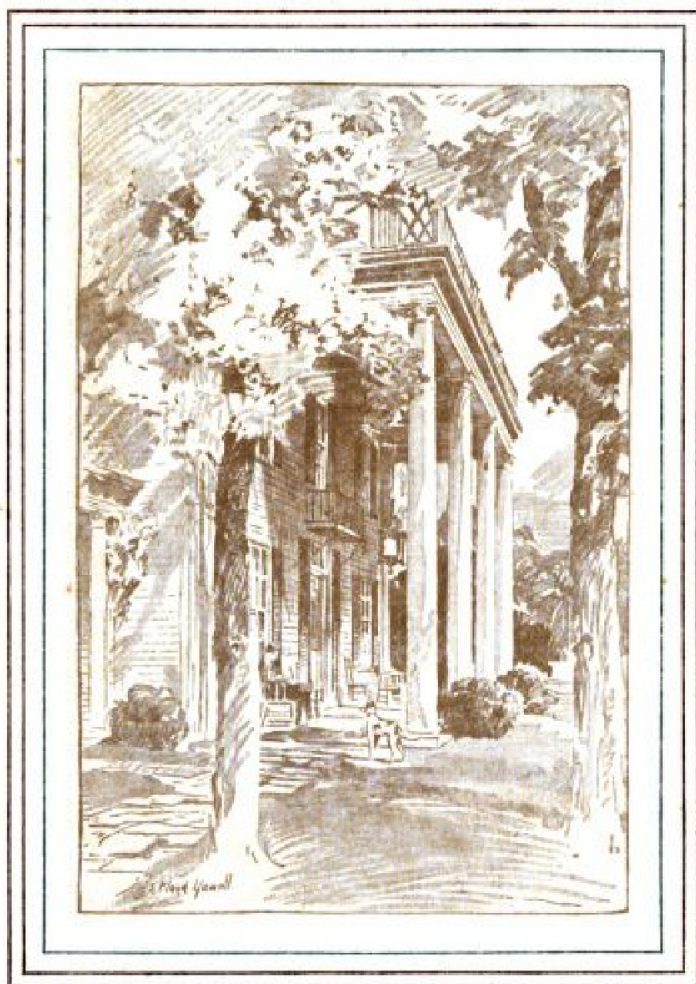


VERMONT

Summer Homes



by DOROTHY CANFIELD

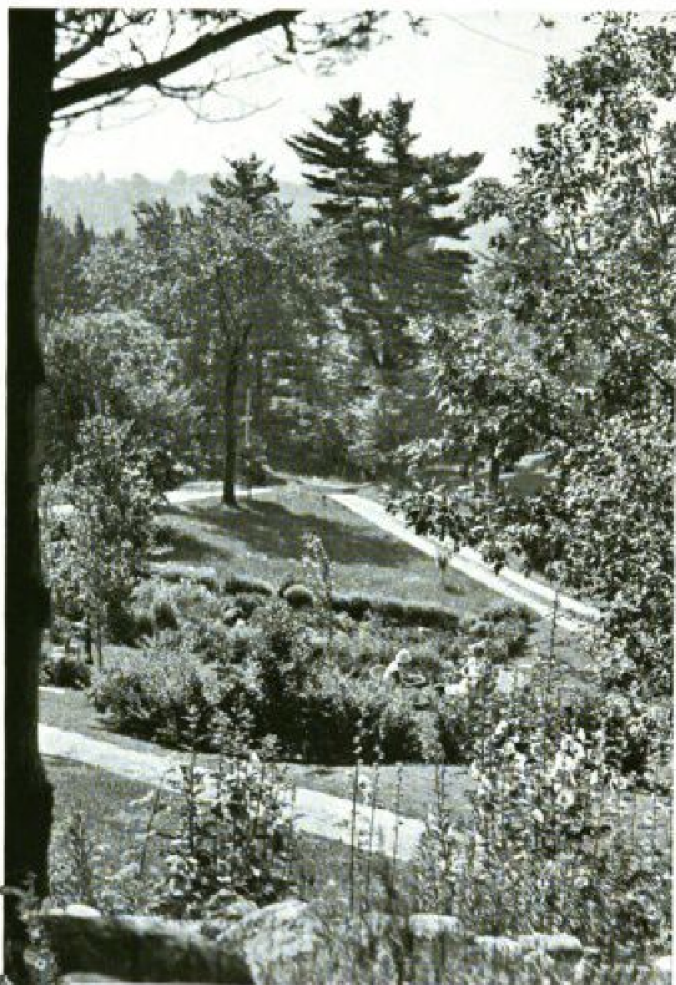


PLYMOUTH, VERMONT, BIRTHPLACE OF CALVIN COOLIDGE

Vermont is a State I love. * * * I love Vermont because of her hills and valleys, her scenery and invigorating climate, but most of all because of her indomitable people. * * * . . . CALVIN COOLIDGE.

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STATE HOUSE, MONTPELIER, VERMONT





The Author's "Front Yard"

From the front porch of the Arlington home of Mr. John R. and Mrs. (Dorothy Canfield) Fisher, this charming mountain-and-valley landscape greets the eye.

Gift
Vermont Secretary of
State's office
1-13-1933



VERMONT SUMMER HOMES

An Open Letter

by DOROTHY CANFIELD

IN MORE LEISURELY TIMES a communication at large was headed "To Whom It May Concern." Our modern hours and minutes being both shorter and fewer than those of our grandparents, I think it well to specify those who are concerned by this screed about summer homes in Vermont—those men and women teaching in schools, colleges and universities; those who are doctors, lawyers, musicians, writers, artists—in a word those who earn their living by a professionally trained use of their brains. And in addition—note this—those others not technically of that class but who enjoy the kind of life usually created by professional people. If your tastes, your outlook on life are generally in common with the classes I have named, please consider yourself one of my audience.

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PROF. GEO. K. CHERRIE, friend and fellow explorer of Theodore Roosevelt, found an old Vermont house of good lines in a shaded nook. With loving care this tasteful result has been attained.

Now let me tell you at once why Vermont is addressing an open letter To You Whom It Does Concern—for I am only the pen which writes what is felt all over the State. It is because we think we can strike with you in the matter of summer homes that best of all good bargains, the one which benefits both sides alike—the ideal bargain in which there is no little end of the horn. It seems to us that Vermont just by being Vermont has something liked and needed by people of your sort, and that people of your sort just by being yourselves have something that Vermont likes and needs.

But that is true, of course, of very many fine, cultivated and

superior Americans who are not in the professions. We know it is true because people of this sort have long been among our most valued summer citizens. Vermont has been so far exceptionally fortunate in its part-time residents. Why then should we single out you professional folks for a special invitation? For several reasons. One is that we feel perhaps some of you think that having a summer home of your own is a pleasure out of your reach, and so do not even read the more general invitations issued by Vermont to all desirable folks. And then, money talking as loudly as it does in our commercial modern world, you do not always get your rightful share of special, warm invitations. Superior interesting families with character, cultivation, good breeding and also plenty of money need no assurance from any-

Which is more beautiful . . . the neat and attractive farmhouse home or the stately twin elms that guard the dooryard? The owner could part with neither. This is "Woodlyn," home of MRS. HARRY C. DURAND of Lake Forest, Illinois.



body as to the warmth of their welcome in any community they may favor with their presence. But superior, interesting families of character, cultivation and good breeding with smaller incomes can hardly be blamed if they feel that what they bring to a community is not always appreciated at its full worth. It can't do any harm to emphasize a little the fact that Vermont has special reasons for appreciating how valuable people like you are to your neighbors, and wants to let you know it. Wants furthermore to tell you that some of what are perhaps class liabilities in conventional, prosperous urban surroundings are assets in Vermont.

W E FEEL that you and Vermont have much in common. By and large Americans who earn their livings by a profes-

An old Vermont Cape Cod cottage-type of farmhouse recently acquired by PROF. WALTER HENDRICKS of Chicago. Prof. and Mrs. Hendricks, both writers, plan to spend their summers here, and perhaps eventually make it their permanent home. The old house has several fireplaces with old Dutch ovens.





Even the well-designed woodshed completes the picture. This "homey" residence was developed from an old farmhouse by MR. C. B. STEWART of Springfield, Mass. No modern artisan could add the touch of the old stone fence so well.

sionally trained use of their brains have always made, make now (yes, in spite of the depression) and probably always will make less money than Americans of the same sort who manufacture, or buy and sell material objects or handle money. Vermont is in somewhat the same position among the rich industrial states of the East. It has always been conscious, like you, of having good mental and moral qualities in its make-up (if one may be permitted to say so), but qualities that do not command so high a cash price in the market place as some others, in a world the values of which are based largely on money. Like you, Vermont has been forced to build up a scheme of life in which cash is not so important as it is for the majority of modern Americans. Like you, Vermont esteems highly certain human qualities even



"Southern Acres" on Lake Champlain . . . the Vermont summer home of **J. WATSON WEBB, ESQ., Lt. Col. (Reserve)**, well-known sportsman, three times a member of the American International polo team.

though they do not conduce to the making of large incomes. I suppose that Vermonters, being just twentieth century people like everybody else, are deeply impressed by large sums of money, mere money. But their traditions make them at least ashamed to show that they are impressed. And that's something! Whereas those same old New England traditions make us look up to character and cultivation and education, and proud that we do. Any of you cultivated families, settling in Vermont for a summer home, may thus be sure that the respected and influential Vermonters of your community will value your trained, well-informed minds, respect what your educational advantages have done for you, and be glad they and their children are to be in contact with you.

MR. SINCLAIR LEWIS, in an address at Rutland, said:

"In answer to the question as to what I think of Vermont, I have given the most honest proof of my admiration by buying a home here.

"It has not been my custom to spend more than eight months in any one place. I have traveled through forty-two states and have lived in eight or ten, in addition to foreign countries, but Vermont is the first place I have seen where I really wanted to have my home . . . a place to spend the rest of my life. There was nothing to prevent me from making any other state my home, but I have found in Vermont precisely the opposite to the peculiar thing boasted of as 'very American'; the desire for terrific speed.

"I like Vermont because it is quiet, because you have a population that is solid and not driven mad by the American mania which considers a town of four thousand twice as good as a town of two thousand, or a city of one hundred thousand fifty times as good as a town of two thousand. . . .

"I have found the Vermont hills easier and happier to live with than the Rocky Mountains or the Alps. They may be higher than the Green Mountains, but they do not have the familiar beauty of your ranges, and their starkness does not make for contented living. . . . I can see coming to Vermont, people with long vacations who will establish estates here . . . doctors, writers, college professors."



Below is the charming home of MR. SINCLAIR LEWIS—a Vermont farmhouse remodelled.





A nugget in the rough! There will be a revelation when the wreckage of the old barns is cleared away by the new owners, MR. and MRS. J. SCHAEFFER of Crestwood, N. Y. All needed conveniences, plus the luxury of a trout brook will become a part of the finished picture.

There is then between you people of the professions and Vermonters, the fact that life has forcibly taught both the value of other things in life than cash.

This common ground extends far and means much. It means that what you want in the life around your summer home will be what we value. You would rather have a decent library and some good tennis courts near your summer home than an expensive country club that offers you and your children cocktail parties and formal dances, and so would we. Fashionableness does not play a large part in your scheme of life. Neither does it in ours. You try to train your children not to be dependent on manufactured mechanical recreation-for-sale, but to make their own fun, most of it out of doors and in the day time, rather than to race off

to roadhouses and dance halls. Good Vermonters like to have their children influenced by just such ideas. Any effort you make to secure the conditions you want for your own family will be valued, appreciated and gratefully seconded by them. You see they want for their children what you want for yours—one of the strongest bonds of union.

IN MANY WAYS Vermonters will seem like country cousins of yours, sprung from the same stock. At least on our side we have what seems to us a family liking for summer people of your kind. We approve of and are proud of many of your ways that some Americans find odd—such as the fact that you prefer to buy

A remodeled farmhouse, seventeen hundred feet above sea level and enjoying a magnificent view of the Connecticut Valley is "home" to MR. GEORGE J. PFEIFFER of Glen Ridge, N. J., during his summer sojourn in Vermont.



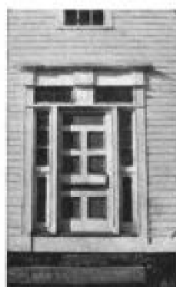


This old farmhouse needed very little done to it to transform it into a very beautiful summer home. Owned by MR. and MRS. OSCAR HAASE of Montclair, N. J. They and many of their friends call Vermont "home" in summer.

books and spend your money on educating the children rather than to buy ultra chic clothes and expensive cars. That makes us feel natural and at home with you. We simply love the fact that your women folks do not feel it necessary always to wear silk stockings, and that your men folks like to wear old clothes. You value leisurely philosophic talk and so do we. We like the way you bring up your children, and we like to have our children associate with them. You like to be let alone a good deal, and we like to let people alone. In other words *we like you*. And when a Vermonter admits that he likes somebody, it means a good deal.

We feel too that we stand a much better chance to be liked and understood by you than by some other American "summer folks."

Here are old panelling and fireplaces, and many interesting items that suggest a house of great antiquity. A bit of paint, some new clapboards and an old gem has blossomed anew. Note the doorway "after" restoration.



As it was in the beginning. An old farmhouse of over a hundred summers. But how rich in architectural beauty. The fine detail of the front doorway, with its old leaded glass, and the charm of Colonial line were not lost on MR. and MRS. ROBERT L. MACNEIL of Great Neck, Long Island. As chief of the Clan Macneil of Scotland, the owner has noted the similar charms of the Scottish Highlands and the mountains of Vermont.

Well-read in American literature as you are, you will see that some of our "sot" old ways and manners are interesting and colorful, sometimes amusing, survivals of the older New Englandism rather than just backward cussedness. Not liking to be hurried into premature intimacies yourselves, you will know how to go slow with Vermonters, how to give true friendliness time to grow. Aware as all cultivated people are of the immense value of regional color in a standardized world, you will help us keep what we have, rather than making our young people ashamed of it, as do some of the ignorant among the well-to-do. You will

laugh at some of our oddities (who could help laughing!), but with the understanding laugh that does not hurt; and without getting mad about it you will let us enjoy with the same friendly amusement some of your odd ways. In other words, we will be close enough to each other to get the human good out of our contacts. You will value what is worthwhile in our inheritance, and so will help us perceive what is best in our traditions, and help us hold to it. All this with no effort on your part, just because you have sensitive good taste, sound judgment and well-trained perceptions which you enjoy using.

There is something else of value we feel Vermont has to offer you and your children, something which the modern world seems determined nobody shall have. This is stability. Nearly every

This imposing summer home of MR. M. A. BROWN of Boston, sheltered among the elms, nevertheless enjoys a magnificent view of Haystack Mountain and a long sweep of the Green Mountain range in southern Vermont.





MR. ARTHUR GIBBES BURTON, the artist, occupies this "house by the side of the road" in the rustic setting in southern Vermont.

modern family moves many times, especially a professional family, extra-specially a family whose breadwinner is in the school, college or university world. His first positions are naturally in a small institution. Almost inevitably success means changing to a larger one; and after that to a larger one yet. The material background of modern life shifts like a scene in a theatre. It is harder and harder to give modern children any experience of continuity, any chance to strike deep those tap-roots which take time to grow, and without which a human life is poor indeed. We have seen in the case of many of our "summer families" that the Vermont summer house has given growing-up children their only experience of a permanent home; their only chance to learn how much richness and depth is added to life by *belonging* somewhere. Vermont towns and villages, you see, are above all static, provide



that experience of
unchanging stability that is
such a rest to nerves assaulted by the
modern haste to change for change's sake.

SO HERE WE ARE, we Vermonters, quite aware that the future will bring us many more summer guests than ever before, hoping very much that they will not all be tourists who flit from boarding house to boarding house and hotel to hotel, but that many of them will rent or buy some of the lovely old places be-



The winter view, beautiful as it is, hardly suggests summer home possibilities. Yet the two old barns were taken in hand by the artist, EDWIN B. CHILD, with the surprising result you see in the lower picture. It simply goes to prove how limitless are the summer home opportunities in Vermont.



ing sold for so little, and will settle down to be a valued part of our State life. And there you are, you professional people and others of your tastes, just the ones we like, the ones who would help us keep Vermont unspoiled, and the ones, we feel, who would be happiest in Vermont because you embody many of the best elements of our old American traditions. We have an idea that many of you never read the other bulletins sent out from Vermont about summer houses. How can you and Vermont get together? On neither side is there much liking for the usual forms of advertising. We don't know how to begin. If we set out to tell



Typical of the early-American charm that is a born part of so many Vermont buildings is this beautiful entrance hall of a village inn that has successfully resisted the urge to "go modern."

you about Vermont, its lovely, healthful climate; its beautiful hills and mountains and valleys and lakes; the wonderful bargains to be had in old houses suitable for summer homes, and in surpassingly fine sites for new homes; the exquisite green of its hill pastures and the abundance of its swift, clear brooks; its forests and its fishing; its excellent summer schools at its various institutions of learning; its self-respecting, humorous colorful people; its good hotels and boarding houses; its pleasant shaded villages; its summer camps for young people; its astoundingly low number of infectious sicknesses like typhoid fever; its mountain trails and shelters; its tracts of virgin forest; and its excellent road system—if, I say, we tried to tell you about all those sides of

Vermont, we would feel uncomfortably that we might be accused of bragging. (We call it "bragging," not "boosting," in Vermont and we don't like the sound of it very well.) All those items are true, but gathered together in one statement it would sound to us as though we were claiming too much to give a truthful impression of our plain rustic State, and as though, to balance up, we ought to tell you some of our many failings. We would ever so much rather have you come and see for yourselves. You know better than we do what you want in the way of a summer home. Come and see if you think you could get it among us. Then if there is something wrong with our idea that you and Vermont could strike a good bargain, you will find it out. If there isn't, you will know more about it than if you depended on our say-so. Why can't you, next summer, pack a suitcase or two, put the children on the back seat of the family car and spend a fort-

On the shores of Lake Champlain MRS. ANN R. WINTERBOTHAM of Chicago enjoys the Vermont summers in this beautiful residence.





The home recently acquired by MR. WESTBROOK STEELE of Appleton, Wisconsin. At home in the Vermont hills Mr. Steele forgets all about his busy interests in the Institute of Paper Chemistry. This bit of cheerfulness is located on a high elevation and commands a beautiful sweep of countryside.

night looking around Vermont. The Vermont Bureau of Publicity at Montpelier will send you, if you ask them for it, a list of Vermont property for sale—all kinds, houses, shacks, lakeside cottages, old farmhouses, new village homes—ranging in price from a few hundred dollars to several thousands. The house I live in was bought for less than five hundred dollars, and the front yard shown at the beginning of this booklet is just an old hill pasture with the grass kept cut. Why don't you, with this official state list, shop around on wheels and see what you can see—taking time as you go to give the children some swimming and hiking and berrying and camping and other country fun.

NOW SUPPOSE in the course of such a tour of inspection, you get interested in one of the places for sale. What is the next step? You'll want, naturally, to talk over the inwardness of

the local situation with some of the reliable responsible people of the locality. How are you going to get in touch with them, entire strangers to the place as you are? Vermont communities are like other groups of human beings, made up of all kinds of people, shading from the reliable and responsible down to the unreliable and irresponsible. How can you find your way to those on whose word you can depend? Try this plan:—don't reach out at random to the first people you see—to the boy who sells you gas at the filling station or the people in the next house on the road. They may be all right, probably are; but then again they *may* be those "wrong ones to ask" of whom every community has specimens. Begin by asking your way to the door of the nearest minister or doctor—people of your own kind. No, we are not suggesting

A masterpiece of rural charm and restfulness is this Vermont summer home of DR. WILLIAM D. YOUNG of Buffalo, N. Y.





In this comfortable mountain home, **WILLIAM HAZLETT UPSON**, well-known writer, enjoys the pleasant repose needed for his work.

that you ask them for advice about real estate values, hardly their specialty! Only that, introducing yourself as equals to equals by name and occupation and address you say that you are rather interested in such-and-such a property for sale in such-and-such a part of town, and would like to learn the names of two or three substantial and reliable families in that district. Probably your professional colleague can name them instantly. If not he can direct you to some other responsible person in town who can. You will not have taken three minutes of his time, and you will have a valuable clue in your hands when you leave him. If it is handier to ask a storekeeper this question, you will usually find that Vermont storekeepers are substantial upright citizens with good judgment. Note that the question you ask is not an indiscreet or impertinent one, difficult to answer with tact. You do not ask to be told which people are not reliable but to be directed to one or two among those who are.

Then wander around a little in a leisurely way—above all don't try to be brisk and peppy about it—drop in on those neighbors-to-be (choose an hour when they are not busy with summer farm work) tell them who you are and that you are "thinking maybe you'll buy a summer place near by," chat with them a little till you have had a chance to see what kind of folks they are and till they have had the same chance to size you up. Then, man to man, American to American, talk it over with them. Ask the questions everybody wants to ask, about water, supplies, roads, wages, weather, general conditions. Don't try to go too fast. It is a personal relation you are establishing, and those can't be put through as you push a button or turn a screw. You will find that good Vermonters, when approached in the quiet, non-aggressive

A summer home nearing completion. The owner says: "We wanted a cozy, quiet place in the great out-of-doors where we could be assured of peace and quiet and enjoy a good view in this beautiful section of Vermont." The picture gives the reason for our having chosen the spot."





A fireplace in a fine old farmhouse home of DR. C. C. SWEET of Ossining, N. Y. Like so many Vermont rural places the Colonial atmosphere remains intact . . . the fine old panelling, the fireplace "furniture," the wood-chest and warming oven.

way they themselves would approach strangers, are anything but morose or suspicious, are responsive to well-bred manners and haven't at all bad manners themselves. Also you can believe what the right kind of Vermonters tell you, even when sacred money is in question.

THAT IS THE PROGRAM we would like to carry out as our attempt to "sell you Vermont." We would hate above everything to sell you Vermont or anything else if you didn't want to buy it. That would be the worst of bargains on both sides. We know, absolutely know that Vermont has a summer home within the possibilities of your resources. We think that Vermont life has many elements in it you would enjoy and we would like very much to add a good proportion of you to our part-time citizens.

But maybe we're wrong in thinking you would enjoy Vermont life. Perhaps some of the things in our situation we take for granted you might not like at all. What better way is there for you to find out than to come to see for yourselves, with a guide to available property for sale issued by a reliable State department?

So far, you may have observed, there has been nothing in this open letter to You Whom We Hope It Concerns, except our feeling that during the phase of your family life when children are growing up it would be good for you and good for Vermont to have you as part-time Vermonters. But there is another period of the professional life when we think Vermont and you would get on well together. Most professional people expect to have to retire whether they really want to or not, and having been

This slightly hillside home of **PROF. FREDERICK G. WHITE** enjoys an elevation of two thousand feet. From the chairs by his front door one may see on a clear day eight or ten distinct mountain ranges. Though six or eight miles from main travelled routes, Prof. White enjoys most of the conveniences he would find in his Cambridge winter home.



brought up in a professional family myself I know that few of them look forward with much pleasure to those later years. Nobody relishes the possibility of "living on the children," after retirement from active service. But in many cases the pension of a professional man or the income from his savings means rather difficult narrowness if he tries to go on living side by side with professional people still earning their full income. What do *you* expect to do when the time has come for you to retire? When this question has occurred to you, probably like most Americans you have hastily looked the other way.

What we wish you would do, after you are retired, is come to

Here architectural beauty and a wealth of historical associations have been duly appreciated by PROF. and MRS. E. D. GRAPER, of the University of Pittsburgh. Old panelling, a fine winding stairway, numerous fireplaces and secret closets proclaimed it a summer home "find."





On a view-commanding hillside in southern Vermont, MR. HANS BARTH, well-known concert pianist of New York, recently spent his second Vermont summer. Here in a remodelled story-and-a-half brick house he can enjoy a pair of majestic elms, such as are common to all parts of the State.

live for most of the year in the same Vermont community which has been, summer after summer, the stable background of your family life. We know well enough that you don't enjoy thinking about the reduced income you will have after sixty or sixty-five. We know you feel that in your hustling populous community imbued with the American cult of youth, you will be pushed back on the shelf and left to gather dust, although you yourself know that in many ways you are a more valuable human being than when you were physically young. We long to call out to you, "Why, come on home to live! Come back for all the year to your Vermont summer home, where you will be thrice welcomed by people who are now your oldest friends, who have learned to value you through years of life in common. Yes, the winters are cold, we don't deny it. In fact we glory in it, and so will you when you have lived through one. Put a furnace or a base-burner into



Located on the "byways" of Vermont, away from the main travelled routes, many restful and charming homes have been developed. This owner takes advantage of the remarkable opportunities provided by the fully developed system of Vermont Bridle Paths. Over 700 miles of trails are open to residents and visitors alike.

the house, buy some double windows, get yourself some sure-enough winter underwear and come back where, although you have passed some imaginary deadline in years, you will be prized and respected and valued for yourself more than anywhere else in the modern American world. As in the communities of Europe, older folks are liked and esteemed by Vermonters. Most of our communities are neither hustling nor populous. People in them have time enough and space enough to see you as you are, rich in experience and wisdom learned in an active life in the great world, hence sure to be a valuable citizen. Just by living on the same street with them, you will increase the value of their community life—and *they know it*. And no matter how small your pension or income is, some of the self-respecting people around you will be living on considerably less and enjoying life, too! And not in the least looked down on by anyone.

THIS LAST WINTER, a discussion has been going around Vermont, in the newspapers and in talk, as to what is the lowest sum on which "nice" people can live self-respectingly in the "nice" part of a nice Vermont small town or village. I won't set down here what was pretty generally accepted as the minimum income for comfort because you probably wouldn't believe me. But I can tell you one thing, that estimated minimum was considerably less than the usual professional pension or the income from the savings of a professional life. Not that all Vermonters or even a large proportion live on this minimum income but that the material conditions of life and the *Vermont tradition* make it possible to do so with self-respect and comfort. There are plenty of well-to-do people in Vermont; but they delight as much as

A century old, yet ever new, is this distinguished home on a broad and shaded village street. The owner is MRS. COLE of Castleton.



anybody in our tradition for simplicity of life, are proud of it, and take much more care than similar people in some other places, not to disturb it.

You can be comfortable, materially and socially, for so much less here than where you have been living, that there will be enough left over in almost any year to visit the children or to have the change of scene which everybody needs once in a while. You can rent a whole house with a sizeable piece of ground around it for the sum you would pay for a hall bedroom in a city; you can have a guest room or two of them for the visits from the children and grandchildren or from old friends; you need not bother about the clothes you wear—the friends and neighbors around you do not value you for your looks; you will have luxury indeed! Plenty of shelf space for all your books; odds and

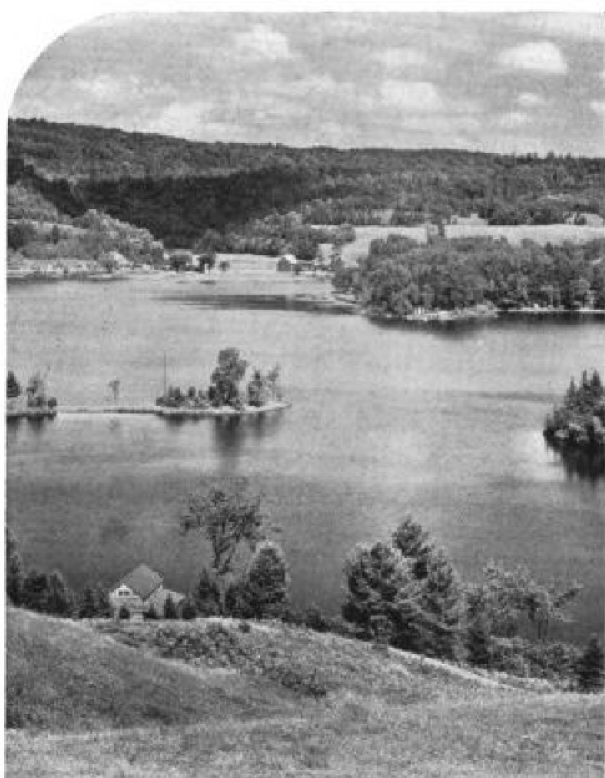
On the shores of Crystal Lake, the cottage home of MR. WALLACE H. GILPIN leaves little to be desired in outlook and setting.





Partly screened by evergreens and maples, this hillside home of MR. and MRS. JOE DEXTER of Philadelphia forms a beautiful place among beautiful surroundings.

ends of out-buildings available for shops or workrooms, and woodland at your back door that Thoreau would have loved. You can garden and fish and read and play the flute and meditate as the philosophers of the later years have always done, in a community which will love to see you doing it. If you wish still to be active, your age will be no bar because so many active Vermonters are older than you. And if during the middle and younger years of your life you have spent summer after summer in the same community among the same Vermonters you will be surprised to see how they will break through their tradition of reticence and impersonality to make you feel how glad they are that you have "come back home to live."



Throughout Vermont are hundreds of lakes where summer residents enjoy the unspoiled charms of crystal waters and the great variety of water sports that appeal to young and old. Numerous islands, bays, points and headlands afford attractive locations for summer homes.

Vermont Vacation Booklets

To aid you in planning trips and vacations in the Green Mountain State the following official publications are mailed upon request: *Vermont Lakes and Mountains* (illustrated); *Hotel and Resort Directory*; *Road Map folder*; *Vermont Agriculture*; *Cottages and Camps for Rent*; *Farms and Summer Homes for Sale*; *Vermont Bridle Paths*.

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