family arrived from Ireland around 1851, right at the end of the Irish potato famine and during the height of the migration of Irish families. It would take several more decades for living conditions to improve in Ireland. James H Somerville was about 5 years old when his parents made the journey and joined other members of the Somerville family already living in Fayston. On the 1850 census, James Somerville (31yo), and Thomas Somerville (60yo), both from Ireland are living in Fayston. In 1850 William Somerville (James' father) was about 57 years old, and Thomas is likely his brother or a cousin. Records of the family tree prior to immigration weren't found for William Somerville, and few details are available about their county of origin. The other Somervilles on the 1850 Census appear to have been from County Armagh, in Northern Ireland.

On June 2, 1866 James H Somerville purchased a total of 130 acres of land from James P Boyce, which included "a piece of land" (about 45 acres) in Duxbury. James P Boyce reserved 10 dwarf apple trees for his use, and possession of the land wasn't given until April 1 of 1867. If Somerville did not pay Boyce \$500 by this time, then the land would revert to Boyce's ownership, and Somerville was required to take out a fire insurance policy on the farm for Boyce's benefit. This is an usual arrangement, likely to help the young 22-year-old Somerville to

afford such a purchase. Later that year in November, Somerville married Candice A Turner, and the two moved onto the property the next spring.

James and Candice Somerville did not have any recorded children of their own, but records exist for an adopted daughter and adopted son. The daughter was referenced in a Vermont Watchman and State Journal article in April of 1889 after she was the victim of an assault on the farm by C.C. Ingalls, a neighbor. She does not appear on the 1880 Census, or on the 1900 Census (the 1890 Census burned in a fire). There were no other records of her in the newspaper to follow up on the assault, and her aggressor was left free. Though he did appear in a few other articles suggesting public drunkenness and tax fraud. An extensive search was done to find her identity, and is ongoing.

More records exist for the Somervilles' adopted son, Walter A Rice. Rice was born December 16, 1891 in Moretown, Vermont. His parents are most likely Willard A and Ella J (née Norton) Rice. Willard Rice had 15 children with two wives. His first wife, Betsy died from a typhoid fever outbreak in 1866 and he remarried shortly afterward. He then had 11 children with his second wife Ella. Willard died in 1894, leaving 42-year-old Ella with 11 children from 19 years old to a newborn daughter Ivaloo, who was born a month after her father died. It is possible that Ella was overwhelmed with so many children and few options for a woman to make enough income to support such a large family. On November 26, 1896 she married James H Merrill. On the 1900 Census, she appears with James Merrill and their new 1-year-old daughter Bertha, and none of her 11 children from her previous marriage or the four from Willard's first wife were living with them. Though by 1900, the four children from Willard's first marriage were all grown and in their 30s and 40s. But Ella does have at least six other children from 17 to 6 years old that aren't living with her. On the 1900 census, Harry Rice is living in the household of Jehial Smith as a servant at age 16, Elmer Rice is living in the household of Henry Averill (the administrator for Willard's estate) as a boarder at age 14, and Walter Rice is living in the household of Charles N Newton as a border at age 9, and all living in Northfield. Her daughters are unaccounted for in the 1900 Census, but they all get married by 1904. Her youngest daughter Ivaloo disappears from the record, so it is assumed she died. It is unknown why James Merrill did not take in the children from his wife's first marriage. By 1910, Walter Rice is living with the Somervilles and is referred to as their adopted son for the rest of their lives. When Candice dies in 1915, her obituary references her being survived by an adopted son, but there is no mention of an adopted daughter. It is not likely that the adopted daughter was a sister of Walter Rice, because she was living with the Somervilles before the breakup of the Rice family. In 1915, James sold Walter the 28 acres that were once part of the nearby Mason W Boyce farm, which James had purchased in 1888. A year later in 1916, Walter sold the land to the Ward Lumber Company.

At Christmas in 1884 Somerville hosted a Cleveland oyster supper at his farm, hosting 28 couples who reportedly had a nice evening (Vermont Watchman and State Journal). Somerville was an active member of the town, serving as a commissioner, selectman and fire warden.

Somerville appears to have been in frequent ill health, though few details are available for his troubles other than severe colds, sometimes referred to as the "grippe" which usually meant

the flu. It's possible that this recurrent illness necessitated the help of his nephew (by marriage), Ora Wrisley and his wife and children to care for Somerville as he aged after the death of his wife Candice (Ora Wrisley's maternal aunt) in 1915. In February 1918, Somerville sold his farm to the Wrisleys with the restriction that they care for him, provide him with a suitable burial, and not sell the farm until after his death. He lived for another 7 years until May 10, 1925. It's unknown when this arrangement started, and if the 1918 sale was the start of the arrangement, or just the date of sale. When Candice died in 1915, she was buried in the nearby North Fayston Cemetery, with a stone that includes James' birth information, but his death date was never put on the stone. There is a permit for burial on May 12, 1925 in the Town of Fayston vital records, which has been issued to Ora Wrisley for the public funeral and burial of James. There has been no evidence found of a burial on the Boyce Hill parcel. Usually upon internment, the stone would be finished with the spouse's death date, and if James were buried here it seems due to his close relationship with the Wrisleys, they would have taken care of this detail, however it seems to have been overlooked or forgotten.

WRISLEY FAMILY HISTORY (1918-1930)

Oramille W Wrisley (1868-1932)

♥Clara A Robinson (1871-1941)

→Clyde (1893-1893)

→Hazel (1895-1969)

→Dorothy (1904-deceased)

→Laura (1906-1968)

→Ora O (1908-1954)

→Rupert (1912-1912)

Ora W and Clara A Wrisley purchased the Somerville farm in 1918 with the agreement that they would continue to care for James H Somerville for the remainder of his life, with the deed restriction of not selling the farm until after his death. He lived until 1925, and it seems shortly afterward the Wrisleys moved to Waterbury. Ora W Wrisley's mother was Laura Turner, who was the sister of Candice Turner Somerville. James H and Candice were Ora's aunt and uncle, which is the connection for the family relocating to care for James in his later years.

When the Wrisleys purchased the Somerville farm and moved in with James H Somerville, their daughter Hazel was 23 and married and living away from her parents, but Dorothy was 14, Laura was 12, and Ora O was 10 and they moved to the Somerville farm with their parents. Laura Wrisley married Ernest Boyce, who was a son of Orrin and Ellen Boyce. Orrin was a son of James P and Mary Boyce, who had been prior landowners from 1852-1866. James P Boyce was Ernest's grandfather, though he died in 1912 before the Wrisleys lived on the Somerville farm. In 1920, Ernest and James H Somerville traveled to Moretown together and the extended family appears to have been close, perhaps because James and Candice did not have children.

Sometime between 1925 after Somerville's death and 1927 the Wrisleys move to Waterbury. An article in The Barre Daily Times in September 1927 references their move into a small tenement house owned by March Parcher. They do not appear to return to Fayston, and are considered the last family to live on the Boyce Hill parcel. This is when it began to be known as the "Wrisley Pasture," a name that would persist through successive years of ownership.

WALTER E AND LAURA A SEELEY FAMILY HISTORY (1930-1944, 1944-1947)

Walter E Seeley (1876-1939) born in Underhill

♥ Laura A Palmer (1885-1943) born in Waitsfield

→ Marthanetta F (1904-1935) born in Waitsfield

Walter and Laura purchased the Boyce Hill property in June 1930, after the census was taken in April where they were living in Waitsfield. They were living with their widowed daughter Frances Neill (25 years old), and her two young children Barbara (2.5yo) and Cecil J (1.5yo). Also in the house were John Palmer (Laura's 89yo father), John Seeley (Walter's 50yo widowed brother), and two lodgers; Luther Hutchins (28yo) and George C Green (16yo). Walter was listed as a general farmer, and the other men of working ages were laborers on the farm.

In the deed, the property is described as "being known as the James H Somerville farm" and is about 100 acres. All of the farming tools are conveyed in the sale, along with a requirement to pay for the fire insurance premiums on the buildings. It appears the buildings were kept in good shape after the Wrisleys moved to Waterbury, for the fire insurance policy to still be in place. The first reference to this policy is in the 1866 deed from James P Boyce to James H Somerville. Though it is not directly referenced in Somerville's deed to the Wrisleys, it appears to have been kept through their tenure. In the succeeding sales, the fire insurance policy isn't referenced to again until the December 1967 deed from Paul and Marie Hartshorn to Frank C Whittelsey, et al. The 1930 sale is also the last time that the Boyce Hill parcel is sold as an autonomous parcel before being combined with a home farm parcel in Waitsfield. It would remain connected to the Waitsfield land until the Hartshorns create the boundary description to differentiate the land from adjacent Ward Lumber lands in 1967, when it is sold separate from the property in Waitsfield.

On November 19, 1932 Frances Neill married Mervin Maxham in Montpelier. This was noted as her second marriage due to being widowed. She was 28 years old and had two young children from her previous marriage. Her first husband was Cecil J Neill (they married in Berlin on September 19, 1927), the son of two Irish immigrants living in Moretown. Sadly, less than three years after her second marriage, Frances died from pleuropneumonia on July 4, 1935.

On January 4, 1939 Walter died from heart disease, and the property remained with Laura until her death in 1943. On the 1940 census in Waitsfield, "Agnes" Seeley (56yo) was the head of the household living with her three grandchildren Barbara (12yo) and Cecil J Neill (11yo), and her daughter's widowed second husband Mervin Maxham (34yo) and his daughter Evelyn A (6yo). Also in the household were hired hands Ralph Maxham (23yo), and Lewis Cota (17yo). Laura

Agnes didn't have an occupation listed, but Mervin Maxham is listed as the general farm manager.

In 1944, Mervin Maxham purchased the property from his late mother-in-law's estate and kept it for the next three years until he sold it to Walter and Gladys Gaylord in 1947. In the deed from Laura's estate to Mervin, it is described only as "a piece of land in Fayston." In the May 1947 deed to the Gaylords, the Boyce Hill property isn't specifically listed but is included in "It being all the same land and premises conveyed to the said Mervin A. Maxham by Ward E. Joslin, administrator of the Laura Agnes Seeley Estate." Which is recorded in both Book 16, Page 378 in the Waitsfield land records, and Book 19, Page 375 of the Fayston land records. It is from this point on that the parcel would be transferred alongside the home farm in Waitsfield, until the 1967 sale to Frank C. Whittelsey et al.

The Seeleys did not live on the Boyce Hill property, and instead continued to use it as a pasture like it appears it was used in the later years of Wrisley ownership.

JOSLIN FAMILY HISTORY 1948-1957

Harold and Floy Joslin purchased the Boyce Hill parcel as part of the sale from Walter and Gladys Gaylord May 1948. In this same year, the Joslin's son Eugene and the Gaylord's daughter Edith married. The deed references primary farmland in Waitsfield. Like the Wrisleys, Seeleys, and Gaylords, it is unlikely that the Joslins resided on the land, and instead leased it out to those nearby in North Fayston. Harold and Floy kept the Boyce Hill parcel until June 1956 (it wasn't recorded until June 1957) when they sold it to Clarence and Katharine Hartshorn.

HARTSHORN FAMILY HISTORY 1957-1967

The deed from the Joslins to the Hartshorns specifies that the main home farm parcel is in Waitsfield, and "100 acres more or less of pasture land" in Fayston is being sold along with it. This is the first reference to the property being "pasture land" and not a farm. This is also the first deed that specifically lists the Fayston parcel as being included since the sale to Mervin Maxham in 1944. In 1957, when Clarence Hartshorn dies the property transfers to his son Paul and his wife Marie. Clarence's obituary states that he died at home in Warren, where he served on several town commissions and boards. Clarence and Katherine appear to be the first to not live on the home farm of the Seeleys and Joslins in Waitsfield. And like those previously, they did not live on the Boyce Hill parcel in Fayston.

Sometime in the 1960s Ward Lumber acquired most of the hillside surrounding the Boyce Hill parcel, as seen on the December 1967 Paul Hartshorn Property survey map. A series of Quitclaim deeds between Ward Lumber and Paul Hartshorn dating to this time include the first measured boundary line description of the parcel since the 1852 deed from Isaac Elliott to James P. Boyce, when descriptions of Lot 1 and 2 were used without measurements. As stated in the 1967 Quitclaims, the purposes of these deeds was to outline the boundary line between Ward Lumber land and Hartshorn's parcel in the middle. The Boyce Hill property appears to be

an island, with Ward Lumber on the north, west, south, and southeast sides. The Bisbee family is shown on an adjacent parcel along the northeast corner. Since there was no previous detailed property survey or description, it was necessary to create one before the sale from the Hartshorns to Frank C Whittelsey, et al. The use of Quitclaims to delineate the boundary line suggests that there was an agreement between the Hartshorns and Ward Lumber for use the property. However, the 1962 aerial image shows that most of the property was still open pasture at this point, making logging a less-likely use of the land. Though access to the surrounding Ward Lumber lands is a possibility.

WHITTELEY, WOODS, GRAVES, MCCLOY (1967-1972)

In December 1967, Paul and Marie Hartshorn sold the Boyce Hill parcel to Frank C Whittelsey III, Wilbur L Woods, Harold T Graves, and John J McCloy II, all of New York City. The deed description outlined in the Ward Lumber Quitclaims is repeated here, officially stating the parcel is now 93 acres. Previous estimations of the parcel being “about 100 acres” were just that before the official survey took place to find it was slightly less than 100 acres. A mortgage deed is signed at the time of the sale for \$20,000.00 to be paid in yearly installments of \$2,000.00 plus interest until the full amount is paid off. Included in the mortgage requirements is that the buildings on the land be “satisfactorily insured against loss by fire.” Failure to keep the buildings insured would invalidate the mortgage among other restrictions if payment of taxes and installments are delinquent. This suggests that in 1967 there are still buildings remaining on the property, which there is some evidence of in the 1962 aerial image. The Hartshorns would be the last local couple to own the Boyce Hill parcel, with the exception of a 1981 transfer to Mahlon H Jamieson and Harold R Stafford, both of Waitsfield who acquire a 1-acre part of the land from Theodore V Boyd.

In September 1972, Whittelsey, et al (all of New York) sold the Boyce Hill parcel to H Arthur Bellows Jr and Theodore V Boyd, both of New York City. They don't appear to have ever been in Fayston, or in Vermont during their ownership. It's unknown if they ever saw the land they purchased. When Whittlesey et al sell the property to Bellows and Boyd, it is subject to a lease with Mahlon H Jamieson and Harold R Stafford.

BOYD & BELLOWS (1972-1981)

In September 1972, Arthur Bellows Jr and Theodore V Boyd, both of New York City purchase the Boyce Hill parcel. Their mortgage requirements are the first not to mention any fire insurance policy on the property, and instead are only financially motivated. The fire insurance requirement first started in the 1866 sale between James P Boyce and James H Somerville. This suggests that there are no longer any buildings on the property worth protecting with a fire insurance policy. In January of 1976, Bellows transfers his rights to the property to Boyd, who now owns it outright.

JAMIESON & STAFFORD (1981)

In July 1981, Boyd sells a portion of the property to Mahlon H Jamieson and Harold R Stafford, with spring rights and an easement to maintain the water supply. A restriction on the deed is that if the property is developed, this small parcel of land is subject to future covenants, and Boyd retains a right of first refusal so that Jamieson and Stafford cannot sell the property without permission. This small parcel is the roughly 1-acre lot at the southeast corner that projects into the current Boyce Hill Parcel. It appears that when Boyd sold the rest of the 93 acres in October 1891, this parcel was not reunited. Today it is part of the larger 90-acre adjacent parcel on the south and east of Boyce Hill. In a conversation with Janet Saylor (May 20, 2023), she stated that there was an old hunting camp built and owned by the Jamieson family on the Boyce Hill lot that was moved to the land she now owns, and the old camp makes up the core of the house. In the 1962 aerial image, a structure that matches the correct size and shape can be seen in the southeast quadrant of the property, on the rise of a hill where the current road makes a switchback uphill.

In the 1960s, the same Mahlon H Jamieson and Harold R Stafford held a lease on the Boyce Hill property, and it is thought this lease allowed them to build and use the hunting cabin that was later moved to the 1-acre piece of land, now the current-day Saylor property. The lease was not able to be found in the Town of Fayston land records, and appears to not have been recorded so the details are unknown. In June 1989, Mahlon and Stafford sold the small 1 acre lot to Marie Saylor, with an updated water rights easement from Robert Newis, who had purchased the Boyce Hill parcel from Theodore Boyd previously in 1981.

ROBERT NEWIS 1981-2011

In October 1981, Theodore V Boyd sold the 93 acre Boyce Hill parcel to Robert Newis, with the exception of the small 1-acre lot Boyd had previously sold to Mahlon H Jamieson and Harold R Stafford. Newis constructed a pond in 1987, and began work to subdivide the property into 8 lots.

ERMIONE LLC (2011-2019)

In 2011, Robert Newis sold the Boyce Hill parcel to Ermione, LLC. Ermione, LLC changed the subdivision plans to 4 lots, but ultimately donated the parcel to the Town of Fayston 2019 for use as a new recreation area.

LAND USE HISTORY

Boyce Hill is an old hill farm dating to the mid-19th century in North Fayston, Vermont. Most hill farms and mountain farms were part of a trend in Vermont farming in the early- to mid-19th century when populations were increasing due to sheep farming and hillsides were cleared for sheep pastures. Due to the later establishment of the farming on Boyce Hill, it is not considered a direct part of this trend. Fayston was chartered in 1782, during the Vermont Republic (1777-1791). It was chartered a year before the conclusion of the Revolutionary War, at a time when northern Vermont was seeing its first influx of year-round Anglo-European residents. Prior to 1776, there were a handful of attempts at settlement, but the proximity to French Canada (British Canada after 1763), and the presence of the Western Abenaki and other Native Americans made establishing towns difficult. At the start of the Revolution, individuals who had established farms moved back south to be closer to their families.

In Fayston, farms weren't established until 1808 with the arrival of the extended Boyce families. Fayston is a mostly mountainous town, with narrow intervals along the main brooks that bisect the town on the north (Shepard Brook) and south (Mill Brook). Both brooks empty into the Mad River in Waitsfield, which joins with the Winooski at a confluence in Middlesex. As the name suggests, Mill Brook serviced several mills, as did Shepard Brook. In the Fayston Grand Lists, there were a steady number of mills in town from the 1880s through the 1920s, totaling around 7-12. In Fayston the number of mills increased as lumber became one of the primary products of the town. A few of the mills offered specialization like clapboard or shingles, but the majority helped to process the trees from the several logging companies in town. Fayston Lumber, Eureka Lumber, Green Mountain Lumber and Ward Lumber all appeared in the Grand Lists.

Unlike the lowland farms in the Champlain and Connecticut River Valleys, the hill farms on the upland plateaus in the Mad River Valley were seen as preferred farming lands early in the area's early development. These areas had a different climate than the cooler mountains that surrounded them, and were considered ideal for farming, after the lowlands along the Mad River. Though in Fayston, without direct access to the Mad River the hill farms were more mountainous, and subject to springs that were difficult to drain and rocky soils that were difficult to till (Papazian, 2013). Despite the climate advantages, the soils were still inadequate to compete with areas like Addison County during the sheep craze of the 1810s-1840s. It was difficult for farms in Fayston and the larger Mad River Valley to specialize in sheep farming despite having ideal lands for pasturing. The land couldn't support the year-round grazing needs for large flocks, and produced less on the same acreage as the farms in the western valleys. The steep terrain also made access to the main transportation corridors and access to markets difficult, and often dangerous. In October of 1880, when James H Somerville was driving his horse and carriage into town the harness broke under pressure from the steep grade, spooked the horse, and Somerville was thrown to the ground and injured. There are several reports of similar accidents in the hill farming regions all over the state. This same pattern played out across the country as the frontier expanded westward, and areas in today's Midwest became the ideal place to raise sheep and grow grain crops. The flat fertile lands produced much more at much less cost than the northeast, and after 1840 and the end of the wool tariffs, the hilly

sheep farms in areas like Fayston couldn't compete (Papazian, 2013). Around this time the railroads were beginning to be established, making access to these territories affordable and easy.

FIRST LAND USE ACTIVITY

The lumber industry seemed to be the primary driver of early land use on Boyce Hill at the start of the 19th century. Land speculators held onto this tract of land for the first three decades, hoping to make a profit from the wooded mountain lot. In 1830 Theophilus Bixby is the first Fayston resident to purchase Lot 1, and in 1836 Timothy Corliss becomes the first Fayston resident to own Lot 2. Both lots don't change ownership until 1842, when the western halves of Lot 1 and Lot 2 were joined for the first time under a single owner, Aaron Elliott. Elliott signs two mortgages, one in 1847 without a reference to occupied premises, and one in 1850 that specifies this is where he now lives. It is expected that the cellar hole was built between 1847-1850.

CELLAR HOLE (c.1841-1850)

The cellar hole is located roughly 150 feet north of the main gate at Boyce Hill. The approximately 25ftx15ft cellar hole reflects the size of a modest cape house on a small family subsistence farm. The cape house was popular at this time, and primarily on farms. It does not appear to have been modified since its construction. The cellar size suggests that a cape style house once sat above it. Cape houses often had small additions on the north or south sides, this possibility is reflected in the flat areas on the north and south side of the cellar hole. These additions usually didn't have dug cellars below them, and often are built on the ground or slightly above with a crawl space. The stone wall located on the west side of the cellar hole is a retaining wall for the house, to create a yard, and hold up the slight hill below the house in this area. The house was likely one-room deep, with two rooms on the north-south sides (Hubka, 1984).

Evidence of early to mid-19th century mortar was found upon inspection, which matches with the assumed building date from the deeds. It is lime-based, which supports the building date being before 1860, which is roughly the adoption date of Portland cement as a new building technology. Cement-based mortars are more durable, and don't require the use of large amounts of lime, and tend to be greyer in color. Lime-based mortars are easy to crumble and break apart with finger strength. They are also more water soluble, and tend to disappear quickly when exposed to the elements, as is the case for the leftover mortar remnants on this cellar hole. They are found in small pieces within deep crevices that aren't as exposed.

Handmade brick remnants were also found within the foundation, with markings that suggest they were made in a local kiln or brickyard (Figure 5). These kilns were often found near clay deposits along brooks or in wet areas. Variations in coloring on the bricks, and cracks, pockets, and other imperfections in the firing process suggest the use of hands and not machinery. On one of the bricks, evidence of the wooden mold is visible in the edges and along one of the

beds, where ridges can be seen from the wooden tool used to scrap off excess clay above the mold (Figure 6). It appears that nearly all the bricks that would have been found in or near the cellar were removed, and only those broken apart or that fell into crevices of the foundation were left. The remainder of the house materials were also moved off-site. Huguette Viens Abbott recalls her father removing nails and boards from the buildings (Abbott, 2020). This was common practice as materials used to build older houses came from old growth wood, which is naturally rot and insect resistant. They often retain a high degree of integrity, even when repairs are neglected.

According to the deeds in 1852 when Aaron Elliott was living in this house he owned 125 acres (70 acres from westerly half Lot 2, and 55 acres from westerly half of Lot 1). On the 1850 Agricultural Census, 100 acres were listed as improved under Aaron Elliott, and 70 acres unimproved. The improved acres included cleared areas for grazing, pasture, tilling, and fallow. It included any areas of the farm where the land was directly contributing to farming production. Unimproved lands were usually the wood lot, or other lands discontinuous to the main farm. By 1850, Elliott had owned the land since 1842 and had ample time to clear fields and begin to graze livestock. It is unknown where the barn would have been located under the Elliott ownership, as there is a high level of disturbance from the 1980s and 1990s in the area around the cellar hole and where the farmyard would have been located. The most likely area would have been near or once part of the cattle corral.

COW CORRAL/CHUTE (c.1850-1860)

The cow corral and chute are located approximately 500 feet north of the entrance gate to Boyce Hill (Figure 20). It was likely constructed around the time James P Boyce purchased the property in 1852 from Isaac Elliott (Aaron Elliott's son, see Elliott Family History). The corral would have been useful for gathering the herd together before sending them up the stone-walled chute into the pasture lands. The chute helped keep the livestock off the tilling and crop fields on the western half of the property, and ensured they made their way toward the pastures on the eastern side (Figure 21). Cows as herd animals tend to have an internal hierarchy where one cow leads the group, and is usually reliable enough to reach the destination without trouble. The chute would have helped guide the herd without additional farm hands to keep those in the back in line with the rest of the herd.

On the 1850 Agricultural Census, taken during or slightly before the construction of the corral and chute, Aaron Elliott had 1 milk cow on the farm, with 12 other cattle (usually meat cattle, or "dry" cows), 2 oxen, 1 pig, and no sheep. This reflects a small subsistence farm, focused more on dairy and crops than the recently subsided sheep farming craze. Elliott's primary crops were 200 bushels of Irish potatoes, and 20 tons of hay (to feed the cattle). He also produced 50 bushels of Indian corn, and 1 bushel of peas and beans. The crops reflect the needs of the cattle, with the potatoes and peas/beans being extra means of income. The total cash value of the farming production was \$800. Because of the small size of the operation, it's more likely that James P Boyce is responsible for the construction of the cattle corral and chute, but it is also possible that Elliott constructed it shortly before the sale. It's also worth noting that it is

highly unusual that Elliott only had 1 milk cow, which produced 300lbs of butter, and 12 other cattle. Either this was a very bad investment, or he suffered the loss of his herd before the census was taken and more cows were present to produce the 300lbs of butter. This data points to financial troubles for Elliott, regardless if this was by accident or design.

If Elliott is the builder, this would mean a considerable amount of change for the landscape in just three years. Though Elliott had owned the property for several years, evidence of his occupation isn't confirmed until an 1850 mortgage (a previous 1847 mortgage made no reference to occupation). The mortgage citing occupied premises was taken out in December 1850, and the Agricultural Census was recorded between September 30 and October 11th the same year. The level of farming in the Agricultural Census only months before the confirmed occupation in December 1850 suggests that Elliott started work to clear the land and begin planting the next spring after the December 1847 mortgage.

Constructing a cattle corral and chute suggests that a more developed level of farming has taken place than what is evident in the 1850 Agricultural Census with Aaron Elliott. Elliott also appeared to have significant financial difficulties, and though it is possible he constructed the corral, it is unknown if he had the funds to do so having also built a house in the same timeframe. It is for these reasons assumed that James P Boyce is the builder, having a larger farm and more resources for this type of building project. Cattle corrals and chutes weren't rare, but are fairly uncommon today. This particular one was probably preserved because it continued to be functional as the farming operation here remained small. It wasn't constraining the property from operating as a larger farm because of the topography and location being on a hill. Though the farm continued to grow with the next owner in the second half of the 19th century, after the turn of the 20th century it began a long slow decline while farms in the intervals and valleys continued to grow. As those farms got larger, the small stone-walled fields were expanded and the walls were moved out of the way for machinery to take the place of horses and oxen. This pattern of uphill farms disappearing and downhill farms expanding would happen all over the state during this period. Rather than dismantle stone walls on the hillside to farm in difficult terrain, the farmers often chose to leave the farms altogether and most headed west.

On the 1860 Agricultural Census, we see that James P Boyce was able to expand farming operations. The cash value of farm production was now at \$1,000 and the crops and livestock had also diversified. Boyce now owned 6 milk cows, 9 other cattle, 1 horse, 2 oxen, 1 pig and added 14 sheep. The oxen were used to plow the fields, and the horse would have been used to make quicker trips into town. A more balanced cattle herd is present, and sheep are on the land for the first time. After the wool prices plummeted in the 1840s with the removal of the tariffs, sheep became an expensive undertaking on the hill farms in Vermont.

Though it may seem unusual for Boyce chose to incorporate sheep into his farm well after most farms were abandoning their flocks, it is an additional resource to diversify his farming output. Local wool was still needed, just not in the volume it used to be. There was also a brief resurgence of wool farming in Vermont during the Civil War. Vermont sheep produced wool for

the Union Army uniforms, and it's possible that Boyce was contributing to the war effort. A small sheep flock would continue to be on the landscape at Boyce Hill for the remainder of the 19th century. Boyce also diversified the crops, adding 14 bushels of wheat, 13 bushels of rye, and 23 bushels of oats. Indian corn decreased to 30 bushels, hay remained at 20 tons and Irish potatoes continued to be the largest crop on the landscape, producing 200 bushels. The Indian corn decreased to add more diversity to the tilling fields (Figure 22).

The current condition of the corral and cattle chute is deteriorating, and it appears to have been left in disrepair since the transition of ownership from James H Somerville to Ora and Clara Wrisley in 1918 (Figure 18). The corral was in use in 1884, when Somerville appeared in the Vermont Christian Messenger in Montpelier for having lost a 2-year-old heifer in an accident in the "stable." With the Wrisley ownership, the farm became used as a pasture, and the cattle wouldn't need to be kept off certain areas of the property and this structure fell into disuse. The corral and chute may have been altered and subject to the preparation of the property for subdivision in the 1980s, it is difficult to tell if these were once part of another structure like a barn.

SOMERVILLE BARN (1889 & 1907)

In June 1866, James H Somerville purchased the James P Boyce farm. Boyce retained use of the land until April 1, 1867. Three years later in 1870, the Agricultural Census was taken in July and reveals the farm had increased in value to \$2,000. Somerville had 1 horse and for the first time no oxen were used to farm the land. Earlier settlement farms relied on their oxen as durable long-lived and strong animals that could survive in harsh winters and pull the heavy wooden plow in the fields. Horses were seen as more temperamental, and prone to sickness without the proper shelter and care, and thus expensive. As the 19th century progressed, and tilling technology changed, new harnesses were available for horses and barns were upgraded to provide better shelter. Farming technology was transitioning, and it was now common knowledge that warm sheltered cows produced more milk than those subject to the earlier drafty barns. Horses also benefitted from these changes, and as farms shifted from subsistence to market farming there was more cash on hand to care for them properly. As farms made the shift from oxen to horses for tilling, they found that they could cover the same amount of land twice as fast with horses. Horses also required half as much feed as oxen, and a one-time staple of farming was quickly disappearing from the landscape. Somerville kept 6 milk cows which produced 600lbs of butter, and had 13 other cattle, and one pig. He also increased the sheep flock to 20 sheep, which produced 80lbs of wool. Irish potatoes continued to be the largest crop at 115 bushels, with oats close behind at 100 bushels. 30 bushels of Indian corn, 14 bushels of spring wheat, and 25 tons of hay rounded out the remainder of the crops.

Maple production also appears for the first time on the Agricultural Census in 1870. Vermont maple became another staple farming product to support the sugar supply of the Union Army, having been cut off from the white sugar plantations tied to the southern states. Though by this census the Civil War was long over, maple sugar had become a staple farm product in the northeast. This was especially important for the hill farmers, who managed their woodlands for

maple trees. In 1870, Somerville was producing 150lbs of maple sugar and this increased to 375lbs in 1880. There are still several old maple trees on the Boyce Hill property, but it is more likely the discontinuous 45 acre parcel in Duxbury held the majority of the sugaring operation (Figure 26). A large sugaring operation on the neighboring western property is not connected to the Somerville maple operations, and has always been a separate parcel.

The Somerville farm produced a variety of products in order to increase income in addition to dairy. The biggest crop produced over the course of the 19th century was the Irish potato. Though today we associate the potato with Ireland, and the Irish potato famine of the 1840s, it does not originate in Europe. The potato is native to the Andes in South America, and does very well in rocky mountainous soils, which is an ideal match for the hill farms of Vermont. Though the potato had been introduced in the colonies before the Irish famine, it didn't take off as a primary crop in Vermont until after the influx of Irish families in the 1840s and 1850s. The Somerville family arrived from Ireland around 1851, right at the end of the famine and during the height of the migration. They settled in Fayston with members of the extended Somerville family who had arrived before them.

In 1880, the Agricultural Census was taken in June and gives the most detailed look available of the activity on the Somerville farm. Of the roughly 145 acres that Somerville owned, 7 acres were tilling land, 100 were permanent meadow with 20 acres being mown, and 100 were marked as woodland. In the 1918 deed to Ora and Clara Wrisley, 45 acres in Duxbury were woodland. It's unknown where this 100 acres comes from in the Census, as it was not reflected in the deeds. From the woodland, Somerville cut 40 cords of wood for use in the last year, which was valued at \$40. The farm was now valued at \$2,500 which is the smallest increase in value as the production had risen to meet the limitations of the size of the farm. Of the 7 tilled acres, wheat took up the most at 4 acres and produced 65 bushels. Oats used 2 acres to produce 75 bushels, and Irish potatoes produced 145 bushels on 1 acre with the remaining $\frac{3}{4}$ acre producing 35 bushels of Indian corn. Peas and beans weren't accounted for in the tilling acres, but produced 3 bushels and 2 bushels respectively. 25 tons of hay were produced from the 20 mown acres.

Somerville also owned 2 horses, and continued not to have any oxen. The dairy herd increased slightly to 8 cows, with 6 other cattle, and 8 calves. Somerville also purchased 4 cattle and sold 7 living, and slaughtered 6. He had 2 pigs, and decreased his sheep flock by half to 11 with 12 lambs. The sheep produced 80lbs of wool from 11 fleeces weighing 100lbs, and he sold 16 of them living and slaughtered one. For the first time poultry is listed on the Census, previously chickens and geese were not counted. Somerville had 20 barnyard poultry, 7 other poultry and they produced 100 eggs.

With this increased level of farm productivity, Somerville would need more storage. In 1889 Somerville constructed a new barn roughly 60ftx40ft, according to newspaper articles in the News and Advertiser in November. This foundation can be found directly to the north of the cellar hole (Figure 8). It is more visible in the late fall or early spring when the vegetation is less dense, and a flat rectangular area matching the measurements specified in the paper is

traceable. A retaining wall of boulders can be seen running north-south along the extension of Boyce Road, which used to extend north into the farm. This retaining wall was part of the east side of the foundation of what was likely a bank barn. Bank barns were the most popular barn type in the 19th century, their design being pure function. They were built into the “bank” of a hill or small incline, resulting in the name. This allowed the basement to be accessible on the ground level at the rear of the barn. The entrance was either on the gable end, sometimes with a ramp or high drive, or on the eaves side on the ground level at the top of the bank or incline. The Somerville barn appears to have had opportunities for entrance on both the gable end (north elevation) and/or on the eaves side (east elevation). If an entrance was located on the gable (north) end, the high drive or ramp is now missing. There was a high level of disturbance in this area when the pond was constructed in 1987, and it’s possible the ramp was moved to help grade the area for pond access. The ramp could also have been constructed from wood, and been removed well before the 1980s.

Bank barns were constructed to facilitate the processing of raw materials into fertilizer for the fields. The raw material, or hay, was loaded on the top level of the barn either with a steep ramp or high drive, or ladders and pulleys. The hay was then shoveled down into the main floor for consumption by the cattle. The cows would then digest the hay and produce manure, which would be shoveled down into the basement. The manure was then accessed on the lowest ground level, often an area that faced south to keep it warm even in the winter months. The lowest level on the 1889 Somerville barn faces south. The basement level was also ideal winter housing for other livestock like pigs or sheep in separate areas from the manure. Bank barns had a resurgence in the second half of the 19th century when Vermont was transitioning to specialized dairy farms, as these barns provided extra storage and they could be scaled up from their smaller early 19th century form (Visser, 1997). This was the case for the Somerville farm, which primarily produced dairy. The language in the newspaper of a “new” barn suggests the presence of an older one, likely built during the Elliott or Boyce years. Though the location of this structure is difficult to ascertain with the high level of grading and disturbance that occurred in the area around the pond in the 1980s and 1990s.

In 1907, another set of newspaper articles reference another Somerville barn was built though there are less details for the size and location of this structure. The barn was built by Somerville’s nephew, O.S. Turner. Turner was visiting the area from Tallapoosa, Georgia and appears to have been an accomplished carpenter. Though it appears the work was delayed somewhat by Turner’s vacationing as work started in June and wasn’t finished until October. According to an interview with Huguette Viens Abbott, a barn once stood to the south of the house and it is most likely this structure.

The pattern of farming and land use on the Somerville farm would have been familiar to an Irish farmer like James and his family, with the potatoes and the sheep. In New England in the 1860s, the potato was undergoing hybridization to breed out the qualities that led to the famine in Ireland. These efforts were mostly successful, and the potato became one of the most important crops for hill farmers in Vermont and New England (Heller, 2013). By the end of the 19th century, the “potato craze” was nearing the heights of the earlier “sheep craze.” Though the

potato wasn't successful in its bid to unseat the sheep in Vermont history, it did leave its mark on the landscape. Evidence of the potato's former importance is found along countless miles of stonewalls, originally built during the "sheep craze" and reworked later as agriculture became an investment to be protected.

STONE WALLS and BARBED WIRE

The majority of the stone walls in northern Vermont can trace their building dates to sometime between 1810 and 1840, when sheep farming was overtaking the area. Hillsides were clear-cut to provide pasture lands, and the removal of the protective tree roots allowed frost to penetrate deeper. The interlocking tree roots also helped to keep the soils in place, and keep the glacially deposited stones down, well below the surface. Without the trees, these stones were able to reach the surface through several seasons of frost heaving (Thorson, 2002). Farmers were inundated with rocks in their tilling and pasture lands each spring, and were forced to remove them before planting could take place.

The earliest walls weren't built with the intention of creating a barrier, only as a receptacle for the "uncountable glacial tonnage" (Gardner, 2003) that blanketed their fields each spring. These were called tossed walls, named for the maneuver to relinquish the fields of their glacial burden. They became unwieldy the more stones were tossed on, and informal stacking became necessary to keep the linear refuse piles from encroaching into the fields. "Like any other common job, wall building had its geniuses and its dunces, and in between, an enormous middle group of practitioners who knew the basics of the task but regarded it as a chore, not a craft. If their finest work looks better than our own today, it is at least partly because they had more time to practice and more pressing reasons to do so." (Gardner, 2003).

Tossed walls sufficed for the early decades of the 19th century while the small subsistence farms persisted, but after the 1840s and 1850s market farming became more established with reliable trade routes. Surplus to sell in these markets became necessary, and field space was at a premium on hill farms like Somerville's. This meant that agriculture was now an investment needing protection. This need matched with an influx of a new labor force in the form of millions of Irish immigrants fleeing the famine. This pairing created a second wave of wall building that many old walls can trace their current-day appearance to. Though tossed walls continued to be built and used for a variety of purposes, the majority of them were reworked and formally stacked. The Irish were skilled wall builders, dating back 5,000 years. Wall building had also been a more recent occupation for many during the famine, as walls became necessary to protect their failing potato fields. In New England, they found an endless supply of familiar work on farms in desperate need to shore up their old refuse piles lining their fields.

Nearly all the stones had to be removed from the tilling fields, because they could damage the plows. These included small, fist-sized stones about the size of potatoes. When it was time to dig out the potatoes, the potato-sized stones were usually dug up and tossed out as well. The presence of these small stones in the walls almost always reflect potatoes as one of the primary crops of the farm, which is the case for the Somerville farm.

There are several stone walls, and stone wall types on the Boyce Hill parcel. The majority of the walls act as borders for the farm, but a few are located within the parcel as delineations of areas of different use. The wall along the western border is of an exceptional quality and build, and remains in fairly good shape despite a century of disuse as a farm border wall (Figure 12). There are some deteriorating areas where trees and brush have fallen against the wall and knocked stones down, which will continue to weaken the wall. The west wall also has potato stones, mostly used as hearting (small stones filling the gaps in the interior). Potato stones are also visible in the double wall which extends north from the 1889 Somerville barn foundation, along an old farm road (Figure 9). This wall has two larger sets of stones stacked next to each other, and infilled with smaller stones. Double walls can be overlayed with cope or cap stones, like the west wall, or left without caps. Potato stones are also included in the cattle corral and chute.

The west wall is the tallest wall on the property, and despite the few damaged areas, the most intact of the walls on the property. It is still nearly at 4.5ft-5ft tall in some areas, which was the regulation height in the second half of the 19th century. During this time, the position of “Fence Viewer” was created, and each town had a few people appointed to the position. The Fence Viewers helped ensure that fences were maintained, and settling boundary disputes. If a fence was found to be falling down, or not built well, they could levy citations and fines if the repairs weren’t made in a timely fashion. In this new era of market farming, fences had to be kept in good repair to prevent loose livestock from damaging their neighbor’s crops. Though this was a problem before the Fence Viewers, in the second half of the 19th century it was better regulated. This also coincided with the invention of barbed wire in the late 1860s. Earlier forms of barbed wire, “smooth wire” was invented and utilized in the earlier part of the 19th century, and was considered good for the use of sheep (Liu, 2009). Their fleeces were susceptible to getting caught up in barbs, and if they got stuck on a fence they could die there from exposure and dehydration. In areas without a good supply of stones (dependent on the geology) or timber from clear-cutting, smooth wire was a good solution for fencing. It wasn’t formally adopted until the 1850s and 1860s, and remains a rare wire in northern Vermont, though examples have been found.

When barbs were introduced, there were original flat points or spurs attached to the wire. These were difficult and expensive to make, and weren’t commercially used. In 1874, barbed wire changed significantly, and is recognizable to us today thanks to Joseph F Glidden’s coffee mill. Though Glidden wasn’t the first to twist wires together, he was the first to twist the barbs into the twisted wires, which prevented them from moving up and down the smooth wire. Barbed wire would have a very different story in the west than in the east, where the landscape was already crisscrossed with hundreds of thousands of miles of stone walls. In an 1872 Department of Agriculture report on fences, it was estimated that New England held about 240,000 miles of stone walls (Thorson, 2002). The majority of these walls weren’t able to reach regulation height in the second half of the 19th century. The invention of barbed wire meant that small walls could be made taller and stronger by utilizing barbed wire, which required significantly less wood than was used before (Allport, 1990). Barbed wire was found on the west fence, with two distinct types. One is an earlier 1874 Glidden patent, with two-strand wire and two-point wire barb (Figure 15). The other is newer, a galvanized Ross four-point wire (Clifton,

1970). Earlier wires, with less sharp points tend to be better-suited for sheep, and the more modern galvanized wires hold up to the weather better, and have sharper points that stand up better to cattle.

In boundary disputes, Fence Viewers would review land records and available surveys to determine where the boundary should be (Allport, 2012). One such case was brought to the Fence Viewers in Fayston on the Somerville farm. In 1871, a Fence Line Division deed was filed in September with strict instructions for upkeep of the fence between Somerville and his neighbor Arba Durkee in response to “disputes here arisen concerning the proportion of the division fence to be made and maintained by each of them.” The deed goes on to instruct each neighbor on their portion of fence to be maintained, “We do assign to the said James Somerville all that portion of said fence beginning at the northwest corner of the said J Somerville’s land and then running southerly on the division line between the lands of the said Arba Durkee 84 rods to a stake and stones,” and “We do assign to the said Arba Durkee all the portion of fence situated between the aforesaid stake and stones and the south end of the division line between them being 84 rods.” The expectation was that the fence to be maintained “forever.” The stake referenced in this deed can still be located on the property today at roughly 44.253701, - 72.850377 (Figure 13). These coordinates line up with the start of the stone wall on the western boundary line of Boyce Hill, which extends northerly up the section that Somerville was responsible for. On Durkee’s southern portion, the stone wall was less well built, and it is disappearing into the forest (Figure 10). In some sections, it is missing entirely. The barbed wire is more visible in the southern section, where it was necessary to increase the height of the smaller fence.

Somerville’s northern section is extremely well built, and reminiscent of Irish wall building techniques, complete with cap or cope stones. It is unknown if Somerville constructed this wall himself, or hired other Irish stone masons from the area to do the work for him. This style of wall is fairly unusual for the area, so it does suggest the presence of Irish hands for the construction and maintenance (Figure 14). In the areas on the southern portion where Durkee was responsible for upkeep, it is clearly a different style wall which was not built to the same standards.

In 1875, Durkee and Somerville appear in the newspaper in reference to an incident that occurred “some years ago” between the two that escalated into physical assault of Somerville on “old man” Durkee. Somerville was fined \$7 and claimed in an appeal that the altercation was actually the fault of Durkee. Durkee also came into a disagreement in 1871 with another abutting property owner, Mason W Boyce over their fence line. Durkee later sold Boyce 28 acres off of this corner of his property, which was later sold to Somerville in 1888 after Boyce defaulted on the mortgage. This would be the height of land that Somerville would own, totaling 158 acres, with both the Mason W Boyce and the Duxbury parcels being discontiguous to the main Boyce Hill parcel.

The east wall was not subject to a boundary dispute, and is in a more advanced state of disrepair than the west wall (Figure 23). It does have similarities in construction to the west

wall, but it was not attached to a dispute and maintenance wasn't as necessary. This side of the property was also the pasture land, and less vulnerable to the neighboring activities than Somerville's tilling lands on the west half of the farm (Figure 24). The stones in the east wall are also larger than the west wall, suggesting the border of a pasture. Small stones were required to be removed from the tilling areas, but only large stones needed to be removed from the pastures. Often large boulders would be left in place, with smaller stones stacked on top. A few of these large piles can be seen in the tilling fields, on top of large bedrock outcrops. These are differentiated from the modern stone piles by their north-south orientation in line with the fields, and the level of leaf litter and lichen growing on them (Figure 16).

Today there is a sugarbush on the west side of the west wall, the forest is relatively young, and suggests this area was once cleared and potentially a pasture when Somerville and Durkee were settling their dispute. Though in the 1942 aerial image, the western border is fully forested, and the eastern border appears to be in the early stages of field succession. Further investigation on the neighboring properties was considered outside the scope of this project.

STONE PILES

There are several small stone piles on top of large boulders on the eastern side of the property (Figure 27). When stone wall building was either not necessary, or the walls were already big enough without space for more stones, piles were often created. These piles appear to be historic based on the lichen and weathering of the stones having been in place for many decades. These can be differentiated from the newer stone piles that are located throughout the property, which are significantly larger boulders that were moved with modern machinery. The modern stone piles are often stacked like pancakes, and have no historical provenance for their look and location. These were constructed during the late 1980s and 1990s when the 93-acre parcel was being subdivided into 8 different parcels. The large granite pebbles located near the cellar hole was placed here during this time.

A wide, graded road was also installed as part of the subdivision process, which was intended to be the extension of Boyce Road to service the 8 new parcels. At the terminus of this road, there is a large dump pile of parts of a modern cement foundation and roofing (Figure 28). This foundation is thought to be that of the Jamieson-Stafford hunting cabin that was once located on the hill above the orchard. The cabin was located on a rise just above the switchback in the subdivision road, and was moved in 1981 when a 1-acre parcel was sectioned off from the southeast corner of the Boyce Hill property in a sale from Theodore Boyd to Mahlon Jamieson and Harold Stafford. The hunting cabin then became part of a house on this 1-acre parcel, which is now part of a 90-acre neighboring property.

A large pile of rubble stones is located at the top of the hill, where the user-created trail loops around from the road terminus (Figure 34). A set of benches have been placed on this rise for viewing the surrounding landscape, and the stone pile is just behind them. This pile is new, and appears to be from stones potentially once part of stone walls. Because of their placement, and the lack of lichen or weathering on the faces pointing upwards, it appears these stones were

part of the 1980s and 1990s subdivision work. Though their provenance couldn't be traced, on the 1942 aerial image, there are no stone walls visible on the property that are missing in the current-day satellite imagery.

APPLES

In June 1866, James P Boyce sold his farm to James H Somerville and reserved the use of "10 dwarf apple trees" in the deed. The 1860 census was recorded in July, and produce was recorded for the year ending on June 1, 1860 so it seems that a fall crop like orchard products would be listed at \$0 for this year. When the 1850 Agricultural Census was taken in early October, Aaron Elliott was able to include \$6 of orchard products. From the 1866 deed, at least 10 dwarf apple trees were present on the farm, some of which likely dated to the Elliott ownership. It takes on average about four to five years for an apple tree to mature to fruit bearing. It seems likely that Aaron Elliott is responsible for the planting of the trees, or potentially Timothy Corliss who owned the western half of Lot 2 from 1836-1842. Corliss sold to Elliott in 1842, and though he never resided on the land, could have undertaken some clearing and planting for a future farm or to increase the value of the land. Though the timeline of Aaron Elliott purchasing the land in 1842, and allowing for the five-year maturity, apples could be counted as orchard products by 1850. By the 1880 Agricultural Census, James H Somerville had expanded the orchard to include 100 bearing trees over 2 acres, which produced 75 bushels of apples that were worth \$30. Remnants of this orchard can be seen today in the lower southeast corner where a few apple trees descended from the Somerville orchard are present (Figure 29). The orchard is also visible on the 1942 and 1962 aerial images, in the southeastern corner of the Boyce Hill parcel. This corner of the Boyce Hill parcel is around 5 acres from boundary-to-boundary and the 2-acre orchard was within this area. There are apple trees of a similar age in various locations around Boyce Hill, though these are likely seeded from wildlife dispersal.

PASTURE

By the second half of the 19th century, the Somerville farm was producing three main crops well-suited to the hilly landscape: dairy, potatoes, and maple sugar. Due to the lengthy ownership of one individual during this time, this particular parcel saw a longer duration of active farming than those in the surrounding hillsides. The open pastures were like an island in the middle of a forest, much like Boyce Hill appears today. In the late 19th and early 20th centuries many nearby sold easements for access, or sold their land outright to the various lumber companies in the area. Ward Lumber was the primary easement holder and landowner adjacent to Boyce Hill, as evidenced on the 1967 Map of the Paul Hartshorn Property, where Ward Lumber surrounds the parcel. There had never been a proper legal description beyond the boundaries of the westerly halves of Lot 1 and 2 before this survey. It took until the 1960s when the pasture was growing back into forest before the abrupt boundary lines of pasture and forest began to blend, and Ward Lumber and Hartshorn had to outline where the lines were as they became indistinct. A century beforehand in the 1860s when Somerville was purchasing roughly 70 acres on the westerly half of Lot 2 and 55 acres on the westerly half of Lot 1, a more specific description wasn't required.

After Somerville's death in 1925, the property became an accessory pasture to a larger main farm in Waitsfield, and boundaries weren't a priority until lumber and sugaring became the primary land use operations for the Boyce Hill area. By this time, hill farming was increasingly difficult and not a profitable venture for the Wrisleys to take on, who were already in their 60s. When the Seeleys purchased the old farm in 1930, they were also in their 60s and living in Waitsfield. It's thought that they bought the farm with the intention to rent it out as a pasture, which is what the Viens family used it for in the latter half of the 1930s per Huguet Viens Abbott's interview with Brad Long in 2020 (Abbott, 2020).

SUBDIVISION

Robert Newis purchased the parcel from Theodore V Boyd and enacted the most amount of change to the property since Aaron Elliott first began clearing the land and building his farm in the mid-1840s. In 1987, Newis dug the pond, potentially with the future intention of a subdivision, though no mention of it is made in the permit. It wasn't until 2001 that an application was submitted for a subdivision consisting of 8 parcels of land, with the 8th lot being common land with the pond. In preparation for the new subdivision, Newis cut and graded a road in the 1990s (Subdivision #1943) complete with culverts (Figure 31) that extends from the old farm road that led toward the old orchard in the southeast corner of the property, and constructed the new graded road north, where it terminates at the northern third of the property (at the halfway point in Lot 1). Today a user-created trail loops around to the east, connecting back at the southern portion of the road. At the top of the hill where the user-created trail starts, there are several planted blue flag irises from this era of change (Figure 33). A large gravel pile on the eastern boundary is thought to facilitate the construction of the road (Figure 32).

In 2011, Robert Newis sold the Boyce Hill parcel to Ermione, LLC and the deed states that the prior leases held on the property are no longer in effect. Ermione, LLC changed the subdivision plans to 4 lots, but ultimately donated the parcel to the Town of Fayston 2019 for use as a new recreation area.

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Figures I: Site Photos



Figure 1: Cellar hole from east elevation



Figure 2: Cellar hole from interior facing north



Figure 3: Cellar hole stair entrance



Figure 4: Brick with mortar in cellar foundation



Figure 5: Handmade brick with stick level scrape marks



Figure 6: Handmade brick with stick level scrape marks different direction



Figure 7: Cellar hole stairs entrance from interior



Figure 8: 1889 Somerville Barn flattened area facing south



Figure 9: Double wall leading from 1889 Somerville barn on old farm road



Figure 10: Southern portion of the west stone wall



Figure 11: Somerville portion of the west stone wall with cope stones



Figure 12: Somerville portion of the west stone wall with cope stones



Figure 13: Survey stake on the Durkee-Somerville Division Fence deed



Figure 14: View north of the Somerville portion of the west stone wall



Figure 15: Barbed wires on the western boundary. Top: Ross Bottom: Glidden



Figure 16: Tilling area view south



Figure 17: View west at the eastern terminus of the cattle chute



Figure 18: View west in the cattle chute, with deteriorating north wall



Figure 19: View south at the cattle corral northern corner



Figure 20: View east in the cattle corral with chute extending uphill from the left



Figure 21: View east in the cattle corral at the entrance of the chute



Figure 22: Delineation between tilling and meadow field types, view northeast



Figure 23: East stone wall, view east



Figure 24: East stone wall and uneven pasture ground, view south



Figure 25: East stone wall showing deterioration, view south



Figure 26: Old maple trees next to old stone pile, view east



Figure 27: Large boulder with small stacked stones



Figure 28: Modern cement foundation with metal roofing material



Figure 29: Apple orchard, descendant trees from the Boyce/Somerville orchard, view northwest



Figure 30: Apple orchard, descendant trees from the Boyce/Somerville orchard, view southwest



Figure 31: Modern culvert installed in the 1980s-1990s



Figure 32: Gravel pile from the 1980s-1990s



Figure 33: Blue flag iris planted in the 1980s-1990s



Figure 34: Stone pile near benches from the 1980s-1990s



Figure 35: New road from the 1980s-1990s facing east

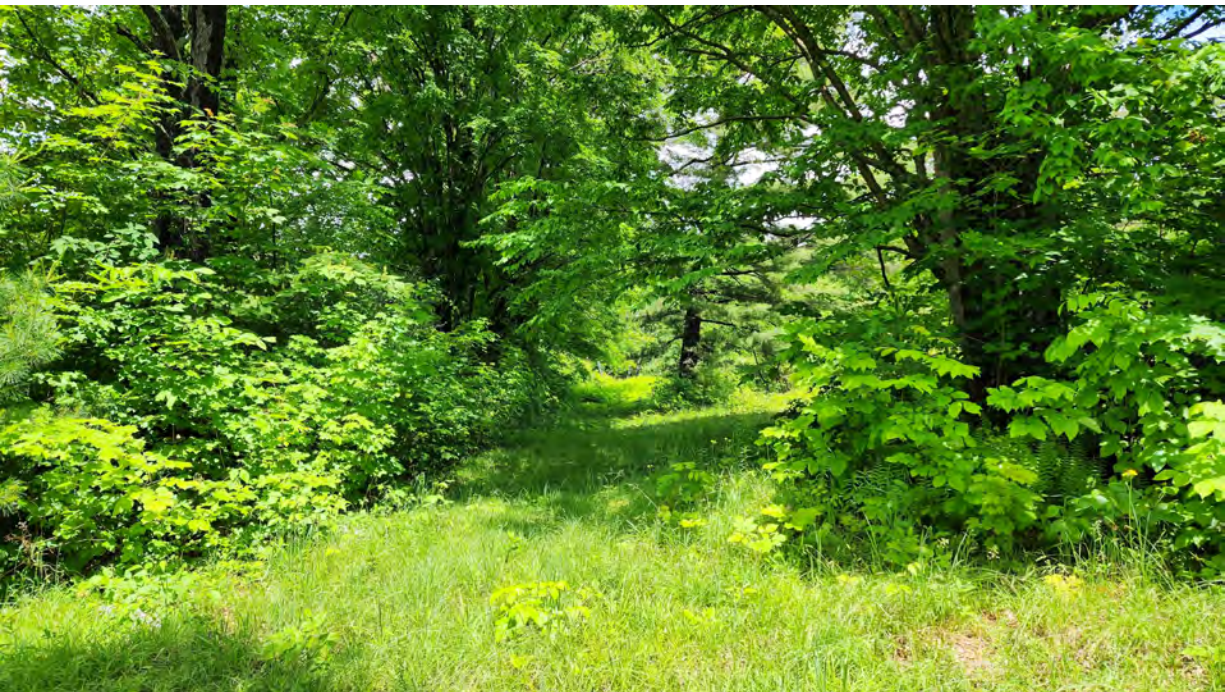


Figure 36: Old farm road facing west from the 1889 barn



Figure 37: Stone pile "pancakes" from the 1980s-1990s



Figure 38: Stone pile from the 1980s-1990s



Figure 39: Pond built in 1987 facing west



Figure 40: Barn retaining wall and house yard retaining wall (annotated) facing north

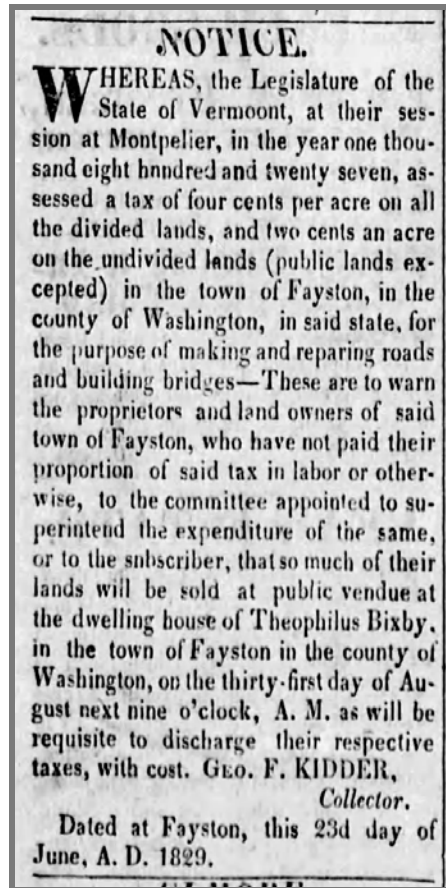


Figure 41: Somerville headstone at the North Fayston Cemetery



Figure 42: Somerville headstone detail missing death date at the North Fayston Cemetery

Figures II: Newspaper Articles



1829 Vendue at Bixby house



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Mon, May 15,
2023

The indictment against Rufus Carpenter, and the complaint against James H. Somerville, were nol prossed. Carpenter was formerly the landlord of the American House, in this village, and was tried in the fall of 1873 for violating the liquor law. The jury disagreed, and Carpenter being out of the state, and the witnesses scattered, the state's attorney informed the court that he deemed it inexpedient to keep the case on the docket. Somerville was convicted before a justice in Waitsfield of assault and battery on Arba Durkee, April 25, 1874, and appealed. It appeared now that he was sick and feeble, and unable to come to court.

1875 Somerville Assault Conviction



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Fri, Feb 17, 2023

plaintiff, exceptions were allowed, execution stayed and the case goes to the Supreme Court.

State vs. James H. Somerville.—Respondent, some years ago, was held and fined \$7, by Justice Hastings, at Waitsfield, for committing an aggravated assault on an old man named Arba Durkee, of Fayston, which was brought to this Court on an appeal. Respondent's counsel moved to discontinue the case, which he said had been kept on the docket at the instance of the town. He said that Durkee was the real offender in the matter, and should have been indicted. The Court ordered the case to be *nol-prossed*.

Thomas Durkee, Town of Colais. The plaintiff's

1875 Somerville assault released



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Fri, Feb 17, 2023

Fayston.

James Somerville met with a sad accident a few days since. While driving down a hill his harness gave away, the horse became frightened and began to run and kick, throwing Somerville upon the ground and injuring him severely. The horse cleared itself from the carriage and ran about a mile.

Maude Meredith, who has been visiting friends in Vermont this summer, has just arrived safely at her home in Dubuque, Iowa.

Mrs. Z. W. Boyce is very ill; also her little grandson, Roy. Both are now doing finely.

1880 Somerville Accident



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Fri, Feb 17, 2023

North Fayston.—Christmas was duly observed at this place last Thursday evening. There were two trees in the Grange hall, nicely trimmed and well loaded with presents of every description. The teachers in districts Nos. 2 and 4, who were the head ones in getting it up, did their duty well in tastefully trimming the hall, etc. The exercises consisted of singing, prayer by Elder Maxam, and recitations by teachers and scholars, which were all well delivered. The presents were then distributed. Each teacher received a nice present from their scholars. The affair was in every degree a success. ——— Twenty-eight couples attended the Cleveland oyster supper at James H. Somerville's last Thursday night. It is said that the company was a pleasant one, and the whole affair creditable to guests and host. ——— Report from Dr. Draper, superintendent of the asylum at Brattleboro, states that Emma Chipman still remains in a state of nervous mental excitement. He expresses hope of her recovery. Overwork was the cause of her insanity and not religious excitement, as the papers recently stated.

1884 Somerville Cleveland Oyster Supper



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Fri, Feb 17, 2023

Fayston.

It is quite sickly here this spring, there being several cases of lung fever and a few of inflammation of the bowels.—Walter D. Porter died very suddenly of pneumonia on the 6th inst. being sick only five days.—James Somerville recently lost a two-year-old heifer by its breaking its neck in the stable.

1884 Somerville lost heifer



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Fri, Feb 17, 2023

mate not agreeing with him. == April 22 William Carey had a party at his house in North Fayston, and James H. Somerville and wife were among the invited guests. They left at home their hired man, their adopted daughter, fourteen years old, and a nephew. It seems that one C. C. Ingalls had an invitation to the party, but went to Mr. Somerville's instead and assaulted the adopted daughter. Mr. Somerville promptly called Grand Juror Billings and State's Attorney Bisbee, but for some reason best known to themselves they failed to prosecute Ingalls, and he is still at large. ==
Hiram Hathorn has finished off the supper

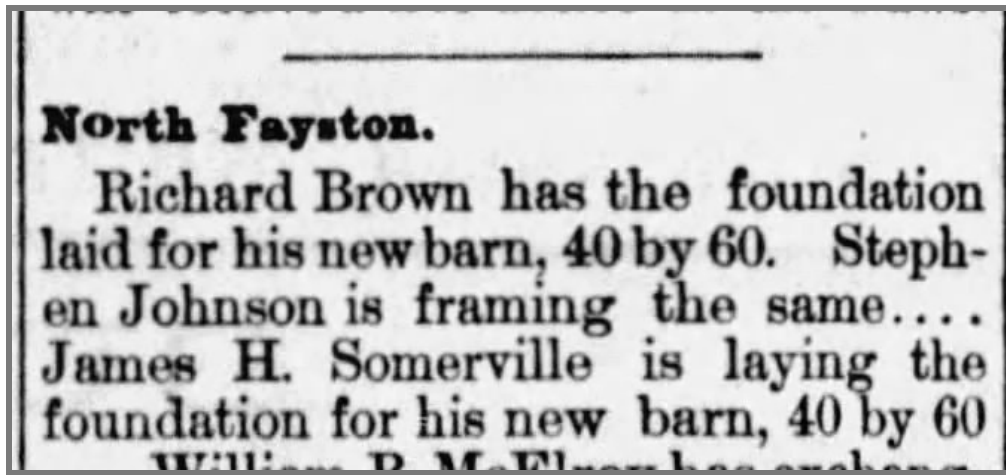
1889 Somerville assault at farm



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Fri, Feb 17, 2023



1889 Somerville New Barn



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Fri, Feb 17, 2023

North Fayston.
Mrs. James Johnson is gaining.
Mrs. Story is quite low with nervous prostration.
Mrs. Henry was a little more comfortable at last report.
James Somerville and John Murphy have been trying the grippe and John was laid up two weeks.

1890 Somerville grippe



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Fri, Feb 17, 2023

organist.
O. S. Turner is erecting a barn for
James Somerville of North Fayston.
Mrs. G. S. Knapp and infant son.

1907 Somerville new barn



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Fri, Feb 17, 2023

NORTH FAYSTON

Wedding Anniversary of Mr. and Mrs. O. W. Wrisley.

A reception was given to Mr. and Mrs. O. W. Wrisley at the town hall Friday night, Oct. 19, the occasion being their 35th wedding anniversary. Mr. and Mrs. Wrisley were married at Stowe, Oct. 18, 1888, by Rev. W. E. Douglass. There were at the reception 117 people, those from out of town being Mr. and Mrs. R. O. Wrisley and family of Stowe, Mr. and Mrs. L. A. Edison of Waterbury, Mr. and Mrs. Frank Demas of Moretown, Mr. and Mrs. Edward Frasier and family, Mr. Winslow, Arthur Fleming and Mrs. Leno, all of Montpelier, Mr. and Mrs. Clarence Kew of Irasville, Mr. and Mrs. Arthur Boyce and two sons, Irwin and Ernest, all of Waitsfield.

Sandwiches, cake and coffee were served and a good time was enjoyed by all. Mr. and Mrs. Wrisley were blindfolded, with handkerchiefs tied over their eyes, and were seated in two new chairs, a table placed in front of them and a number of very nice and useful presents were placed upon it, after which the blindfold was removed. They were too surprised to say much. Mr. and Mrs. Wrisley also received a sum of money. A. T. McCullough made some very appropriate remarks on marriage. The evening was spent in music, singing and games.

Mr. and Mrs. Wrisley moved to this town some eight years ago, onto the farm of James Somerville, where they are caring for Mr. Somerville.

1923 Somerville being cared for by Wrisley



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Fri, Feb 17, 2023

tions for nurses.
Walter Seeley of Waitsfield has
purchased the Wrisley place.
The town has bought a new road

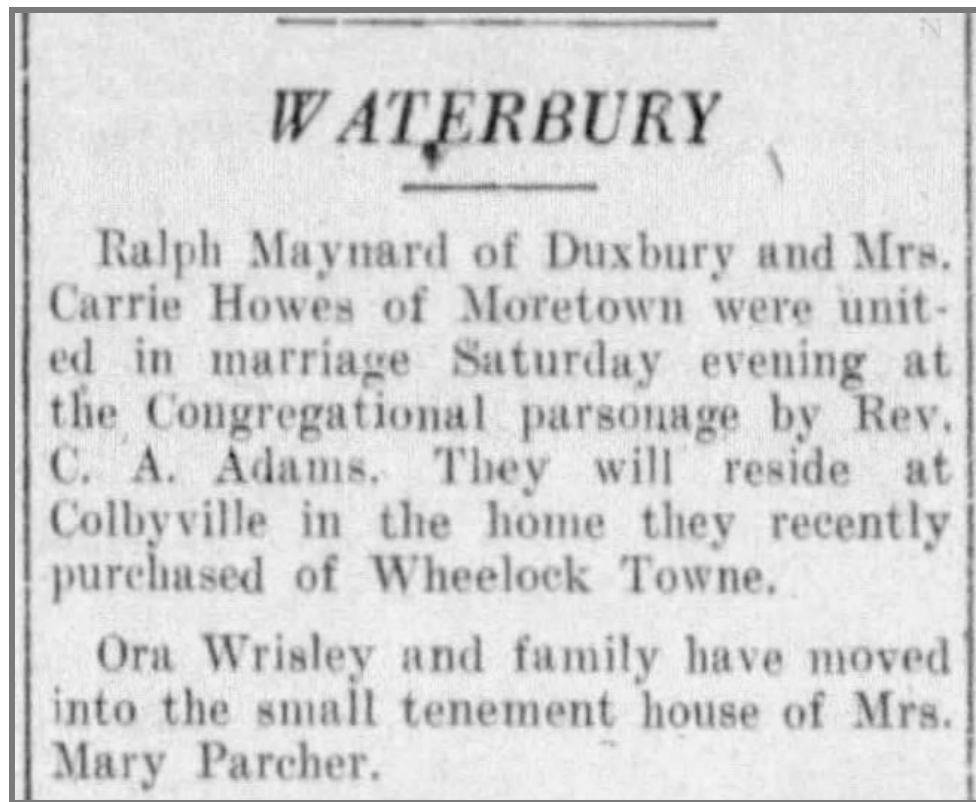
1930 Seeley purchased Wrisley place



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Sat, May 6, 2023



1927 Wrisley living in Waterbury



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Fri, May 5, 2023

Appendix A: Boyce Hill Deed History

2019 December 13 | Book 167 Page 160-169 | Easement
Fayston, Town of to Vermont Land Trust, Inc

2019 December 13 | Book 167 Page 159 | Resolution of the Selectboard
Ermione, LLC to Fayston, Town Of

2019 December 10 | Book 167 Page 135 | Resolution
Ermione, LLC to Fayston, Town Of
“The Town of Fayston is willing to accept this donation of land and with the Vermont Land Trust, Inc preserve this land as open public land”

2019 December 10 | Book 167 Page 134 | Warranty
Ermione, LLC to Fayston, Town Of

2011 December 20 | Book 123 Page 578-579 | Warranty
Newis, Robert E & Christine D to Ermione, LLC
Lease to McCloy et al, Mahlon H Jamieson and Harold R Stafford is of no further force and effect.

2008 May 5 | Book 111 Page 670-672 | Warranty
Newis, Robert E to Newis, Robert E & Christine D

1989 June 8 | Book 56 Page 244-245 | Spring Easement
Newis, Robert E & Newis John K to Saylor, Marie
Replace spring rights set forth in Book 42 Page 355 from Boyd to Jamieson & Stafford

1984 June 6 | Book 46 Page 184 | Quitclaim
Newis, Brenda B to Newis, Robert E

1981 October 19 | Book 44 Page 81 | ROW Easement
Newis, Robert E & Brenda B & Newis John
ROW to Washington Electric Co-operative inc
On existing ROW for Ward Lumber Co
From existing pole #116 R8 on Town Highway 6 to Town Highway 1

1981 September 15 | Book 42 Page 446-447 | Warranty
Boyd, Theodore V to Newis, Robert E & Brenda B & Newis, John K

1981 September 8 | Book 42 Page 445 | CANCELLED SALE
Hartshorn, Paul & Marie to Behn, Peter C
CANCELLED See Book 23 Page 226

1981 July 21 | Book 42 Page 355-356 | Warranty with Spring Easement
Boyd, Theodore V to Jamieson, Mahlon H & Stafford Harold R
-Small 1-acre parcel block missing from southeast corner, now part of adjacent Saylor land

1976 January 8 | Book 31 Page 467-468 | Warranty
Bellows, H. Arthur Jr (of Stamford, CT) to Boyd, Theodore V (of Canton, Ohio)

1972 September 1 | Book 27 Page 24-26 | Mortgage
Bellows, H. Arthur Jr. & Boyd, Theodore V to McCloy, John J II & Whittlesey, Frank C III &
Woods, Wilbur L & Graves Harold T III
93 acres in North Fayston

1972 September 1 | Book 27 Page 20-23 | Warranty
McCloy, John J II & Whittlesey, Frank C III & Woods, Wilbur L & Graves Harold T III (all of New
York City) to Bellows, H. Arthur Jr & Boyd, Theodore V (both of New York City)
93 acres
Subject to a lease with Mahlon H Jamieson & Harold R Stafford

1967 December 26 | Book 24 Page 138 | Mortgage
Hartshorn, Paul H & Marie A (of Waitsfield) to Whittelsey, Frank C & Woods, Wilbur L & Graves,
Harold T & McCloy, John J (all of New York City)
-For \$20,000.00
-Shall keep at all times the buildings on the land satisfactorily insured against loss by fire

1967 December 28 | Book 24 Page 136 | Quitclaim
Ward Lumber Company, Inc to Hartshorn, Paul H & Marie A
Adjoins land given to Ward Lumber by:
-John Francis (Bk19/24) and
-Burton S Ward (Bk18/141)

1967 December 26 | Book 24 Page 135 | Warranty
Hartshorn, Paul H & Marie A to Whittelsey, Frank C & Woods, Wilbur L & Graves, Harold T &
McCloy, John J
-93 acres
-Lots 2 and 3 in Range 6 of original Fayston Town Lots

1967 December 22 | Book 24 Page 129A | Quitclaim
Hartshorn, Paul H & Marie A to Ward Lumber Company, Inc
Adjoins land given to Ward Lumber by:
-John Francis (Bk19/24) and
-Burton S Ward (Bk18/141)

1967 December 19 | Book 24 Page 128A | Quitclaim
Chittenden Trust Company to Ward Lumber Company, Inc
Meant to discharge a mortgage on same land as Book 24/129A
1966 August 5 | Book 23 Page 226 | CANCELLED SALE
Hartshorn, Paul & Marie to Behn, Peter C
CANCELLED see Book 42 Page 445

1958 February 24 | Book 21 Page 204 | Quitclaim
Meaker, R.S. to Hartshorn, Paul H & Marie A
Same lands given to Paul H & Katharine M Hartshorn
-Removing Paul's mother's claim

1958 February 19 | Book 21 Page 203 | Quitclaim
Hartshorn, Paul H & Marie A to Meaker, R.S., Trustee

1957 June 16 | Book 20 Page 124 | Warranty
Joslin, Harold L & Floy B to Hartshorn, Clarence & Katharine M
-100 acres more or less of pasture land in Fayston
-Also "Home Farm" located in Waitsfield

1948 May 1 | Book 19 Page 108 | Warranty
Gaylord, Walter M & Gladys M to Joslin, Harold L & Floy B
-Primary farmland in Waitsfield

1947 May 6 | Book 19 Page 88 | Warranty
Maxham, Mervin to Gaylord, Walter & Gladys
-Primary farmland in Waitsfield

1944 March 11 | Book 19 Page 375 | Administrator's Deed
Joslin, Ward E, Administrator of Laura A Seeley Estate to Maxham, Mervin
-Primary farmland in Waitsfield

1930 June 23 | Book 18 Page 173 | Mortgage
Seeley, W.E. & Laura A to Wrisley, Ora W & Clara A
-\$515 with 5% interest annually until paid
-Keep buildings insured for the benefit of the mortgage and pay taxes for current year

1930 June 23 | Book 18 Page 38 | Warranty Deed
Wrisley, Ora W & Clara A to Seeley, W.E. & Laura A
-"Known as the James H Somerville farm consisting of about 100 acres situated in what is known as North Fayston"
-Grantees must pay taxes for the 1930 year and the fire insurance premium for the buildings
-All of the farming tools also conveyed

1918 February 20 | Book 16 Page 170 | Warranty Deed

Somerville, James H to Wrisley, Ora W & Clara A

“Being my home farm of about 100 acres in the town of Fayston”

-Also a wood lot of about 45 acres in the town of Duxbury

-Conveying all the farming and sugar tools except the new buggy

-Farm conveyed with a life lease for Somerville & provide him with a suitable burial and Wrisley cannot sell the farm while Somerville is alive

1916 September 11 | Book 16 Page 135 | Warranty Deed

Rice, Walter A to Ward Lumber Company

-28 acres once part of the Mason W Boyce home farm

1916 June 2 | Book 16 Page 282 | Mortgage

Rice, Walter A to Bulbeley, F.H.

-28 acres once part of the Mason W Boyce home farm

-\$56 payable three months from current date

1915 February 11 | Book 16 Page 95 | Warranty Deed

Somerville, James H to Rice, Walter A

-28 acres once part of the Mason W Boyce home farm

“Forms no part of my homestead”

1888 May 24 | Book 12 Page 440 | Mortgage

Somerville, James H to Gleason, C.J.

-28 acres part of the home farm of Mason W Boyce

-Four notes for \$50 each payable in four years from current date with interest annually

1888 May 24 | Book 12 Page 174 | Warranty Deed

Gleason, C.J. to Somerville, J.H.

-being part of the home farm of Mason W Boyce and foreclosed on mortgage by me (Gleason) and title to land was obtained by Decree of Foreclosure

-28 acres

1877 December 8 | Book 11 Page 461 | Assignment

Gleason, CJ from Boyce, Diana

Foreclosure of Mortgage from CJ Gleason and Mason W Boyce

1876 September 5 | Book 11 Page 370 | Mortgage

Somerville, James H & Candis to Hutchins, Leander

-Our home farm

-\$300 due in three years from current date

-No note for discharge, but appears to have been paid off

1875 April 24 | Book 11 Page 264 | Mortgage

Somerville, James H & Candis to Somerville, William

- Our home farm

- Five notes dated March 24, 1875, first four \$200 each, fifth for \$190 due annually in five years by March 24, 1880

- No note for discharge, but appears to have been paid off

1866 February 10 | Book 10 Page 61 | Warranty

Durkee, Arba to Boyce, Mason W

- Beginning at a beach tree on the northwest corner of Lot 1 in the 7th Range of the 1st Division

- 28 acres

1871 September 5 | Book 10 Page 607 | Fence Line Division

Somerville, James H & Durkee, Arba

- At the request of Arba Durkee "...disputes here arisen concerning the proportion of the division fence to be made and maintained by each of them"

- "We do assign to the said James Somerville all that portion of said fence beginning at the northwest corner of the said J Somerville's land and then running southerly on the division line between the lands of the said Arba Durkee 84 rods to a stake and stones" "to be maintained forever"

- "We do assign to the said Arba Durkee all the portion of fence situated between the aforesaid stake and stones and the south end of the division line between them being 84 rods" "to be maintained forever"

1871 September 5 | Book 10 Page 606 | Fence Line Division

Durkee, Arba and Boyce, Mason

- "...disputes have arisen concerning the proportion of the division fence to be made and maintained by each of them..."

- "...assign to the said Mason Boyce all that portion of said fence beginning at the northwest corner of the said Arba Durkee's land and thence running east on the division line between the lands..." "...being forty two and one half rods..."

- "...assign to the said Arba Durkee all that portion of said fence situated between the aforesaid stake and stones and the south end of the division line between them being forty two and one half rods..."

1866 June 2 | Book 10 Page 130 | Mortgage

Somerville, James H to Boyce, James P

- 130 acres of land in Fayston and Duxbury

- Ten notes bearing equal date with this deed

 - First: \$500 due November 1, 1867 without interest, all others with interest

 - Second-Fourth (3): \$100, each due before November 1, 1867, 1868, 1869

 - Fifth-Tenth(6): \$200 due annually on November 1, 1870, 1871, 1872, 1873, 1874

- Keep buildings insured against fire for the benefit of the mortgage

- Discharged May 1, 1875

1866 June 2 | Book 10 Page 129 | Warranty

Boyce, James P & Mary to Somerville, James H

"Being the farm on which we now live and occupy"

-Included a piece of land in Duxbury (Book 11, Page 491 in Duxbury Records)

-130 acres between both parcels (Boyce Hill parcel is 92-95 acres at this time)

-Excepting 30 acres sold to George and William Nelson

-Reserving 10 dwarf apple trees

-Reference to insurance payment

-Possession given on the 1st day of April 1867 if the said Somerville shall pay Boyce \$500, if not, possession is withheld and the building insured by Somerville for my benefit.

1866 February 10 | Book 10 Page 61 | Warranty

Durkee, Arba to Boyce, Mason W

Northwest corner of Lot 1 in the 7th Range of the 1st Division

28 acres

1864 April 8 | Book 9 Page 588 | Warranty

Boyce, James P to Nelson, George & Nelson, William

-30 acres off the northwest corner of Lot 1 in the 6th Range, 1st Division right of Daniel Sherman

*Today 20 acres is owned by the Bisbee family and the other 10 is part of Mad River Equities to the west

1852 November 11 | Book 7 Page 281 | Mortgage

Boyce, James P to Elliott, Isaac

-Mortgage between Isaac Elliott and James P Boyce with payment plan of Boyce to Elliott for purchase of Lot 1 and Lot 2 for \$100 payable on January 1, 1859 and 4 other payments each January 1 totaling \$500 until January 1, 1863.

-One mortgage to Hezekiah Selleck for \$306.40

-One mortgage to Garinter Hastings \$180.00

1852 November 11 | Book 7 Page 280 | Warranty

Elliott, Isaac to Boyce, James P

-Westerly half of Lot 2 in 6th Range, original right of Benjamin Bingham, 70 acres

-Westerly half of Lot 1 in 6th Range, original right of Daniel Sherman

-One mortgage to Hezekiah Selleck for \$306.40

-One mortgage to Garinter Hastings \$180.00

1852 October 5 | Book 7 Page 279 | Warranty

Elliott, Aaron & Lydia to Elliott, Isaac H

-Premises which we now live and occupy

-Lot 1 in original right of Daniel Sherman

-Lot 2 (see Book 6/13 from Timothy Corliss)

-125 acres total

-Mortgages to Garinter Hastings and Hezekiah Selleck to be paid by Isaac Elliott

1850 May 9 | Book 7 Page 63 | Mortgage

Elliott, Aaron to Hastings, Garinter

-Westerly half of Lot 2 in 6th Range, 1st Division right of Benjamin Bingham

-Westerly half of Lot 1 in 6th Range, 1st Division right of Daniel Sherman

-110 acres

-"Being the premises on which I live and occupy"

-Subject to previous mortgage to Hezekiah Selleck (Book 6/394)

-Note for \$150 due one year from current date

1850 February 7 | Book 7 Page 52 | Quitclaim

Elliott, Isaac to Elliott, Aaron

-Westerly half of Lot 1 in the 6th Range, 1st Division in original right of Daniel Sherman

-55 acres

1847 December 3 | Book 6 Page 394 | Mortgage

Elliott, Aaron to Selleck, Hezekiah (of Michigan)

-Westerly half of Lot 2 in the 6th Range, 2nd Division right of Benjamin Bingham

-75 acres

-Eight notes all dated December 2, 1847:

-First: \$200 due within 7 years

-2-8: \$14 due annually, by 1854

*2nd Division right is incorrect, it is the 1st Division right, there is no 2nd Division Lot 2 in the 6th Range.

1847 January 5 | Book 6 Page 302 | Warranty

Boyce, Ziba W to Elliott, Aaron & Elliott, Isaac H

-Westerly half of Lot 1 in the 6th Range, 1st Division in original right of Daniel Sherman

-55 acres

1846 June 5 | Book 6 Page 264 | Quitclaim

Marble, Joseph (of Fayston) by Power of Attorney for Orson Marble to Boyce, Ziba W (of Fayston)

-Easterly half of Lot 2 in 5th Range, 1st Division right of Simeon Smith

-Westerly half of Lot 1 in 6th Range, 1st Division right of Daniel Sherman

1846 June 5 | Book 6 Page 263 | Warranty

Marble, John (of Indiana) by Power of Attorney for Orson Marble to Boyce, Ziba W (of Fayston)

-Easterly half of Lot 2 in 5th Range, 1st Division right of Simeon Smith

-Westerly half of Lot 1 in 6th Range, 1st Division right of Daniel Sherman

-Son of Orson Marble, likely inherited upon Orson's death

1846 May 6 | Book 6 Page 262 | Power of Attorney

Marble, Orson (of Indiana) to Marble, John C (of Indiana)

-Appoint my brother John C Marble

1842 November 16 | Book 6 Page 14 | Warranty
Boyce, Paul (of Fayston) to Marble, Orson (of Fayston)
-Westerly half of Lot 1 in 6th Range, 1st Division right of Daniel Sherman
-55 acres
-Son of Orson Marble, likely inherited upon Orson's death

1842 November 14 | Book 6 Page 13 | Warranty
Corliss, Timothy E to Elliott, Aaron
-Westerly end of Lot 2 in the 6th Range, 2nd Division right of Benjamin Bingham
-70 acres
*2nd Division is an error, it is the 1st Division right of Benjamin Bingham. There is no 2nd Division Lot 2 in the 6th Range

1841 November 19 | Book 5 Page 454 | Mortgage
Corliss, Timothy E to Hastings, Garinter
-Westerly half of Lot 2 in the 6th Range, 1st Division right of Benjamin Bingham
-"Being the same land on which I now reside"
-Payable 1 year from current date and interest \$80

1840 February 13 | Book 5 Page 318 | Mortgage
Corliss, Timothy E to Hastings, Garinter
-Westerly half of Lot 2 in 6th Range, 2nd Division right of Benjamin Bingham
-75 acres
-One note one year from current date, \$70
*2nd Division is an error, it is the 1st Division right of Benjamin Bingham. There is no 2nd Division Lot 2 in the 6th Range.

1839 August 12 | Book 5 Page 314 | Warranty
Hutchins, Ebenezer E Husbandman of Fayston to Corliss, Timothy E Yeoman of Fayston
-Westerly end of Lot 2, 6th Range, 2nd Division right of Benjamin Bingham
-70 acres
*2nd Division is an error, it is the 1st Division right of Benjamin Bingham. There is no 2nd Division Lot 2 in the 6th Range.
-It is unknown why these titles switch, see Book 5 Page 304

1839 November 30 | Book 5 Page 307 | Mortgage
Corliss, Benjamin & Stone, Enoch to Hutchins Ebenezer E
-Easterly half of Lot 1 in the 6th Range and 1st Division of the right of Daniel Sherman
-55 Acres
-Easterly end of Lot 2 in the 6th Range and 1st Division of the original right of Benjamin Bingham
-Three promissory notes for \$166.22 annually in the month of January 1843, 1844, 1845
-Discharged by Ebenezer E. Hutchins on February 12 1844

1839 November 30 | Book 5 Page 306 | Quitclaim

Hutchins, Ebenezer E to Corliss, Benjamin & Stone, Enoch

Easterly half of Lot 1 in the 6th Range and 1st Division of the right of Daniel Sherman

55 Acres

*Quitclaim may be a reference to the prior mortgages, since language isn't included that he holds the property in fee simple. Or because Ebenezer had also just sold them the east half of Lot 2 on the same day. The discharge language on Bk 5/15 doesn't say WHEN it was discharged, and the "T Stone" may actually mean E. Stone, so the mortgages were assigned again.

1839 November 30 | Book 5 Page 305 | Warranty

Hutchins, Ebenezer E to Corliss, Benjamin & Stone, Enoch

Easterly end of Lot 2 in the 6th Range and 1st Division of the original right of Benjamin Bingham

"Running to David & Z.W. Boyce's corner on the south line and to the center of the lot on the north line."

1839 August 12 | Book 5 Page 304 | Warranty

Corliss, Timothy E husbandman of Fayston to Hutchins, Ebenezer E yeoman of Fayston

-Easterly half of Lot 2 in 6th Range, 2nd Division right of Benjamin Bingham

*2nd Division is an error, it is the 1st Division right of Benjamin Bingham. There is no 2nd Division Lot 2 in the 6th Range.

-Husbandman means farmer, and Yeoman means wealthy farmer usually a step above husbandman but below Esquire.

1839 May 18 | Book 5 Page 15 | Mortgage

Hutchins, Ebenezer E (of Fayston) to Elliott, Aaron

-Easterly half of Lot 1 in the 6th Range, 1st Division right of Daniel Sherman

-55 Acres

-Mortgage paid from Paul Boyce to Aaron Elliott for \$50.00 annually

-Mortgage paid from Ebenezer Hutchins to Aaron Elliott for \$50.00 in the next year, plus \$179.26 due September 1840

-Note at the bottom "this mortgage assignment to [T Stone?] and discharged by him"

*Appears to be an assignment for Aaron Elliott to get the \$50 he owes Paul Boyce back, plus funds from the sale of the land (May 18 is more than 2 years from March 1 per agreement)

1839 May 18 | Book 5 Page 272 | Warranty

Elliott, Aaron to Hutchins, Ebenezer E

-Easterly half of Lot 1, in 6th Range, 1st Division right of Daniel Sherman

-55 acres

-Mortgage to Paul Boyce for \$56 and interest annually

1837 March 1 | Book 5 Page 79 | Mortgage

Elliott, Aaron to Boyce, Paul

-Easterly half of Lot 1 in the 6th Range, 1st Division right of Daniel Sherman, 55 acres

-One note for \$56 payable in 2 years time from current date or this deed to be void

1837 March 1 | Book 5 Page 78 | Warranty

Richardson, Samuel & Richardson, Carlton to Elliott, Aaron (of Fayston)

-Easterly half of Lot 1 in the 6th Range, 1st Division right of Daniel Sherman

-55 acres

1836 August 23 | Book 4 Page 500-501 | Warranty

Stone, Wyman (of Fayston) to Corliss, Timothy E (of Fayston) & Hutchins, Stilson (of New Hampshire)

-All of Lot 2 in 6th Range, 1st Division right of Benjamin Bingham

-110 acres

-Corliss and Hutchins responsible for paying to Nathan Trask the remaining mortgage of \$85.00

-Corliss and Hutchins new mortgage to Wyman Stone for \$74.72 by January 31, 1837

1836 March 28 | Book 4 Page 498-499 | Mortgage

Stone, Wyman (of Waitsfield) to Trask, Nathan (Executor of Thomas Sterne Estate)

-All of Lot 2 in the 6th Range, 1st Division right of Benjamin Bingham

-110 acres

-Due January 1, 1837: \$50.00

-Due January 1, 1838: \$85.00

1836 March 28 | Book 4 Page 497 | Warranty

Trask, Nathan Executor of Sterne, Thomas estate (of Windsor) to Stone, Wyman (of Waitsfield)

-All of Lot 2 in the 6th Range, 1st Division right of Benjamin Bingham

-110 acres

1834 October 27 | Book 4 Page 396 | Warranty

Elliott, Aaron to Richardson, Samuel & Richardson, Carlton (of Fayston)

-East half of Lot 1, 6th Range, 1st Division right of Daniel Sherman

-55 acres

1834 November 11 | Book 4, Page 317 | Warranty

Bixby, Theophilus to Boyce, Paul (of Fayston)

-Westerly half of Lot 1 in 6th Range, 1st Division right of Daniel Sherman

-55 acres

1834 October 27 | Book 4 Page 318 | Quitclaim

Elliott, Aaron (of Fayston) to Bixby, Theophilus

-West half of Lot 1 in 6th Range, 1st Division right of Daniel Sherman

-55 acres

1830 November 10 | Book 4 Page 36 | Mortgage

Elliott, Aaron to Bixby, Theophilus

- All of Lot 1 in 6th Range, 1st Division right of Daniel Sherman, 110 acres
- One note for 8 months worth, paid by December 10, 1831
- One other note for 8 months worth, paid by December 10, 1832
- Third and last note for 8 months worth, paid by December 10, 1833

1830 November 10 | Book 4 Page 20 | Warranty

Bixby, Theophilus to Elliott, Aaron (of Grafton, New Hampshire)

- All of Lot 1 in 6th Range, 1st Division right of Daniel Sherman, 110 acres
- Reserving for myself the use of the land for 3 years from this date agreeing to pay all interest and taxes which may arise on said land for the term aforesaid.

1825 June 14 | Book 3 Page 145 | Warranty

Daniels, Henry (of Windsor) to Bixby, Theophilus (of Fayston)

- All the 1st Division lot in the right of Daniel Sherman being Lot 1 in the 6th Range

1825 June 14 | Book 3 Page 144 | Quitclaim

Daniels, Henry (of Windsor) to Bixby, Theophilus (of Fayston)

- All the undivided right of Daniel Sherman, 110 acres

1824 November 5 | Book 3 Page 17 | Quitclaim

Trask, Nathan (of Windsor) to Daniels, Henry (of Windsor)

- Undivided land of the original right of Daniel Sherman, 110 acres
- Conveyed by William Sherman (tax collector) by vandue deed January 1, 1823
- *Assumed to be acting as Executor to the Estate of Thomas Sterne though the language isn't present. Use of quitclaim language supports this theory.

1824 November 15th | Book 3 Page 16 | Warranty

Trask, Nathan as Executor to the Estate of Sterne, Thomas (of Windsor) to Daniels, Henry (of Windsor)

- 1st Division lot of the right of Daniel Sherman being Lot 1 in 6th Range

1823 January 1 | Book 2 Page 216-217 |

Sherman, William (Fayston Tax Collector) to Trask, Nathan (of Windsor)

Purchased at Vandue following lands, undivided rights of:

-Benjamin Bingham (Lot 2)

- Christopher Dutcher
- Amos Huntington Jr

-Daniel Sherman (Lot 1)

- Ebenezer Walbridge
- Amos Huntington
- All lands purchased for \$4.43

1807 January 7 | Book 1 Page 38 | Warranty

Conant, Stephen (of Windsor) to Sterne, Thomas (of Claremont, New Hampshire)

- Lot 2 in the 2nd Range

- Lot 5 in the 3rd Range

- Lot 1 & 5 in the 4th Range

- Lot 1 in the 5th Range

- Lot 1, 2 & 3 in the 6th Range**

- 110 acres in each lot

- Deeded to me by Thomas G Wait, late of Bennington

1807 December 3 | Book 1 Page 87-88 | Warranty Deed

Williams, Jesse (of Woodstock) to Sterne, Thomas (of Claremont, New Hampshire)

- 7 lots, each 110 acres (see Wait, Lynde Vandue Deed below)

- Includes all of Lots 1 and 2 in the 6th Range to the original rights of Daniel Sherman and Benjamin Bingham

1807 November 26 | Book 1 Page 86-87 | Vandue Deed

Wait, Lynde as Tax Collector to Williams, Jesse (of Woodstock)

- 1st Division lot of the right of Ebenezer Walbridge Lot 5, 3rd Range

- 1st Division lot of the right of Christopher Dutcher Lot 1, 4th Range

- 1st Division lot of the right of Amos Huntington & 2nd Division of the same right Lots 1 & 5, 5th and 4th Ranges

- 1st Division of the right of Daniel Sherman Lot 1, 6th Range**

- 1st Division of the right of Benjamin Bingham Lot 2, 6th Range**

- 1st Division of the right of Abel Prescott Lot 3, 6th Range

- 7 lots total, 110 acres in each lot for \$26.39

1806 November 25 | Book 1 Page 28-35 | Vandue Deed

- Benjamin Bingham original right 1st Division lot sold to Williams, Jesse for \$3.77 on Page 28

- Daniel Sherman original right 1st Division undivided original right sold to Wait, Benjamin for \$3.77 on Page 35

1806 September 22 | Book 1 Page 27 | Oath of Office

Wait, Lynde as Tax Collector for the Town of Fayston

- James Wait, Town Clerk

PROPRIETORS RECORDS

1790 January 21: Legal Meeting of the Proprietors of the Township of Fayston at the courthouse in Bennington

1. Amos Huntington, Esq. chosen as Moderator
2. Ebenezer Walbridge chosen as Proprietor's Clerk
3. Voted to accept the survey of said Fayston
4. Voted on a tax of 90 shillings and 6 pence on each right to defray the expense of lotting the 1st and 2nd Divisions with 107 acres in a Division with incidental charges
5. David Bussel chosen as Treasurer for Proprietors
6. Voted to make a draft of said allotment

First Division:

Benjamin Bingham granted Range 6, Lot 2

Daniel Sherman granted Range 6, Lot 1

Second Division:

Benjamin Bingham granted Range 4, Lot 16

Daniel Sherman granted Range 4, Lot 19

LOT 1 & 2 OWNERSHIP

1790-1806: Daniel Sherman Lot 1 & Benjamin Bingham Lot 2 (16 years, no occupation)

1806: Jesse Williams Lot 1 & 2 (no occupation)

1806-1824: Thomas Sterne all of Lot 1 (17 years, no occupation, always of Windsor)

1806-1836: Thomas Sterne all of Lot 2 (29 years, no occupation, always of Windsor)

1824-1825: Henry Daniels all of Lot 1 (assumed no occupation November-June)

1825-1830: Theophilus Bixby all of Lot 1 (5 years, potential first occupant)

1830-1834: Aaron Elliott on all of Lot 1 (4 years, potential first occupant)

*Theophilus retains use of land for 3 years

1834: Theophilus Bixby west half of Lot 1 (October-November)

1834-1842: Paul Boyce on west half of Lot 1 (8 years)

1834: Samuel & Carlton Richardson East half of Lot 1

1836: Wyman Stone on all of Lot 2 (assumed no occupation, March-August)

1836-1839: Timothy Corliss on all of Lot 2 (3 years, first occupant on Lot 2)

1836-1842: Timothy Corliss westerly half of Lot 2 (3 years full lot, 6 total on westerly)

1837: Aaron Elliott easterly half of Lot 1 back from Richardson

1839: Ebenezer Hutchins on easterly half of Lot 2 (Corliss gets westerly)

1842-1846: Orson Marble on western half of Lot 1, later John & Joseph Marble

1842-1852: Aaron Elliott westerly Lot 2 (10 years, definite occupancy)

1846-1847: Ziba Boyce westerly Lot 1

1847-1852: Aaron Elliott westerly Lot 1 (westerly Lot 2 since 1842) (10 years Lot 2, 5 years both)

*First to own both westerly Lot 1 & westerly Lot 2, the current Boyce Hill parcel

1852: Isaac Elliott westerly Lot 1 & westerly Lot 2 (October-November)

1852-1866: James P Boyce (14 years, definite occupancy in 1858 Walling map before move to
Big Basin Road on 1873 Beers Atlas)

1866-1918: James H Somerville (52 years)

1918-1930: Ora & Clara Wrisley (12 years)

1930-1944: W.E. & Laura Seeley (14 years)

1944-1947: Mervin Maxham (3 years)

1947-1948: Walter & Gladys Gaylord (1 year)

1948-1957: Harold & Floy Joslin (9 years)

1957-1958: Clarence & Katharine Hartshorn (1 year)

1958-1967: Paul & Marie Hartshorn (9 years)

1967-1972: Frank Whittelsey, Wilbur Woods, Harold Graves, John McCloy (5 years)

1972-1976: H. Arthur Bellows Jr & Theodore Boyd (4 years)

1976-1981: Theodore Boyd (5 years)

1981-2011 Robert Newis (30 years)

2011-2019 Ermione, LLC (8 years)

2019-Present: Fayston, Town Of

LOT 1 OWNERSHIP HISTORY

1790-1806: Daniel Sherman Lot 1

1806: Jesse Williams Lot 1 & 2 (no occupation)

1806-1824: Thomas Sterne all of Lot 1 (no occupation, lived in Windsor)

1825-1830: Theophilus Bixby all of Lot 1 (5 years, potential first occupant)

1830-1834: Aaron Elliott on all of Lot 1 (4 years, potential first occupant)

*Theophilus retains use of land for 3 years

1834: Theophilus Bixby west half of Lot 1 (October-November) and Aaron Elliott on east half

1834-1842: Paul Boyce on west half of Lot 1 (8 years)

1834-1837: Samuel & Carlton Richardson East half of Lot 1 (3 years)

(Aaron Elliot no longer has Lot 1)

1837: Aaron Elliott easterly half of Lot 1 back from Richardson

1842-1846: Orson Marble on western half of Lot 1, later John & Joseph Marble

1846-1847: Ziba Boyce westerly Lot 1

1847-1852: Aaron Elliott westerly Lot 1 (westerly Lot 2 since 1842) (10 years Lot 2, 5 years both)

*First to own both westerly Lot 1 & westerly Lot 2, the current Boyce Hill parcel

1852: Isaac Elliott westerly Lot 1 & westerly Lot 2 (October-November)

1852-1866: James P Boyce westerly half of Lot 1 & 2 (14 years)

1866-1918: James H Somerville (52 years)

1918-1930: Ora & Clara Wrisley (12 years)

1930-1944: W.E. & Laura Seeley (14 years)

1944-1947: Mervin Maxham (3 years)

1947-1948: Walter & Gladys Gaylord (1 year)

1948-1957: Harold & Floy Joslin (9 years)

1957-1958: Clarence & Katharine Hartshorn (1 year)

1958-1967: Paul & Marie Hartshorn (9 years)

1967-1972: Frank Whittelsey, Wilbur Woods, Harold Graves, John McCloy (5 years)

1972-1976: H. Arthur Bellows Jr & Theodore Boyd (4 years)

1976-1981: Theodore Boyd (5 years)

1981-2011 Robert Newis (30 years)

2011-2019 Ermione, LLC (8 years)

2019-Present: Fayston, Town Of

LOT 1 WESTERLY OWNERSHIP (Boyce Hill Town Forest northern portion)

1790-1806: Daniel Sherman Lot 1 (16 years, no occupation)

1806: Jesse Williams Lot 1 & 2 (no occupation)

1806-1824: Thomas Sterne all of Lot 1 (18 years no occupation, lived in Windsor)

1825-1830: Theophilus Bixby all of Lot 1 (5 years, potential first occupant)

1830-1834: Aaron Elliott on all of Lot 1 (4 years, potential first occupant)

*Theophilus retains use of land for 3 years

1834: Theophilus Bixby west half of Lot 1 (October-November) and Aaron Elliott on east half

1834-1842: Paul Boyce on west half of Lot 1 (8 years)

1842-1846: Orson Marble on western half of Lot 1, later John & Joseph Marble (4 years)

1846-1847: Ziba Boyce westerly Lot 1

1847-1852: Aaron Elliott westerly Lot 1 (westerly Lot 2 since 1842) (10 years Lot 2, 5 years both)

*First to own both westerly Lot 1 & westerly Lot 2, the current Boyce Hill parcel

1852: Isaac Elliott westerly Lot 1 & westerly Lot 2 (October-November)

1852-1866: James P Boyce westerly half of Lot 1 & 2 (14 years)

1866-1918: James H Somerville (52 years)

1918-1930: Ora & Clara Wrisley (12 years)

1930-1944: W.E. & Laura Seeley (14 years)

1944-1947: Mervin Maxham (3 years)

1947-1948: Walter & Gladys Gaylord (1 year)

1948-1957: Harold & Floy Joslin (9 years)

1957-1958: Clarence & Katharine Hartshorn (1 year)

1958-1967: Paul & Marie Hartshorn (9 years)

1967-1972: Frank Whittelsey, Wilbur Woods, Harold Graves, John McCloy (5 years)

1972-1976: H. Arthur Bellows Jr & Theodore Boyd (4 years)

1976-1981: Theodore Boyd (5 years)

1981-2011 Robert Newis (30 years)

2011-2019 Ermione, LLC (8 years)

2019-Present: Fayston, Town Of

LOT 2 WESTERLY OWNERSHIP (Boyce Hill Town Forest southern portion & cellar hole location)

1790-1806: Benjamin Bingham Lot 2 (16 years, no occupation)

1806: Jesse Williams Lot 1 & 2 (no occupation)

1806-1836: Thomas Sterne all of Lot 2 (29 years, no occupation, always of Windsor)

1836: Wyman Stone on all of Lot 2 (assumed no occupation, March-August)

1836-1839: Timothy Corliss on all of Lot 2 (3 years, first occupant on Lot 2)

1836-1842: Timothy Corliss westerly half of Lot 2 (3 years full lot, 6 total on westerly)

1839: Ebenezer Hutchins on easterly half of Lot 2 (Corliss gets westerly)

1842-1852: Aaron Elliott westerly Lot 2 (10 years, definite occupancy)

1847-1852: Aaron Elliott the first to have westerly Lot 1 & westerly Lot 2

1852: Isaac Elliott westerly Lot 1 & westerly Lot 2 (October-November)

1852-1866: James P Boyce westerly Lot 1 & westerly Lot 2 (14 years)

1866-1918: James H Somerville (52 years)

1918-1930: Ora & Clara Wrisley (12 years)

1930-1944: W.E. & Laura Seeley (14 years)

1944-1947: Mervin Maxham (3 years)

1947-1948: Walter & Gladys Gaylord (1 year)

1948-1957: Harold & Floy Joslin (9 years)

1957-1958: Clarence & Katharine Hartshorn (1 year)

1958-1967: Paul & Marie Hartshorn (9 years)

1967-1972: Frank Whittelsey, Wilbur Woods, Harold Graves, John McCloy (5 years)

1972-1976: H. Arthur Bellows Jr & Theodore Boyd (4 years)

1976-1981: Theodore Boyd (5 years)

1981-2011 Robert Newis (30 years)

2011-2019 Ermione, LLC (8 years)

2019-Present: Fayston, Town Of

Timeline of Boyce Hill Ownership (Simplified)

1790: Daniel Sherman Lot 1
1790: Benjamin Bingham Lot 2
1807: Jesse Williams Lot 1 & 2
1807: Thomas Sterne all of Lot 1 & 2
1824: Henry Daniels all of Lot 1
1825: Theophilus Bixby all of Lot 1
1830: Aaron Elliott all of Lot 1
1834: Theophilus Bixby western half of Lot 1
1834: Paul Boyce western half of Lot 1
1834: Samuel & Carlton Richardson eastern half of Lot 1
1836: Wyman Stone all of Lot 2
1836: Timothy Corliss & Stilson Hutchins all of Lot 2
1837: Aaron Elliott eastern half of Lot 1
1839: Ebenezer Hutchins eastern half Lot 2
1839: Timothy Corliss western half of Lot 2
1842: Orson Marble western half of Lot 1
1842: Aaron Elliott western half of Lot 2
1846: Ziba Boyce western half of Lot 1
1847: Aaron Elliott western half of Lot 1 & western half of Lot 2
1850: Aaron Elliott mortgage the first to mention occupied premises
1852: Isaac Elliott on western half of Lot 1 & western half of Lot 2
1866: James H Somerville
1918: Ora & Clara Wrisley
1930: W.E. & Laura Seeley
1944: Mervin Maxham
1947: Walter & Gladys Gaylord
1948: Harold & Floy Joslin
1957: Clarence & Katharine Hartshorn
1958: Paul & Marie Hartshorn
1967: Frank Whittelsey, Wilbur Woods, Harold Graves, John McCloy
1972: H, Arthur Bellows Jr & Theodore Boyd
1976: Theodore Boyd
1981: Robert Newis
2011: Ermione, LLC
2019: Fayston, Town Of

LONGEST OWNERSHIP

1866-1918: James H Somerville (52 years)

1981-2011 Robert Newis (30 years)

1807-1836: Thomas Sterne all of Lot 2 (29 years, no occupation, always of Windsor)

1807-1824: Thomas Sterne all of Lot 1 (17 years, no occupation, always of Windsor)

1790-1806: Daniel Sherman Lot 1 & Benjamin Bingham Lot 2 (16 years, no occupation)

1930-1944: W.E. & Laura Seeley (14 years)

1918-1930: Ora & Clara Wrisley (12 years)

1842-1852: Aaron Elliott (westerly Lot 2 for 10 years, 5 years both Lot 1 & 2)

*First to own both westerly Lot 1 & westerly Lot 2, the current Boyce Hill parcel

1948-1957: Harold & Floy Joslin (9 years)

1958-1967: Paul & Marie Hartshorn (9 years)

2011-2019 Ermione, LLC (8 years)

1834-1842: Paul Boyce of Fayston on west half of Lot 1 (8 years definite first occupant)

1825-1830: Theophilus Bixby of Fayston all of Lot 1 (5 years, potential first occupant)

1976-1981: Theodore Boyd (5 years)

Appendix B: All Agricultural Census Information 1850, 1860, 1870, 1880

1850 Ag Census – 69 farms listed in Fayston – 30 September-11 October, 1850

Aaron Elliott

Acres Improved: 100	Indian Corn: 50 bushels
Acres Unimproved: 70	Peas/Beans: 1 bushel
Cash Value of Farm: \$800	Irish Potatoes: 200 bushels
Value of Farming Machinery: \$40	Hay: 20 tons
Livestock Value: \$150	
Slaughtered Livestock Value: \$50	
Orchard Products: \$6	

Horses: 0
Sheep: 0
Oxen: 2
Milk Cows: 1
Butter: 300lbs
Other Cattle: 12
Swine: 1

1860 Ag Census – 113 farms listed in Fayston – 13-18 July, 1860

James Boyce

Acres Improved: 75	Wheat: 14 bushels
Acres Unimproved: 25	Rye: 13 bushels
Cash Value of Farm: \$1,000	Indian Corn: 30 bushels
Value of Farming Machinery: \$75	Oats: 23 bushels
Livestock Value: \$442	Irish Potatoes: 200 bushels
Slaughtered Livestock Value: \$42	Hay: 20 tons
Orchard Products: \$0 (none listed)	

Horses: 1
Oxen: 2
Milk Cows: 6
Butter: 400lbs
Other Cattle: 9
Sheep: 14
Swine: 1

1870 Ag Census – 119 farms listed in Fayston – 20-28 July, 1870

James Somerville

Acres Improved: 50	Spring Wheat: 14 bushels
Acres Unimproved: 70	Indian Corn: 30 bushels
Acres Other/Woodlot: 10	Oats: 100 bushels
Cash Value of Farm: \$2,000	Indian Corn: 30 bushels
Livestock Value: \$800	Irish Potatoes: 115 bushels
Slaughtered Livestock Value: \$50	Hay: 25 tons
Orchard Products: \$10	Maple: 150lbs
Market Garden: \$5	

Horses: 1
Oxen: 0
Milk Cows: 6
Butter: 600lbs
Other Cattle: 13
Sheep: 20
Wool: 80lbs
Swine: 1

1880 Ag Census – 119 farms listed in Fayston – 1-17 June, 1880

James Somerville

Acres Improved Tilled: 7	Orchard: 2 acres, 100 trees, 75 bushels, \$30 value
Acres Permanent Meadow: 100	Indian Corn: $\frac{3}{4}$ acre, 35 bushels
Acres Woodland: 100	Oats: 2 acres, 75 bushels
Forest Products: 40 cords, \$40 value	Wheat: 4 acres, 65 bushels
Acres Mown Grassland: 20	Peas: 3 bushels
Cash Value of Farm: \$2,500	Beans: 2 bushels
Value Farming Machinery: \$200	Irish Potatoes: 1 acre, 145 bushels
Livestock Value: \$550	Hay: 25 tons
Slaughtered Livestock Value: \$6	Maple: 375lbs
Farm Production Value: \$650	
Wages Paid: \$50, 5 weeks	
Fence building & repair: \$10 (Arba Durkee \$20)	

Milk Cows: 8	Slaughtered: 6	Horses: 2
Butter: 1,000lbs	Swine: 2	Oxen: 0
Other Cattle: 6	Barnyard Poultry: 20	Sheep: 11
Calves: 8	Other Poultry: 7	Wool: 80lbs
Purchased Cattle: 4	Eggs: 100	Lambs: 12
Sold Living: 7		Sold Living: 16
		Slaughtered: 1
		Fleeces: 11, 100lbs

Bennington January 21st 1790

at a Legal Meeting of the proprietors of the
Township of Fayston Holden at the Court house in
Bennington.

1st Chose Amos Huntington Esq^r. Moderator to
Govern said Meeting

2nd Chose Ebenezer Wallbridge proprietors Clerk

3rd Voted to accept the survey of said Fayston made
and Exhibited by the proprietors Committee
appointed to Survey Dⁿ Town their former meeting

4th Voted a Tax of Ninety Shillings and six pence lawful
money on each Right in Fayston publick Rights
Granted to Defray the Expense of Loting the first and
second Division in said Town of 107 Acres in a Division
With Incidental Charges

5th Chose David Russel Treasurer for Dⁿ proprietors

6th Voted to make a draft of said allotment at their
Meeting

State of Vermont Bennington ss Jan^y 21st 1790
appears Ebenezer Wallbridge Esq^r and Took the
necessary of oaths as proprietors clerk of Fayston

Before me Amos Huntington Justice of Peace

A List of the Proprietors Names of Fayston taken from
the Charter of T. Town January 21st 1790~

First Division

N. N. First Division

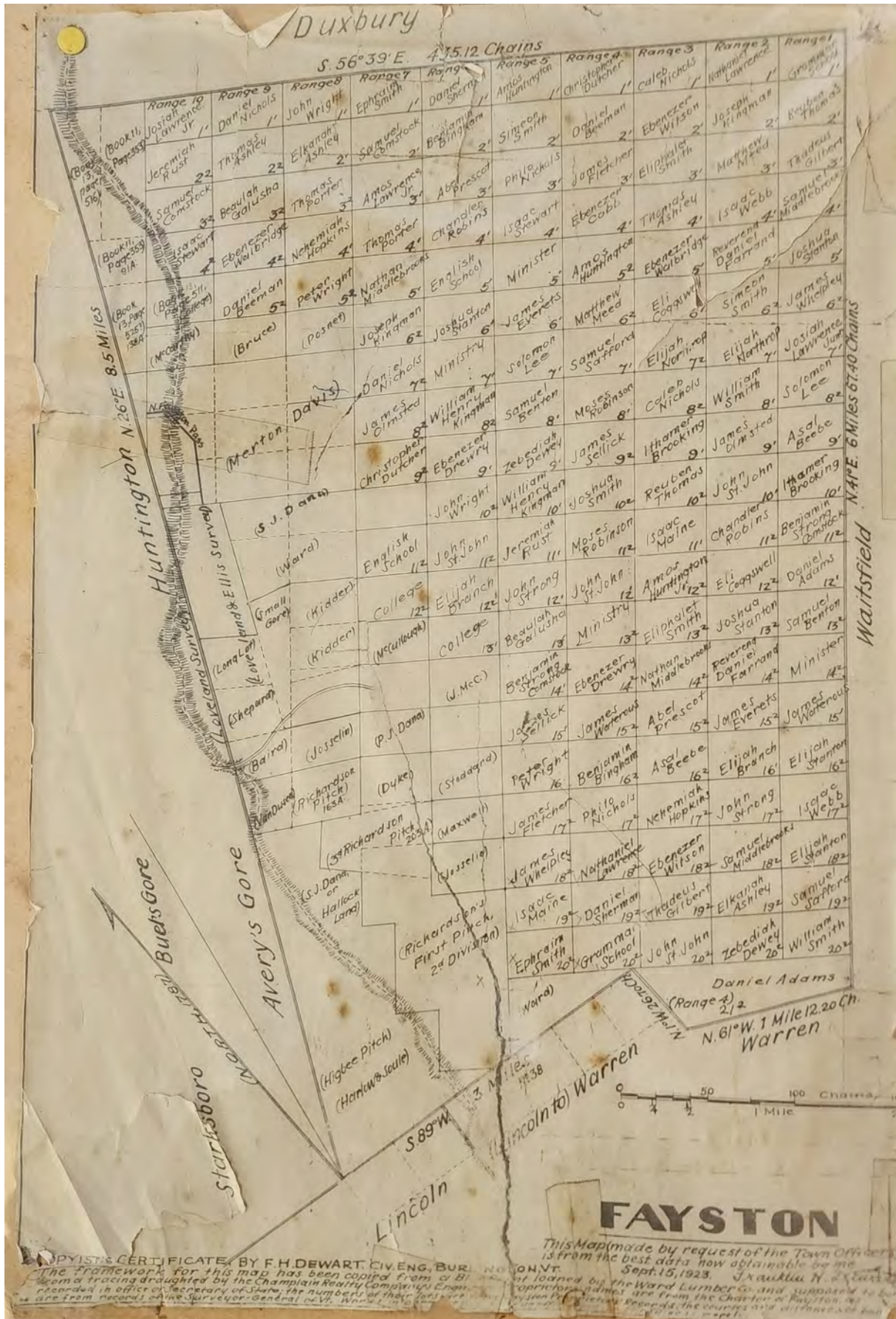
Ebenizer Walbridge Esq ^r	3-5	Lebediah Dewey	5-9
Nath ^l Lawrence	2-1	Jeremiah Rust	5-10
Amos Huntington	5-1	Ebenizer Dewey	6-9
Amos Huntington Jun ^r	7-3	Nehemiah Hopkins	8-4
Thamer Brooking	3-9	Moses Robinson	4-8
Thomas Athley	3-4	Reuben Thomas	1-2
Elijah Brarack	2-16	James Everets	5-6
Josiah Lawrence Jun ^r	1-7	Thomas Foster Esq ^r	7-4
Daniel Beeman	4-2	Ebenizer Cobb	4-4
Ephraim Smith	7-1	Elephet Smith	3-3
Peter Wright	5-16	William Smith	2-8
John Wright	8-1	Joshua Smith	1-5
Abel Prescott	6-3	Joshua Stanton	6-6
Christopher Dutcher	4-1	Samuel Benton	5-8
Rurand Daniel Farrand	2-5	Chandler Robins	6-4
William Henry Pingman	5-10	Isaac Stewart	5-4
Joseph Pingman	2-2	Elijah Northrop	2-7
Phil ^l Nichols	5-3	Isac Maine	3-11
Capel Nichols	5-1	James Fletcher	4-3
Matthew Mud	5-3	John Strong Esq ^r	5-12
Sam ^l Safford Esq ^r	4-7	Simon Smith	5-2
Shadens Gilbert	1-3	Bulah Galusha	5-13
James Whelpley	1-6	Benjah Strong	5-14
Nathaniel Middlebrook	7-5	James Olmsted	2-9
Sam ^l Middlebrook	1-4	James Watrous	1-15
John St. John	2-10	Salomon Lee	5-7
James Sellick	5-15	Elijah Stanton	1-16
Benjamin Bingham	6-2	Eli Coggeswell	3-6
Elkanah Atteley	8-2	Tit Beebe	1-9
Daniel Sherman	6-1	Daniel Adams	1-12
Ebenizer Willen	3-2	John St. Johns	4-12
Isaac Webb	2-4	Samuel Corristock	7-2
Daniel Nichols	9-1	College	6-13
		Grammar School	1-1
		Ministry	5-5
		Ministry	6-7
		English School	6-5

Second Division	P	N	Second Division	
Ebenezer Walbridge	9	4	Reuben Thomas	3 10
Nathaniel Lawrence	4	18	Moses Robinson Esq ^r	4 11
Amos Huntington	4	5	Jamais Cuvets	2 15
Amos Huntington Jun ^r	3	12	Thomas Poster Esq ^r	8 3
Thames Brooking	1	10	Ebenezer Cobb	7 10
Thomas Appleby	2	2	Elihu Smith	3 13
Elijah Branch	6	12	William Smith	1 20
Josiah Lawrence Jun ^r	10	1	Joshua Smith	4 10
Daniel Beman	9	5	Joshua Stanton	2 13
Ephraim Smith	5	20	Samuel Benton	1 13
Peter Wright	8	5	Chandler Robins	2 11
John Wright	6	10	Isaac Stewart	10 4
Abel Prescott	3	15	Elijah Northrop	3 7
Christopher Ducker	7	9	Isaac Main	5 19
Rev. Daniel Farrand	2	14	James Fletcher	5 17
Will ^m Henry Thingman	6	8	John Strong Esq ^r	2 17
Joseph Thingman	7	6	Simion Smith	2 6
Chilo Nichols	4	17	Bulah Galusha	9 3
Caleb Nichols	3	8	Benjamin Strong Comstock	1 11
Matthias Mud	4	6	James Christed	7 8
Samuel Safford Esq ^r	1	19	James Watrous	4 15
Shadous Gilbert	3	19	Solomon Lee	1 8
James Whiffely	5	18	Elijah Stanton	1 18
Nathan Middlebrook	3	14	Eli Cogswell	2 12
Sam ^l Middlebrook	2	18	Asel Bube	3 16
John T. John	3	20	Daniel Adams	4 20
James Telliak	4	9	John T. John	6 11
Benjamin Bingham	4	16	Sam ^l Comstock	10 3
Catharine Atteley	2	19	Colledge	7 18
Daniel Sherman	4	19	Grammar School	4 20
Ebenezer Wigon	3	18	First settled Minister	1 14
Isaac Webb	1	17	Ministry	4 13
Daniel Nichols	7	7	English School	7 11
Zebediah Dewey	2	20		
Jeremiah Rust	10	2		
Ebenezer Dwyer	4	14		
Rehmiak Hopkins	3	17		

The foregoing is a true copy
of the proprietors Records
Received January 2^d 1807

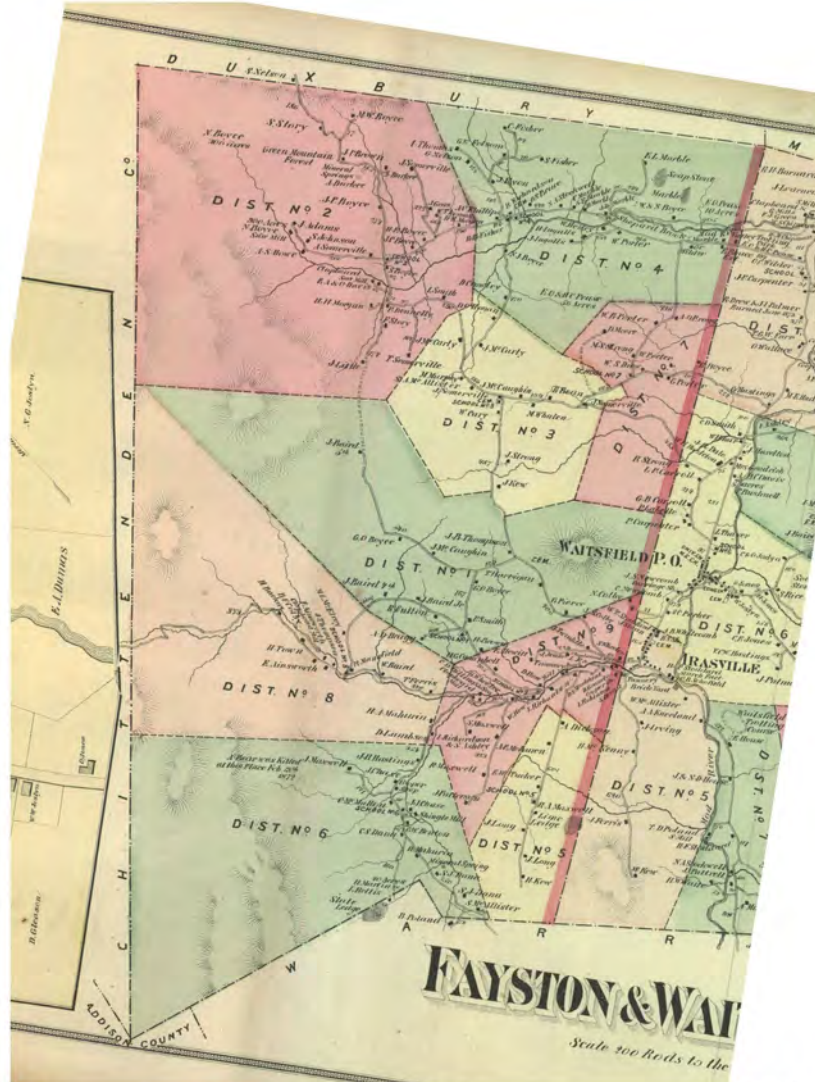
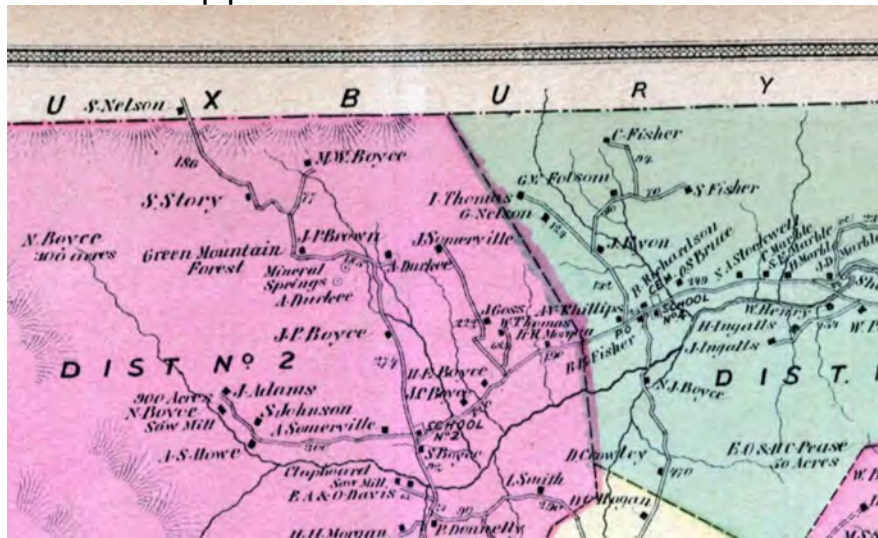
and Records By James Town Clerk of Fayston

Appendix D: Lotting Plan 1923





Appendix F: Beers Atlas 1873



Fayston, VT
Beers Atlas

1873

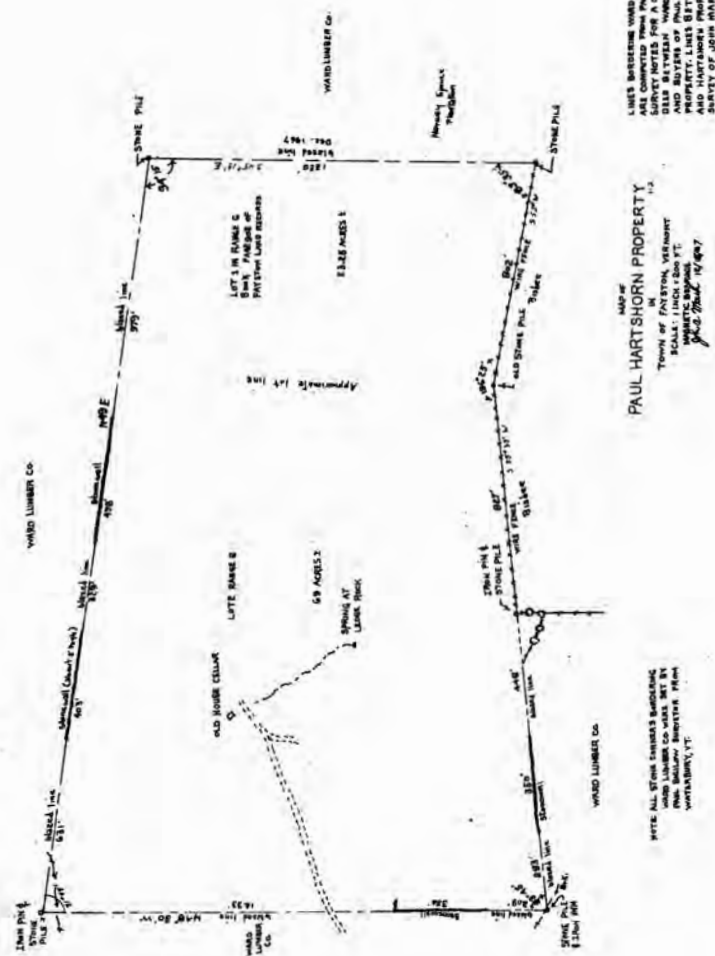
Atlas of Washington County, VT, F.W. Beers

Historical Maps at the State Size for Easy Study - Oct. 2000

Old Maps
PO Box 54
West Chesterfield, NH 03466 413-772-2803

Appendix G: Hartshorn Property Survey 1967

Paul Hartshorn Property Survey, to Whittling, Woods, Classed 116
 Record for Record. and Receipts as 24
 12/24/67. Attach Paul Hinkley Page 137



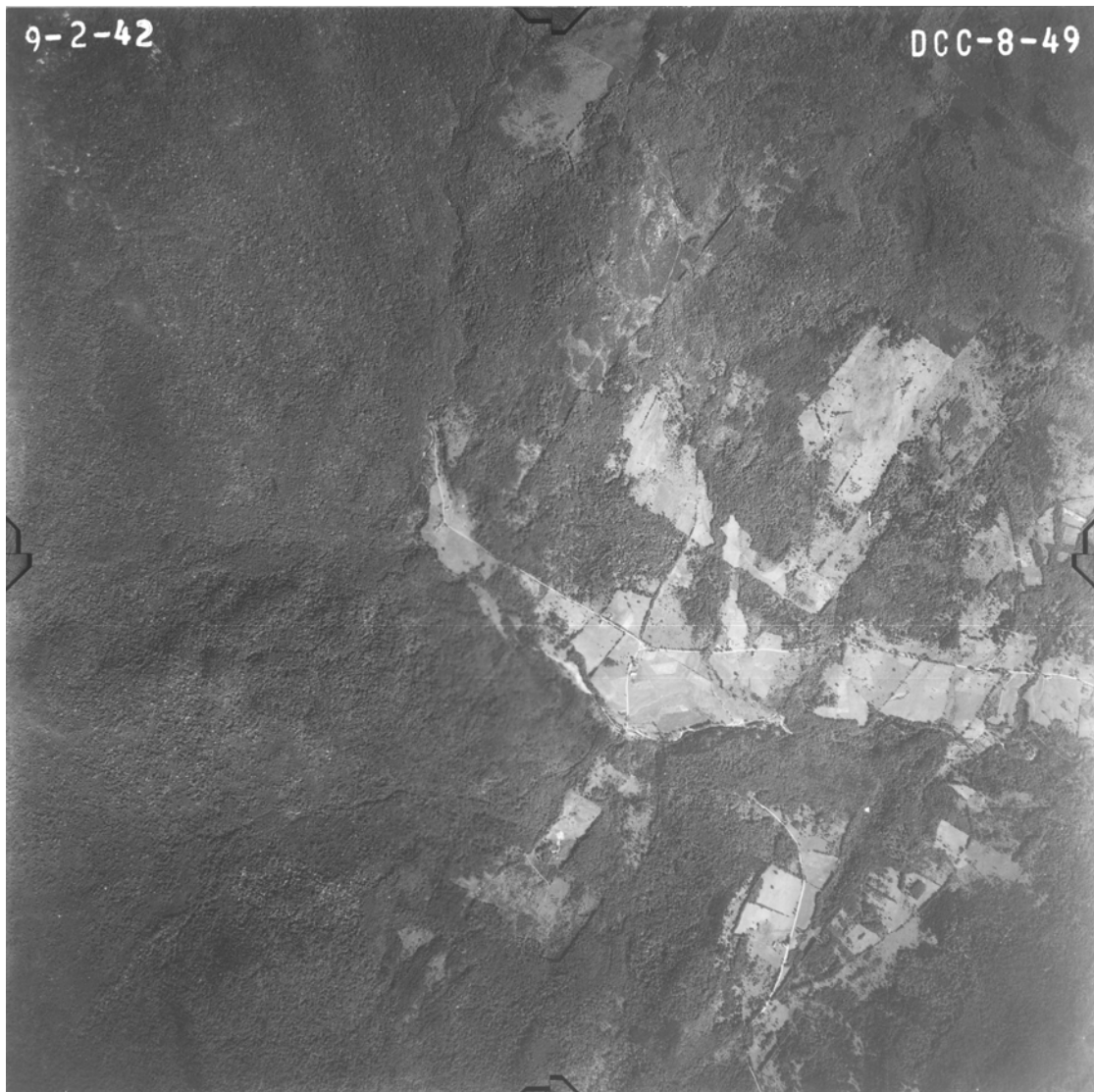
Appendix H: Newis Subdivision Parcel Map 2017



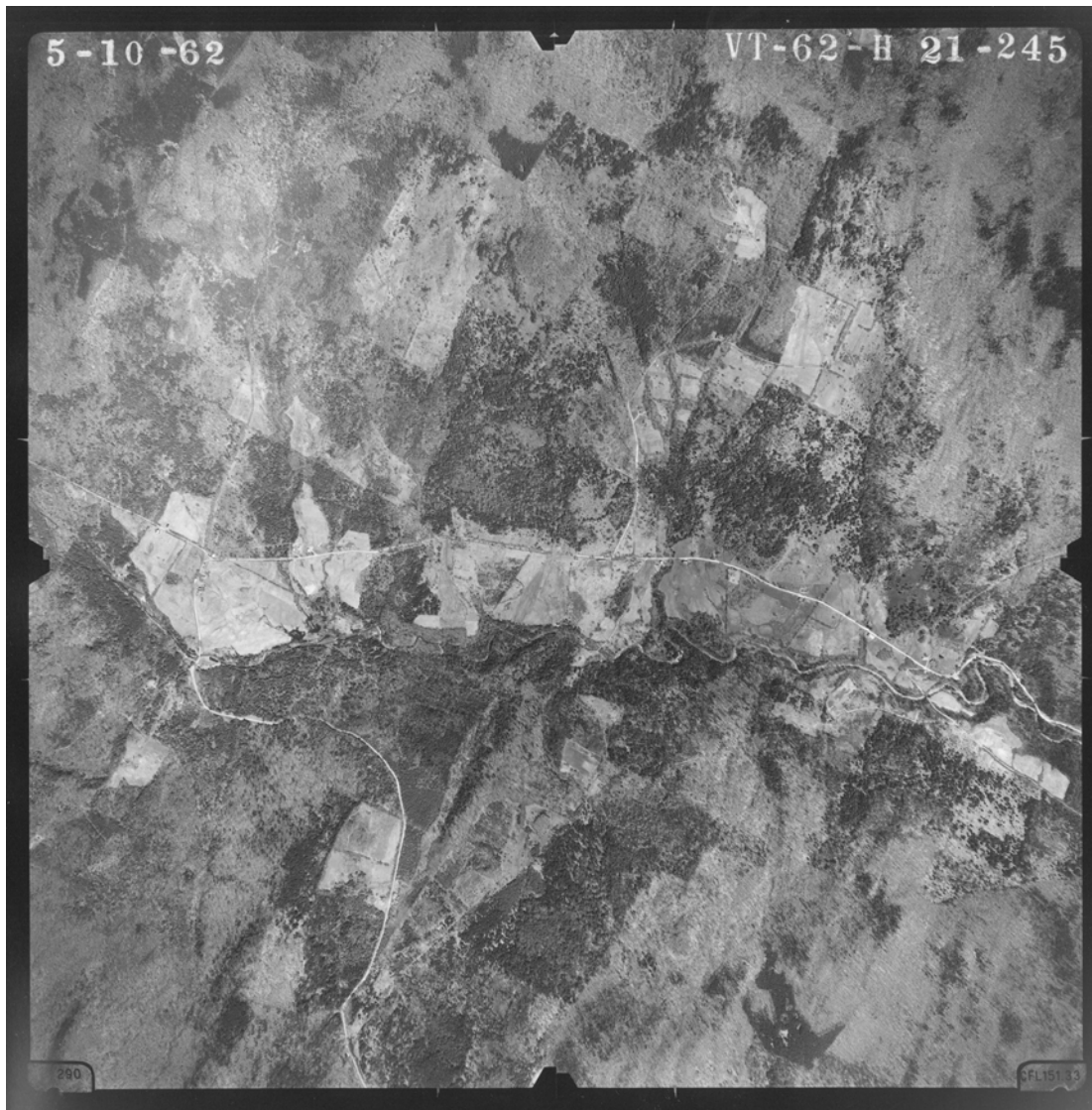
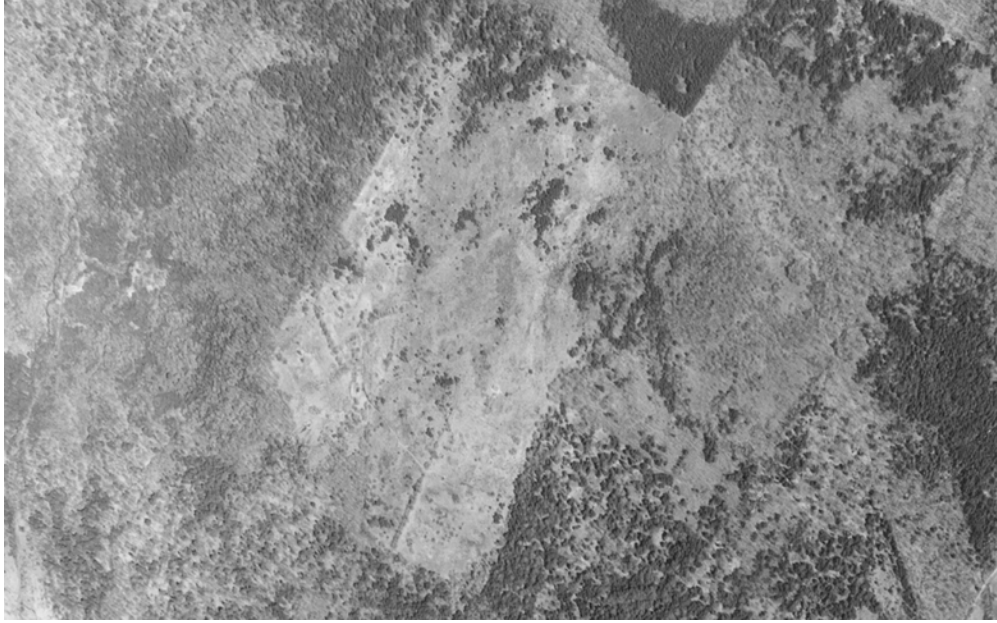
Appendix I: Historic Resource Locations



Appendix J: 1942 Aerial Image



Appendix K: 1962 Aerial Image



Appendix L: Aaron Elliott Ownership & Mortgages

1830 Nov 10 Warranty Deed from Theophilus Bixby to Aaron Elliott Bk4/Pg20

- For the sum of \$300
- Aaron Elliott is "of Grafton in Grafton County and State of New Hampshire"
- All of Lot 1, 110 acres
- Theophilus reserves use of the land for 3 years and will pay interest & taxes
- Note on side "Rec'd for record Nov 10, 1830 and recorded by Peter Bxxx Town Clerk"

1830 Nov 10 Mortgage from Aaron Elliott (grantor) to Theophilus Bixby (grantee) Bk4/Pg36-7

- Three notes
- One note for "8 months worth" to be paid by December 10 1831
- One other note for "8 months worth" to be paid by December 10 1832
- Third and last note for "8 months worth" to be paid by December 10 1833
- All of said notes without interest

"Be it further understood that if the said Aaron Elliott shall pay a part of said notes and is Providentially incapable of paying the whole I the said Theophilus Bixby my heirs executor or administrator are to pay such part as the said Aaron has paid as aforesaid to the said Aaron Elliott or his heirs [page break] Now if the said Aaron Elliott shall well and truly pay/or cause to be paid said notes according to the [term?] interest and meaning thereof then this deed to be null and void otherwise to remain in full force and virtue in law."

1834 Oct 27 Quitclaim Deed from Aaron Elliott to Theophilus Bixby Bk4/Pg318

- For \$75
- Aaron is now "of Fayston"
- Western half of Lot 1, 55 acres
- *The use of a Quitclaim back to Aaron's mortgagee suggests that he was unable to pay off the mortgage. If the full lot was worth \$300 in 1830, selling half should be at least \$150 in 1834 (though usually it increases in value). It seems Theophilus paid half the value. It also seems that Aaron was able to pay enough to keep the eastern half, which he immediately sells at a loss.

1834 Oct 27 Warranty Deed from Aaron Elliott to Richardson et al Bk4/Pg396

- For \$100
- Eastern half of Lot 1, 55 acres
- *Aaron purchased all of Lot 1 for \$300 and is now selling both halves for \$175

1837 Mar 1 Warranty Deed from Richardson et al to Aaron Elliott Bk5/Pg78

- For \$100
- Eastern half of Lot 1, 55 acres

1837 Mar 1 Mortgage Deed from Aaron Elliott (grantor) to Paul Boyce (grantee) Bk5/Pg79

- For \$50
- Eastern half of Lot 1, 55 acres

"The condition of this deed is such that whereas the said Aaron Elliott have this day executed to the said Paul Boyce one certain note of hand for the sum of \$56 dollars payable in two years from date and interest annually. Now if the said Aaron Elliott shall well and truly pay or cause said note to be paid according to the term or thereof then this deed to be void otherwise in full force and virtue."

1839 May 18 Warranty Deed from Aaron Elliott to Ebenezer Hutchins Bk5/Pg272

- For \$318

- Easterly half of Lot 1, 55 acres

"I the said Aaron Elliott for myself and my heirs executors and administrators do covenant with the said Ebenezer E. Hutchins his heirs and assigns that until the ensealing of these presents I am the sole owner of the premises and that they are free from every incumbrance and I hereby engage to warrant and defend the same against all lawful claims whatsoever except a mortgage deed given by me to Paul Boyce 1st day of March 1837 for the secure payment of a note of the same date for the sum of \$56.00 and interest annually."

- *It seems more than 2 years beyond the mortgage deed with Paul Boyce that the sum was never paid, and Aaron is instead selling the property with this requirement to pay Paul Boyce back instead of the eastern half becoming Paul's property as it was written in the mortgage.

1839 May 18 Mortgage Deed from Ebenezer E. Hutchins to Aaron Elliott Bk5/Pg15

- For \$180

- Easterly half of Lot 1, 55 acres

- One note for \$50 in one year with interest

- One note for \$179.26 in the month of September 1840

- Note at the bottom "this mortgage assignment to [T Stone?] and discharged by him"

- *Paying off the mortgage to Paul Boyce, and then the remaining amount from the sale in a year. Hutchins sells the property later that year to B Corliss & E Stone (maybe the T Stone from the discharge note?)

1839 Nov 30 Warranty Deed from Ebenezer E. Hutchins to B Corliss & E Stone Bk5/Pg305

- For \$500 (on same day the east half of Lot 2 sold by the same parties for \$300)

- Easterly half of Lot 1, 55 acres

1839 Nov 30 Mortgage from B Corliss & E Stone to Ebenezer E. Hutchins Bk5/Pg307

- Easterly half of Lot 1, 55 acres

- Easterly half of Lot 2

- 3 promissory notes bearing even date for \$166.22 with interest annually in the month of January 1843, January 1844, and January 1845

- Note at side "February 12 1844 I hereby discharge this mortgage the conditions therein contained being satisfied and cancelled. Ebenezer Hutchins"

- *Paid off a year early

1839 August 12 Warranty Deed Ebenezer E. Hutchins to Timothy Corliss Bk5/Pg314

- For \$300
- Westerly end of Lot 2, 70 acres
- No prior mortgages

1840 February 13 Mortgage Timothy Corliss (grantor) to Garinter Hastings (grantee) Bk5/Pg318

- For \$70
- Westerly end of Lot 2, 70 acres
- One promissory note of even date payable in one year (by February 1841)
- Note at bottom: "This may certify that I have this day received the contents of this deed to my satisfaction and do hereby discharge the same. G.H. Hastings December 3, 1847"

1841 November 19 Mortgage Timothy Corliss (grantor) to Garinter Hastings (grantee)
Bk5/Pg454

- For \$80
- Westerly half of Lot 2 in the 6th Range, 1st Division right of Benjamin Bingham
- “Being the same land on which I now reside”
- One note payable 1 year from current date and interest
- Note at bottom: "This may certify that I have this day received the contents of this deed to my full satisfaction and do hereby discharge the same attest G.H. Hastings December 3, 1847"

1842 Nov 14 Warranty Deed from Timothy Corliss to Aaron Elliott Bk6/Pg13

- For \$400
- Westerly end of Lot 2, 70 acres

“Except two mortgages given by me to Garinter Hastings, which mortgages said Elliott is to pay and clear me from.”

1847 Jan 5 Warranty Deed from Ziba W Boyce to Aaron & Isaac Elliott Bk6/Pg302

- For \$150
- Westerly half of Lot 1, 55 acres
- Garinter Hastings mortgages from 1840 and 1841 with Timothy Corliss are worth \$150, which matches this sale price and are paid off later this year, potentially also from the mortgage below in December.

1847 Dec 30 Mortgage from Aaron Elliott (grantor) to Hezekiah Selleck Bk6/Pg394

- For \$200
- Westerly half of Lot 2, 70 acres
- 8 notes dated December 2, 1847
 - 1: \$200 payable 7 years (1854)
 - 2-8: \$14 each (\$98 total) become due annually with interest, last due 1854
- Note on the side "Received the contents of this mortgage and the same is hereby discharged December 9, 1854 by Hezekiah Selleck"
- Note bottom right corner "Received this discharge May 16, 1857"

*When James P Boyce purchases the property in 1852 this mortgage was worth \$306.40, suggesting Elliott never made any payments. It appears to be paid off by James P Boyce per Book 7 Page 280-281.

*This mortgage may have been taken out to help pay for the 1840 and 1841 mortgages Aaron purchased from Timothy Corliss, which were paid the same month this mortgage was taken out.

1850 Feb 7 Quitclaim Deed from Isaac Elliott to Aaron Elliott Bk7/Pg52

- For \$75

- Westerly half of Lot 1, 55 acres

1850 May 9 Mortgage from Aaron Elliott (grantor) to Garinter Hastings (grantee) 9 Bk7/Pg63

- For \$150

- Westerly half of Lot 2

- Westerly half of Lot 1

- 110 acres total

- “Being the premises on which I live and occupy”

- Subject to a \$200 mortgage to Hezekiah Selleck

- Note for \$150 payable one year from this date and interest annually (1851)

- Note on the side: “Rec’d the contents contained in the within deed to my satisfaction and hereby discharge the same July 20 1859.” “Rec’d for record August 20 1859”

- *It appears that Elliott never made any payments on this mortgage, it was paid off by James P Boyce per Book 7 Page 280-281.

1852 Oct 5 Warranty Deed from Aaron Elliott to Isaac Elliott Bk7/Pg279

- For \$800

- Western half of Lot 2

- Western half of Lot 1

- 125 acres

- “The same premises on which we now live and occupy”

- “...except a mortgage to Garinter Hastings and one to Hezekiah Selleck which mortgages the said I.H. Elliott is to pay.”

1852 Nov 11 Warranty Deed from Isaac Elliott to James P Boyce Bk7/Pg280

- For \$1,100

- Westerly part of Lot 2, 70 acres

- Westerly half of Lot 1

- One mortgage to Hezekiah Selleck amounting \$306.40

- One mortgage to Garinter Hastings for \$180.00

- *The original amount for Hezekiah Selleck in 1847 was \$298 plus interest

- *The original amount for Garinter Hastings in 1850 was \$150 plus interest

1852 Nov 11 Mortgage from James P Boyce (grantor) to Isaac Elliott (grantee) Bk7/Pg281

- For \$1,100

- Western half of Lot 2, 70 acres
- Westerly half of Lot 1
- Five promissory notes dated November 11, 1852 payable to Isaac H Elliott and interest
 - 1: \$100 payable January 1, 1859
 - 2: \$100 payable January 1, 1860
 - 3: \$100 payable January 1, 1861
 - 4: \$100 payable January 1, 1862
 - 5: \$114 payable January 1, 1863
- Note on bottom right corner "This mortgage is hereby discharged Isaac H Elliott January 30th 1866" "Rec'd for record March 2, 1866."

It appears that Aaron Elliott never paid any of his mortgages, and instead transferred them to others when he sold the property. It also appears that his son Isaac bailed him out of trouble twice.

Appendix M: Fire Insurance Deeds

1967 December 26 | Book 24 Page 138 | Mortgage

Hartshorn, Paul H & Marie A to Whittelsey, Frank C & Woods, Wilbur L & Graves, Harold T & McCloy, John J

-For \$20,000.00

-Shall keep at all times the buildings on the land satisfactorily insured against loss by fire

1930 June 23 | Book 18 Page 38 | Warranty Deed

Wrisley, Ora W & Clara A to Seeley, W.E. & Laura A

-“Known as the James H Somerville farm consisting of about 100 acres situated in what is known as North Fayston”

-Grantees must pay taxes for the 1930 year and the fire insurance premium for the buildings

-All of the farming tools also conveyed

1866 June 2 | Book 10 Page 129 | Warranty

Boyce, James P & Mary to Somerville, James H

“Being the farm on which we now live and occupy”

-Included a piece of land in Duxbury (Book 11, Page 491 in Duxbury Records)

-130 acres between both parcels (Boyce Hill parcel is 92-95 acres at this time)

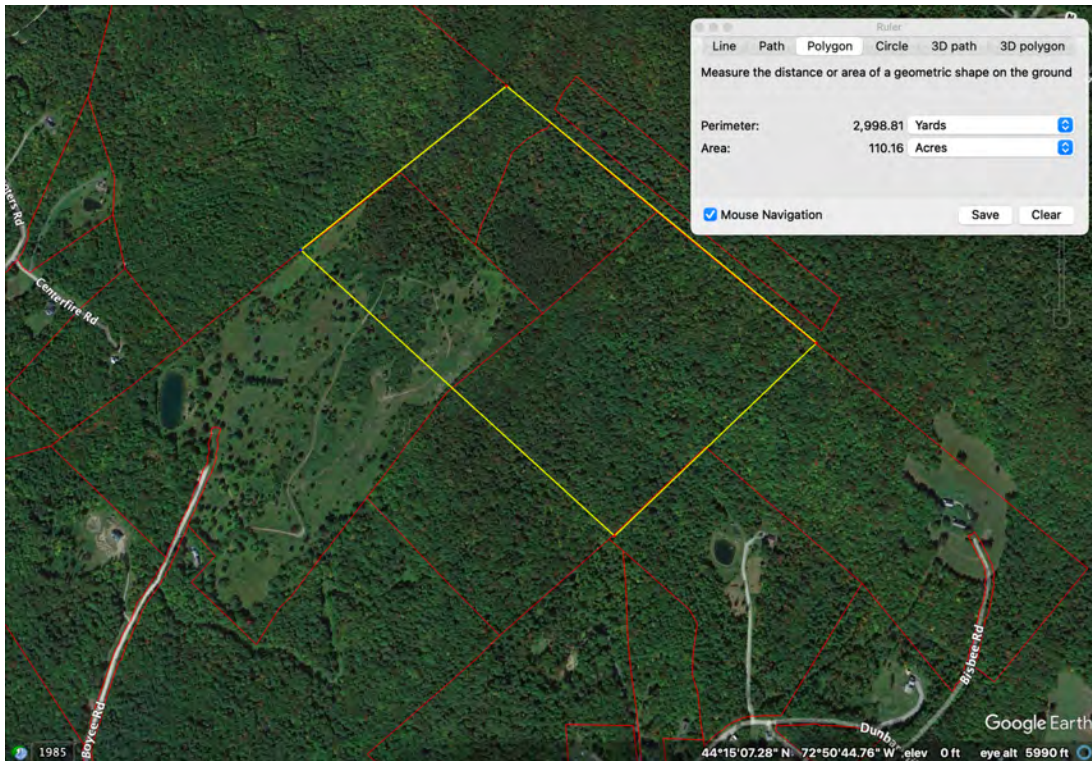
-Excepting 30 acres sold to George and William Nelson

-Reserving 10 dwarf apple trees

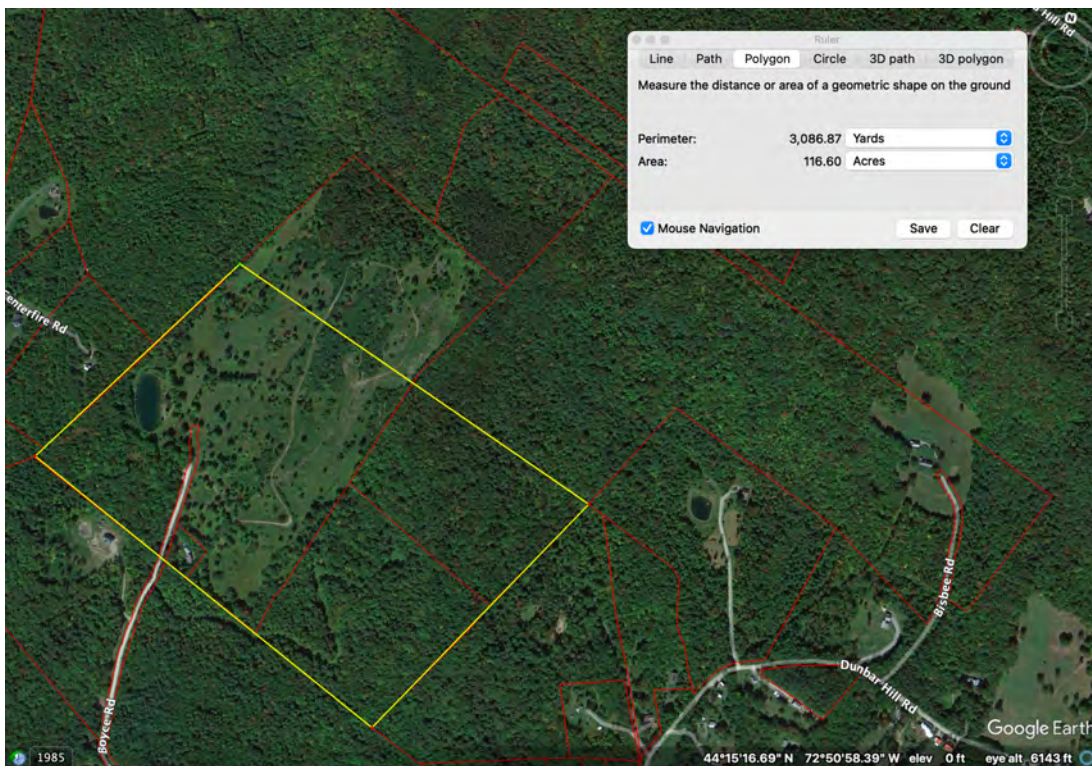
-Reference to insurance payment

-Possession given on the 1st day of April 1867 if the said Somerville shall pay Boyce \$500, if not, possession is withheld and the building insured by Somerville for my benefit.

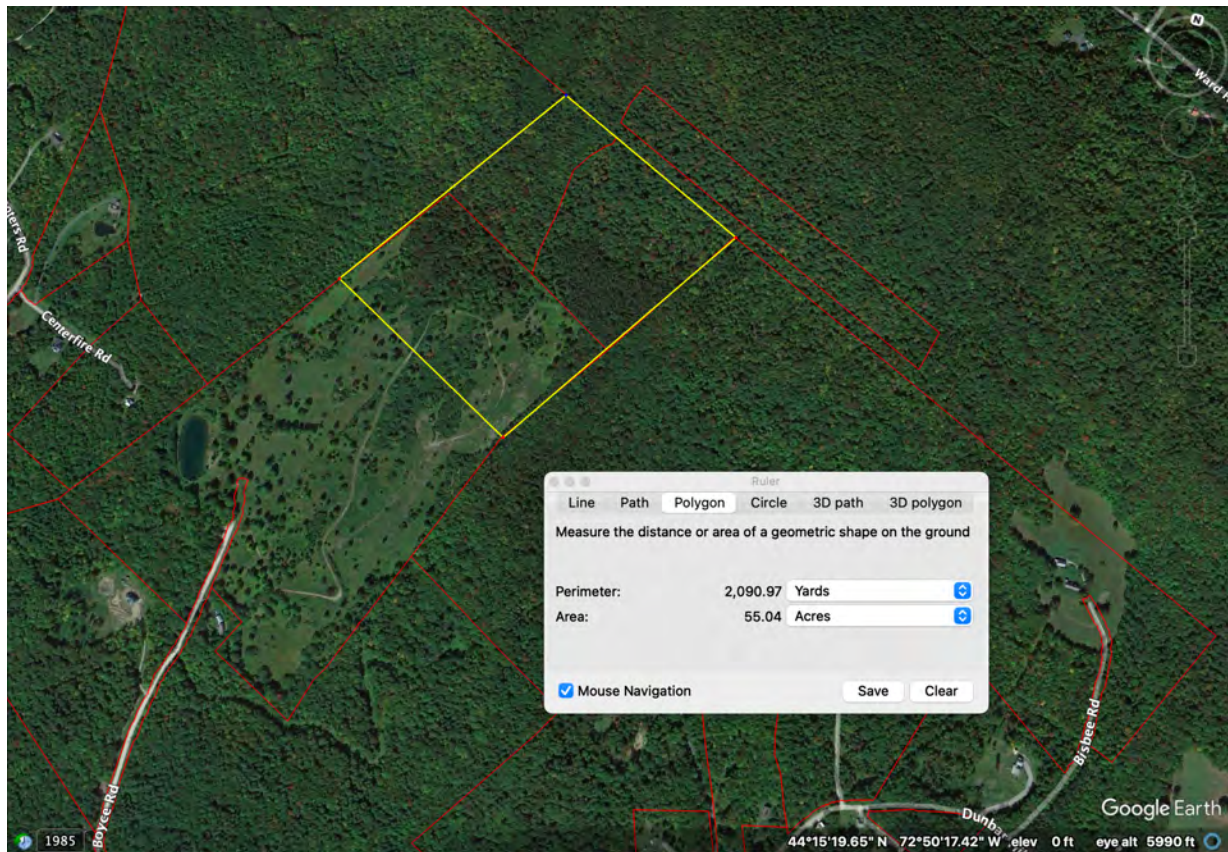
Appendix N: Acreage Maps



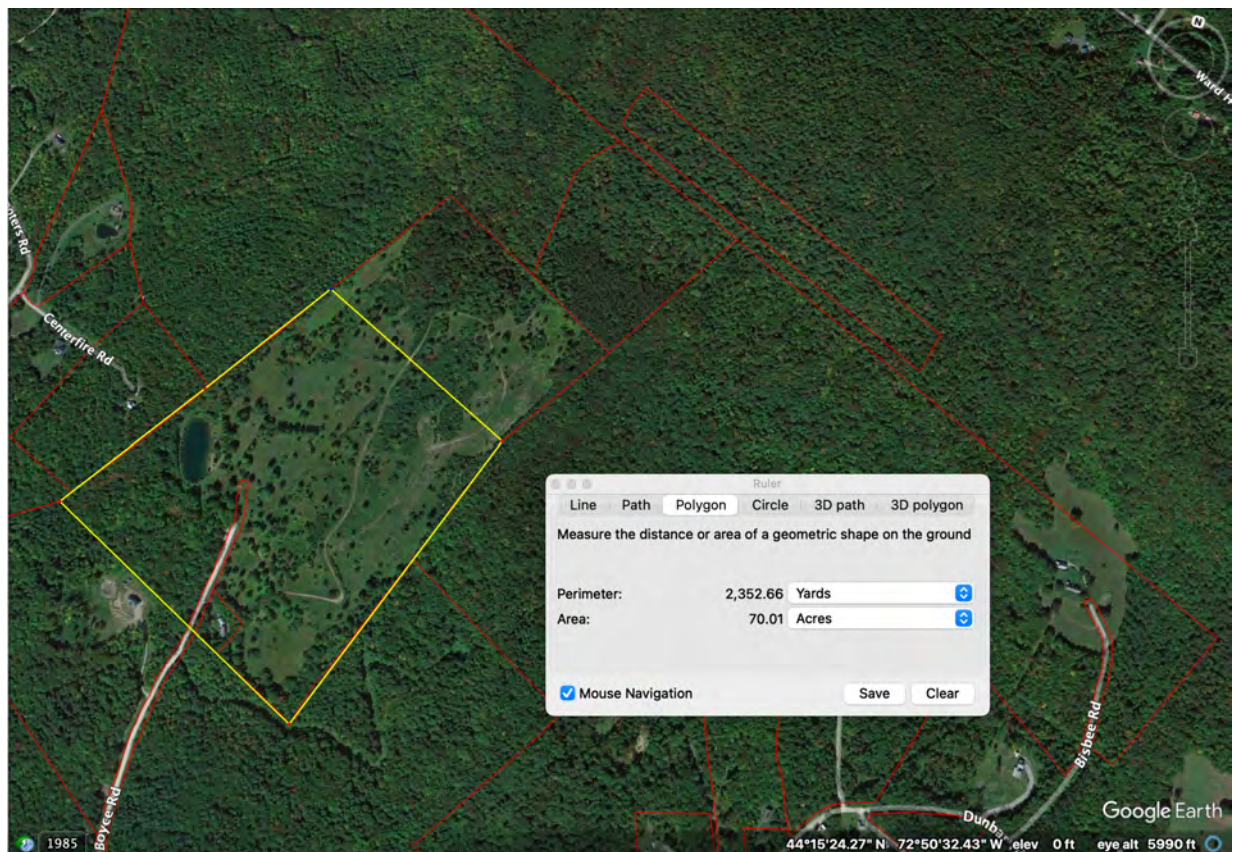
All of Lot 1: 110 Acres



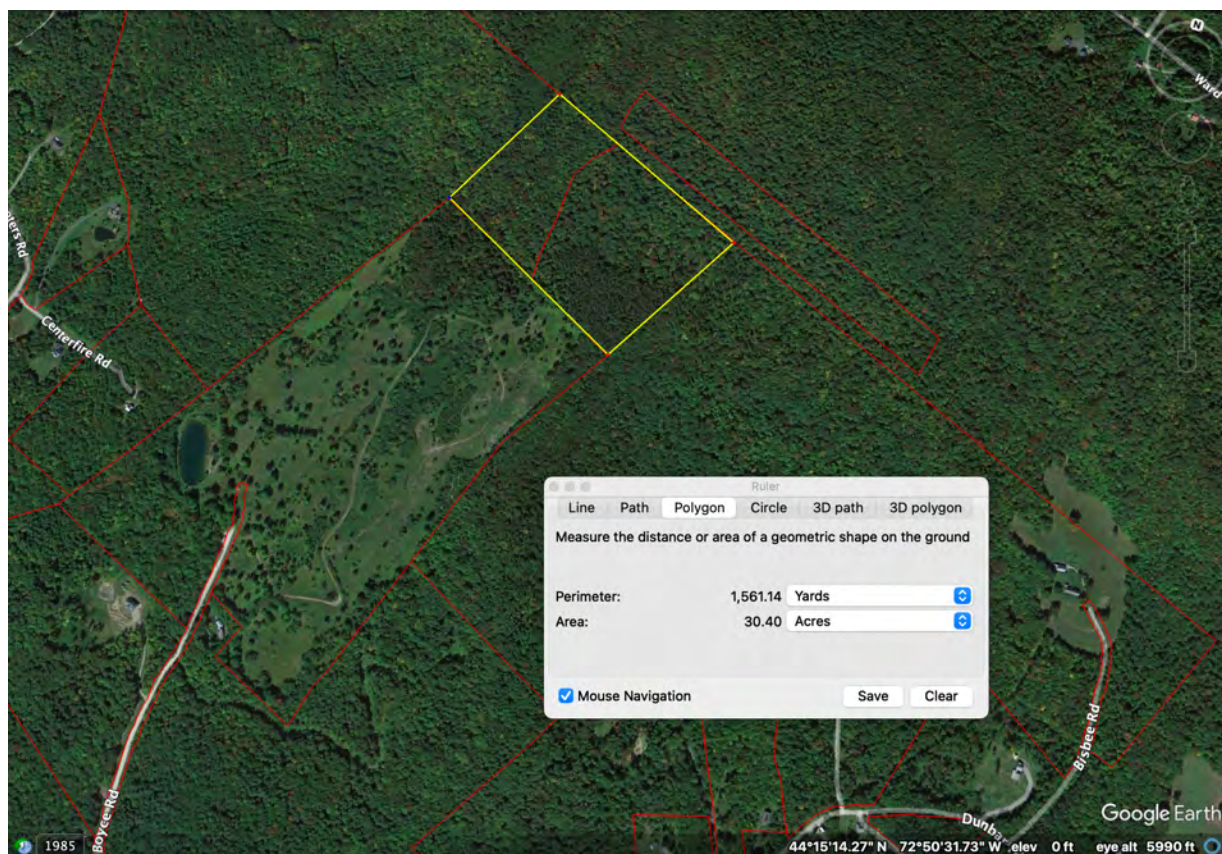
All of Lot 2: 110 Acres



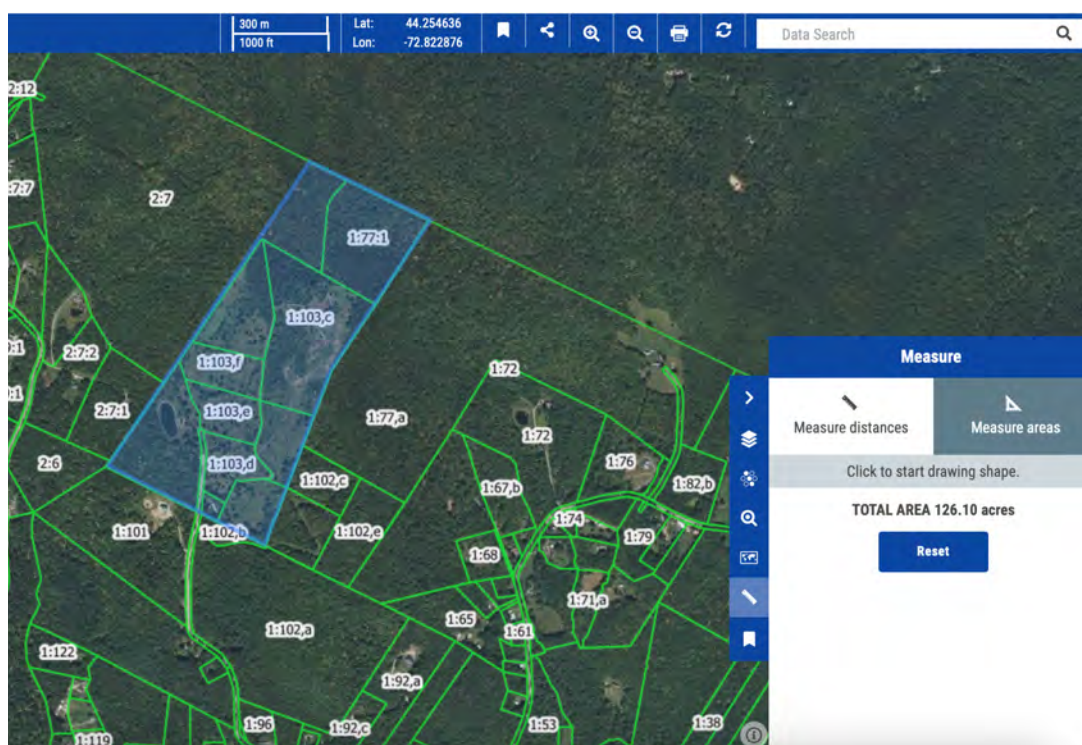
Western Half of Lot 1: 55 Acres



Western Half of Lot 2: 70 Acres



Northern 30 acres sold to Nelsons in 1864



Original James P Boyce Parcel 1852

Figures I: Site Photos



Figure 1: Cellar hole from east elevation



Figure 2: Cellar hole from interior facing north



Figure 3: Cellar hole stair entrance



Figure 4: Brick with mortar in cellar foundation



Figure 5: Handmade brick with stick level scrape marks



Figure 6: Handmade brick with stick level scrape marks different direction



Figure 7: Cellar hole stairs entrance from interior



Figure 8: 1889 Somerville Barn flattened area facing south



Figure 9: Double wall leading from 1889 Somerville barn on old farm road



Figure 10: Southern portion of the west stone wall



Figure 11: Somerville portion of the west stone wall with cope stones



Figure 12: Somerville portion of the west stone wall with cope stones



Figure 13: Survey stake on the Durkee-Somerville Division Fence deed



Figure 14: View north of the Somerville portion of the west stone wall



Figure 15: Barbed wires on the western boundary. Top: Ross Bottom: Glidden



Figure 16: Tilling area view south



Figure 17: View west at the eastern terminus of the cattle chute



Figure 18: View west in the cattle chute, with deteriorating north wall



Figure 19: View south at the cattle corral northern corner



Figure 20: View east in the cattle corral with chute extending uphill from the left



Figure 21: View east in the cattle corral at the entrance of the chute



Figure 22: Delineation between tilling and meadow field types, view northeast



Figure 23: East stone wall, view east



Figure 24: East stone wall and uneven pasture ground, view south



Figure 25: East stone wall showing deterioration, view south



Figure 26: Old maple trees next to old stone pile, view east



Figure 27: Large boulder with small stacked stones



Figure 28: Modern cement foundation with metal roofing material



Figure 29: Apple orchard, descendant trees from the Boyce/Somerville orchard, view northwest



Figure 30: Apple orchard, descendant trees from the Boyce/Somerville orchard, view southwest



Figure 31: Modern culvert installed in the 1980s-1990s



Figure 32: Gravel pile from the 1980s-1990s



Figure 33: Blue flag iris planted in the 1980s-1990s



Figure 34: Stone pile near benches from the 1980s-1990s



Figure 35: New road from the 1980s-1990s facing east

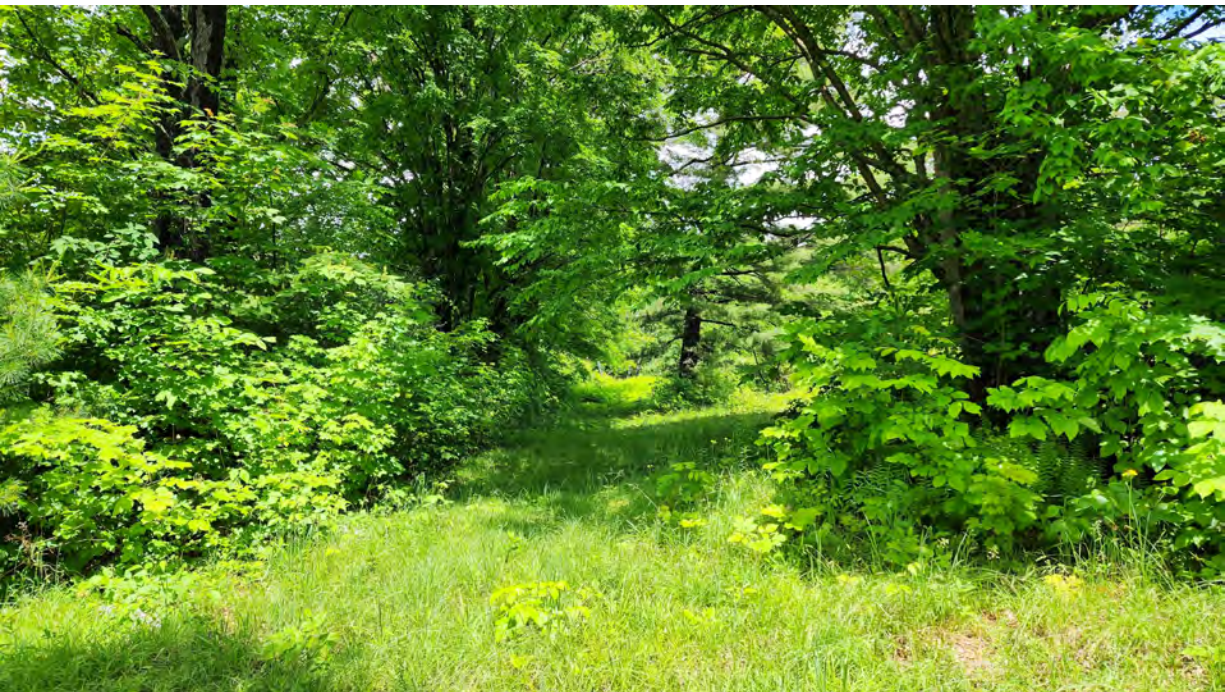


Figure 36: Old farm road facing west from the 1889 barn



Figure 37: Stone pile "pancakes" from the 1980s-1990s



Figure 38: Stone pile from the 1980s-1990s



Figure 39: Pond built in 1987 facing west



Figure 40: Barn retaining wall and house yard retaining wall (annotated) facing north

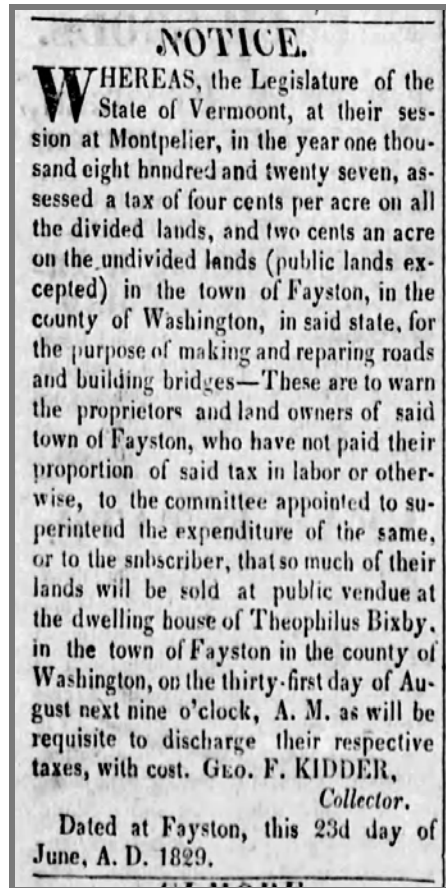


Figure 41: Somerville headstone at the North Fayston Cemetery



Figure 42: Somerville headstone detail missing death date at the North Fayston Cemetery

Figures II: Newspaper Articles



1829 Vendue at Bixby house



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sgfordvt

Mon, May 15,
2023

The indictment against Rufus Carpenter, and the complaint against James H. Somerville, were nol prossed. Carpenter was formerly the landlord of the American House, in this village, and was tried in the fall of 1873 for violating the liquor law. The jury disagreed, and Carpenter being out of the state, and the witnesses scattered, the state's attorney informed the court that he deemed it inexpedient to keep the case on the docket. Somerville was convicted before a justice in Waitsfield of assault and battery on Arba Durkee, April 25, 1874, and appealed. It appeared now that he was sick and feeble, and unable to come to court.

1875 Somerville Assault Conviction



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Fri, Feb 17, 2023

plaintiff, exceptions were allowed, execution stayed and the case goes to the Supreme Court.

State vs. James H. Somerville.—Respondent, some years ago, was held and fined \$7, by Justice Hastings, at Waitsfield, for committing an aggravated assault on an old man named Arba Durkee, of Fayston, which was brought to this Court on an appeal. Respondent's counsel moved to discontinue the case, which he said had been kept on the docket at the instance of the town. He said that Durkee was the real offender in the matter, and should have been indicted. The Court ordered the case to be *nol-prossed*.

Thomas Durkee, Town of Colais. The plaintiff's

1875 Somerville assault released



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Fri, Feb 17, 2023

Fayston.

James Somerville met with a sad accident a few days since. While driving down a hill his harness gave away, the horse became frightened and began to run and kick, throwing Somerville upon the ground and injuring him severely. The horse cleared itself from the carriage and ran about a mile.

Maude Meredith, who has been visiting friends in Vermont this summer, has just arrived safely at her home in Dubuque, Iowa.

Mrs. Z. W. Boyce is very ill; also her little grandson, Roy. Both are now doing finely.

1880 Somerville Accident



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Fri, Feb 17, 2023

North Fayston.—Christmas was duly observed at this place last Thursday evening. There were two trees in the Grange hall, nicely trimmed and well loaded with presents of every description. The teachers in districts Nos. 2 and 4, who were the head ones in getting it up, did their duty well in tastefully trimming the hall, etc. The exercises consisted of singing, prayer by Elder Maxam, and recitations by teachers and scholars, which were all well delivered. The presents were then distributed. Each teacher received a nice present from their scholars. The affair was in every degree a success. ——— Twenty-eight couples attended the Cleveland oyster supper at James H. Somerville's last Thursday night. It is said that the company was a pleasant one, and the whole affair creditable to guests and host. ——— Report from Dr. Draper, superintendent of the asylum at Brattleboro, states that Emma Chipman still remains in a state of nervous mental excitement. He expresses hope of her recovery. Overwork was the cause of her insanity and not religious excitement, as the papers recently stated.

1884 Somerville Cleveland Oyster Supper



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Fri, Feb 17, 2023

Fayston.

It is quite sickly here this spring, there being several cases of lung fever and a few of inflammation of the bowels.—Walter D. Porter died very suddenly of pneumonia on the 6th inst. being sick only five days.—James Somerville recently lost a two-year-old heifer by its breaking its neck in the stable.

1884 Somerville lost heifer



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Fri, Feb 17, 2023

mate not agreeing with him. == April 22 William Carey had a party at his house in North Fayston, and James H. Somerville and wife were among the invited guests. They left at home their hired man, their adopted daughter, fourteen years old, and a nephew. It seems that one C. C. Ingalls had an invitation to the party, but went to Mr. Somerville's instead and assaulted the adopted daughter. Mr. Somerville promptly called Grand Juror Billings and State's Attorney Bisbee, but for some reason best known to themselves they failed to prosecute Ingalls, and he is still at large. ==
Hiram Hathorn has finished off the supper

1889 Somerville assault at farm



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Fri, Feb 17, 2023

North Fayston.
Richard Brown has the foundation laid for his new barn, 40 by 60. Stephen Johnson is framing the same.... James H. Somerville is laying the foundation for his new barn, 40 by 60
William D. McElroy has ordered

1889 Somerville New Barn



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Fri, Feb 17, 2023

North Fayston.
Mrs. James Johnson is gaining.
Mrs. Story is quite low with nervous prostration.
Mrs. Henry was a little more comfortable at last report.
James Somerville and John Murphy have been trying the grippe and John was laid up two weeks.

1890 Somerville grippe



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Fri, Feb 17, 2023

organist.
O. S. Turner is erecting a barn for
James Somerville of North Fayston.
Mrs. G. S. Knapp and infant son.

1907 Somerville new barn



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Fri, Feb 17, 2023

NORTH FAYSTON

Wedding Anniversary of Mr. and Mrs. O. W. Wrisley.

A reception was given to Mr. and Mrs. O. W. Wrisley at the town hall Friday night, Oct. 19, the occasion being their 35th wedding anniversary. Mr. and Mrs. Wrisley were married at Stowe, Oct. 18, 1888, by Rev. W. E. Douglass. There were at the reception 117 people, those from out of town being Mr. and Mrs. R. O. Wrisley and family of Stowe, Mr. and Mrs. L. A. Edison of Waterbury, Mr. and Mrs. Frank Demas of Moretown, Mr. and Mrs. Edward Frasier and family, Mr. Winslow, Arthur Fleming and Mrs. Leno, all of Montpelier, Mr. and Mrs. Clarence Kew of Irasville, Mr. and Mrs. Arthur Boyce and two sons, Irwin and Ernest, all of Waitsfield.

Sandwiches, cake and coffee were served and a good time was enjoyed by all. Mr. and Mrs. Wrisley were blindfolded, with handkerchiefs tied over their eyes, and were seated in two new chairs, a table placed in front of them and a number of very nice and useful presents were placed upon it, after which the blindfold was removed. They were too surprised to say much. Mr. and Mrs. Wrisley also received a sum of money. A. T. McCullough made some very appropriate remarks on marriage. The evening was spent in music, singing and games.

Mr. and Mrs. Wrisley moved to this town some eight years ago, onto the farm of James Somerville, where they are caring for Mr. Somerville.

1923 Somerville being cared for by Wrisley



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sgfordvt

Fri, Feb 17, 2023

tions for nurses.
Walter Seeley of Waitsfield has
purchased the Wrisley place.
The town has bought a new road

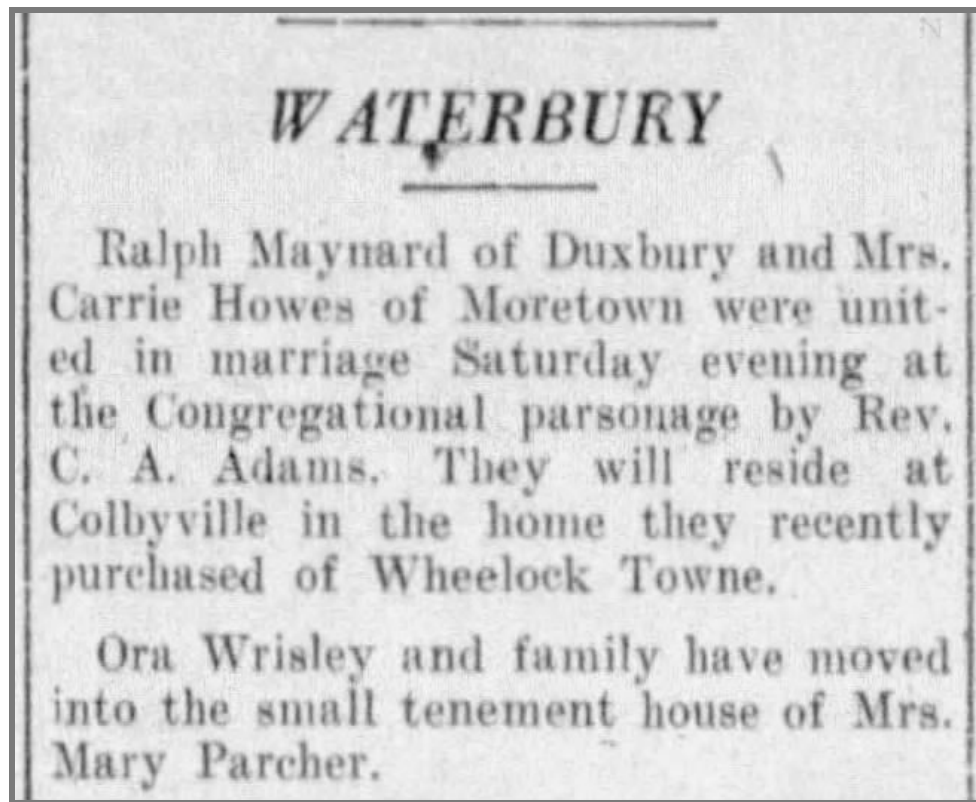
1930 Seeley purchased Wrisley place



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Sat, May 6, 2023



1927 Wrisley living in Waterbury



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Fri, May 5, 2023